

Common Lime Tree ID #2

4 Churchill Drive

Tree Details

Latin Name: Tilia x europea

Tag Number: 0246

Stem Diameter [mm]: 590

Priority:

Comments: Tree conflicting with adjacent wall

Recommendations:

Work to be Completed by

Surveyor: Patrick

Inspection Cycle:

Tree Location

Longitude: -3.207977

Latitude: 55.932171

[Photos](#) [Street View](#) [Map View](#)



Common Lime Tree ID #3

4 Churchill Drive

Tree Details

Latin Name: Tilia x europea

Tag Number: 0247

Stem Diameter [mm]: 770

Priority:

Comments: Tree conflicting with adjacent wall

Recommendations:

Work to be Completed by

Surveyor: Patrick

Inspection Cycle:

Tree Location

Longitude: -3.207965

Latitude: 55.932117

[Photos](#) [Street View](#) [Map View](#)



Sycamore Tree ID #4

4 Churchill Drive

Tree Details

Latin Name: Acer pseudoplatanus

Tag Number: 0248

Stem Diameter [mm]: 140

Priority:

Comments: Overall Good
Condition

Recommendations:

Work to be Completed by

Surveyor: Patrick

Inspection Cycle:

Tree Location

Longitude: -3.207947

Latitude: 55.932034

[Photos](#) [Street View](#) [Map View](#)



Common Ash Tree ID #5

4B Church Hill

Tree Details

Latin Name: Fraxinus excelsior

Tag Number: 0249

Stem Diameter [mm]: 290

Priority:

Comments: Overall Good
Condition

Recommendations:

Work to be Completed by

Surveyor: Patrick

Inspection Cycle:

Tree Location

Longitude: -3.207930

Latitude: 55.931969

[Photos](#) [Street View](#) [Map View](#)



Wild Cherry Tree ID #6

4B Church Hill

Tree Details

Latin Name: Prunus avium

Tag Number:

Stem Diameter [mm]: 640

Priority:

Comments: Overall Good
Condition

Recommendations:

Work to be Completed by

Surveyor: Patrick

Inspection Cycle:

Tree Location

Longitude: -3.208261

Latitude: 55.931815

[Photos](#) [Street View](#) [Map View](#)



Sycamore Tree ID #7

2 Church Hill

Tree Details

Latin Name: Acer pseudoplatanus

Tag Number:

Stem Diameter [mm]: 700

Priority:

Comments: Inclusive union at 2m height

Recommendations:

Work to be Completed by

Surveyor: Patrick

Inspection Cycle:

Tree Location

Longitude: -3.208429

Latitude: 55.931849

[Photos](#) [Street View](#) [Map View](#)



Lawson Cypress Tree ID #8

4B Church Hill

Tree Details

Latin Name: *Chamaecyparis lawsoniana*

Tag Number:

Stem Diameter [mm]: 190

Priority:

Comments: Overall Good Condition

Recommendations:

Work to be Completed by

Surveyor: Patrick

Inspection Cycle:

Tree Location

Longitude: -3.208364

Latitude: 55.931866

[Photos](#) [Street View](#) [Map View](#)



Common Lime Tree ID #9

2C Church Hill

Tree Details

Latin Name: Tilia x europea

Tag Number:

Stem Diameter [mm]: 590

Priority:

Comments: Tree conflicting with adjacent wall

Recommendations:

Work to be Completed by

Surveyor: Patrick

Inspection Cycle:

Tree Location

Longitude: -3.208489

Latitude: 55.932154

Photos Street View Map View



Common Lime Tree ID #10

1 Church Hill

Tree Details

Latin Name: Tilia x europea

Tag Number:

Stem Diameter [mm]: 600

Priority:

Comments: Tree conflicting with adjacent wall

Recommendations:

Work to be Completed by

Surveyor: Patrick

Inspection Cycle:

Tree Location

Longitude: -3.208378

Latitude: 55.932161

[Photos](#) [Street View](#) [Map View](#)



Whitebeam Tree ID #11

1 Church Hill

Tree Details

Latin Name: Sorbus aria

Tag Number:

Stem Diameter [mm]: 520

Priority:

Comments: Overall Good
Condition

Recommendations:

Work to be Completed by

Surveyor: Patrick

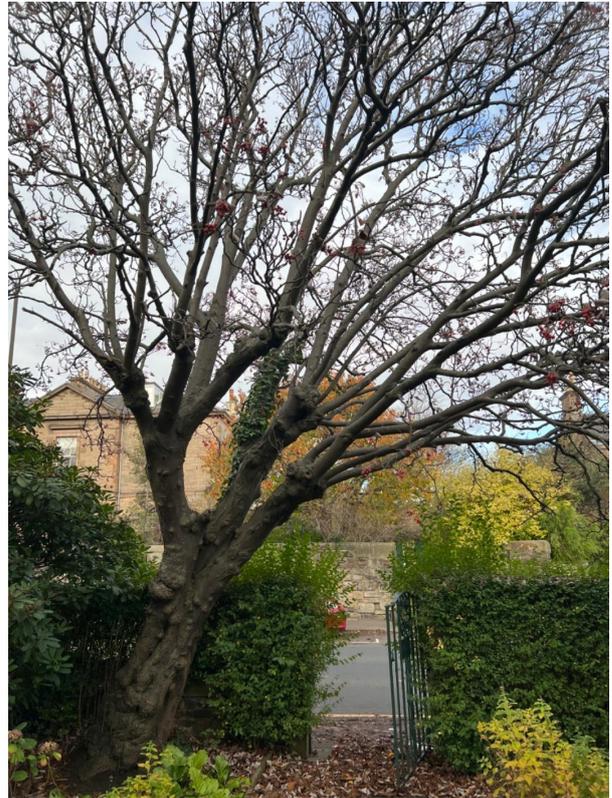
Inspection Cycle:

Tree Location

Longitude: -3.208249

Latitude: 55.932181

[Photos](#) [Street View](#) [Map View](#)





TD TREE & LAND SERVICES LTD

Group Summary Report

November 23, 2022 |
Total Group Count: 2

Group ID #1

Group Details	
Common Name:	English holly, Common cherry laurel
Life Stage:	Young
Condition:	Good
Estimated Remaining Contribution:	Long (>40 years)
Quality Category:	C
Recommendations:	
Comments:	

Photos Street View Map View



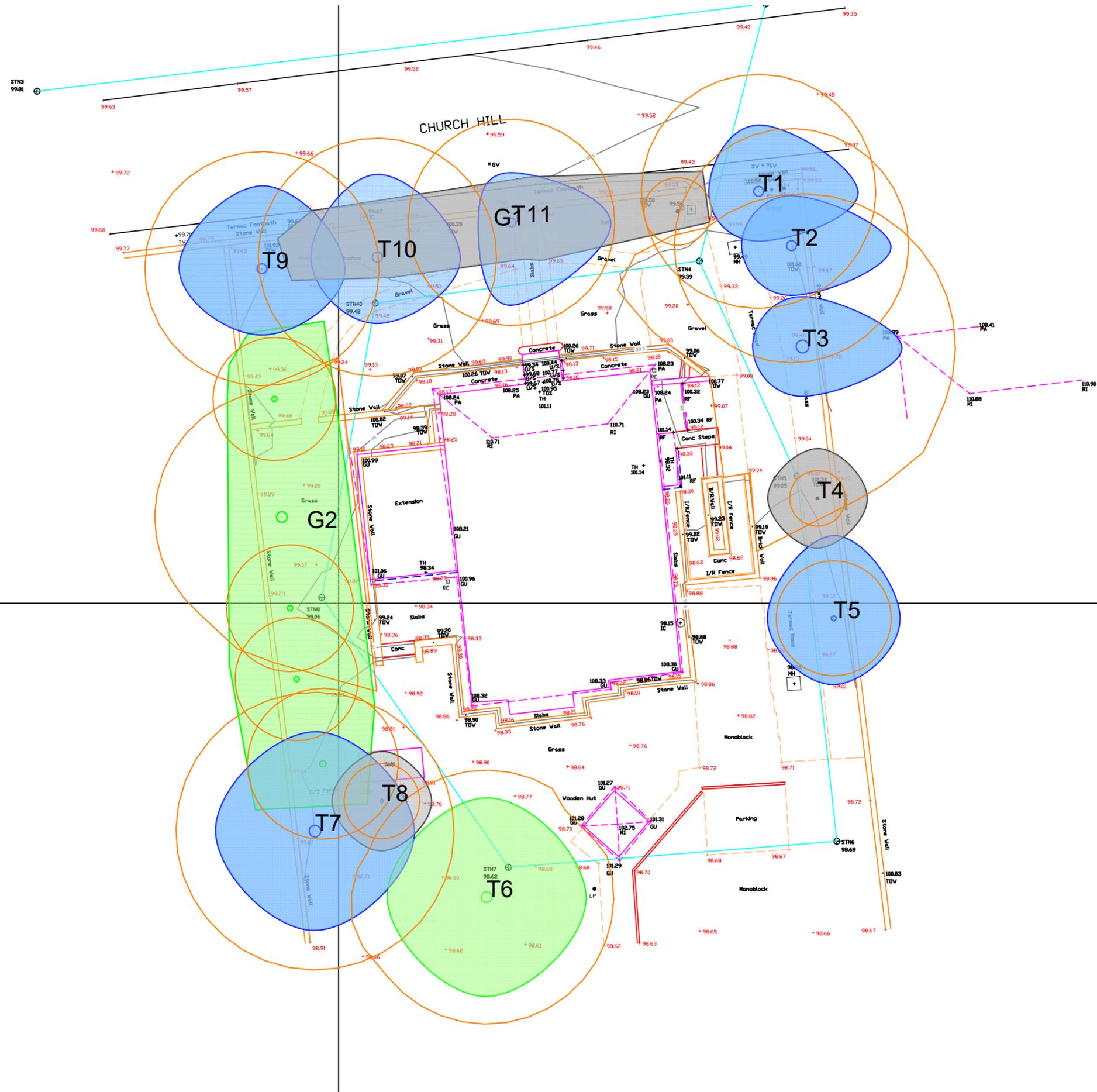
Group ID #2

Group Details	
Common Name:	English holly, Yew, Wych elm
Life Stage:	Semi-mature
Condition:	Good
Estimated Remaining Contribution:	Medium (20 to 40 years)
Quality Category:	A
Recommendations:	
Comments:	

Photos Street View Map View



Appendix 3 - Drawings



KEY

- T1/G1/W1 Trees
- Root Protection Area (RPA)
- Site Boundary

Tree Quality Categorisation

(Based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

- Category A (High quality)
- Category B (Moderate quality)
- Category C (Low quality)
- Category U (Unsuitable for retention)

Please see the Arboricultural Survey Data in the Appendices 1 - Data Tables and 2 - Summary Reports



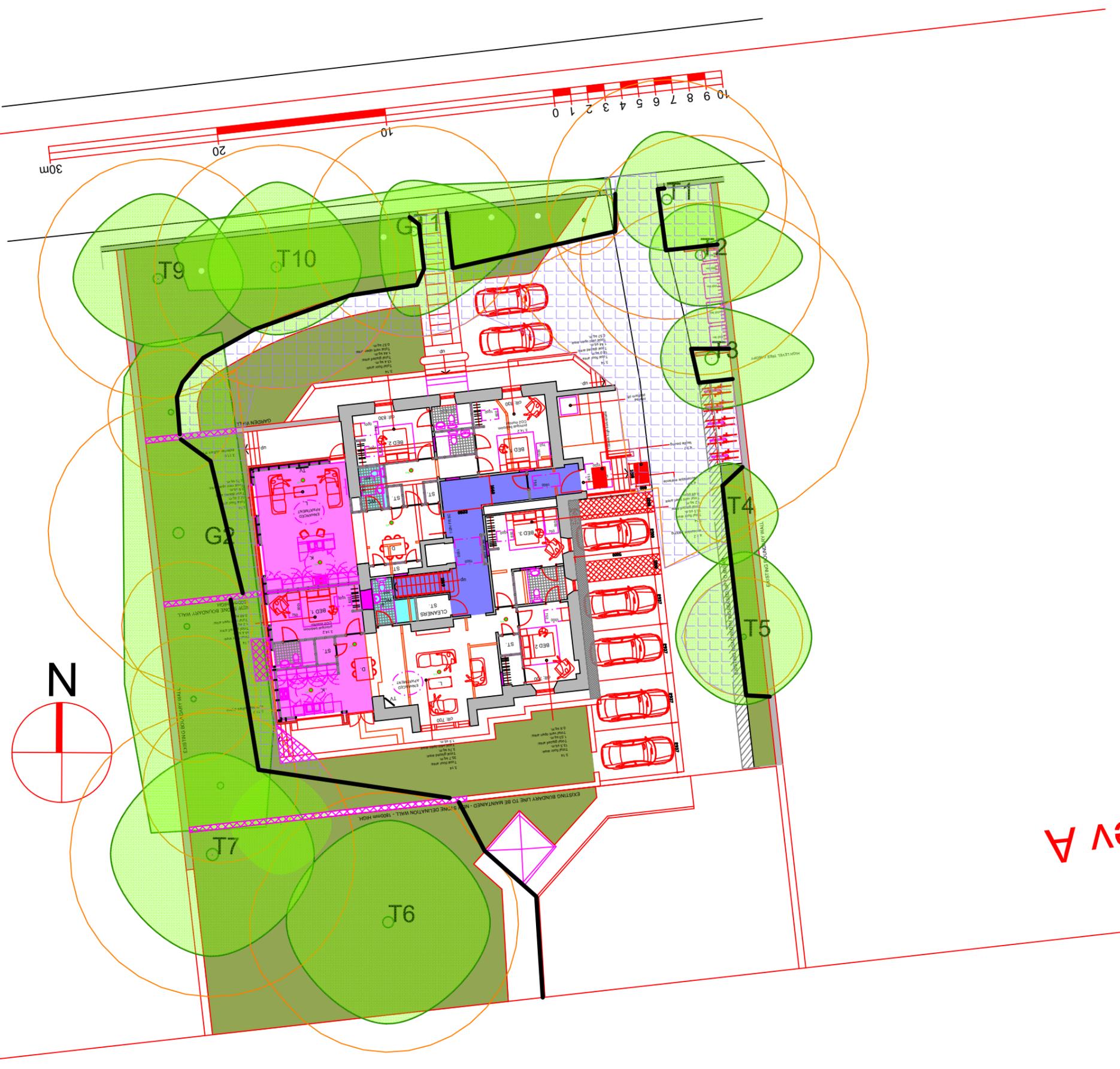
TD TREE & LAND SERVICES LTD

Site
4, Church Hill

Title
Drawing 1: Tree Constraints

Drawing No. 221205001	Scale 4:1000 @ A3	Date 05/12/2022
--------------------------	----------------------	--------------------

Drawn PMR	Checked PCL	Approved PCR
--------------	----------------	-----------------



KEY

[This drawing must be reproduced in colour]

-  T1/G1/W1 Retained trees
-  H1 Retained hedgerow
-  Root Protection Area (RPA)
-  Site Boundary

-  Tree Protective Fencing (c. 111m)
(Must be installed prior to commencement of works)
-  Ground protection (c. 283m²)
(Must be installed prior to commencement of works)
-  Special Mitigation
(Requires Arboricultural Method Statement)

EV A



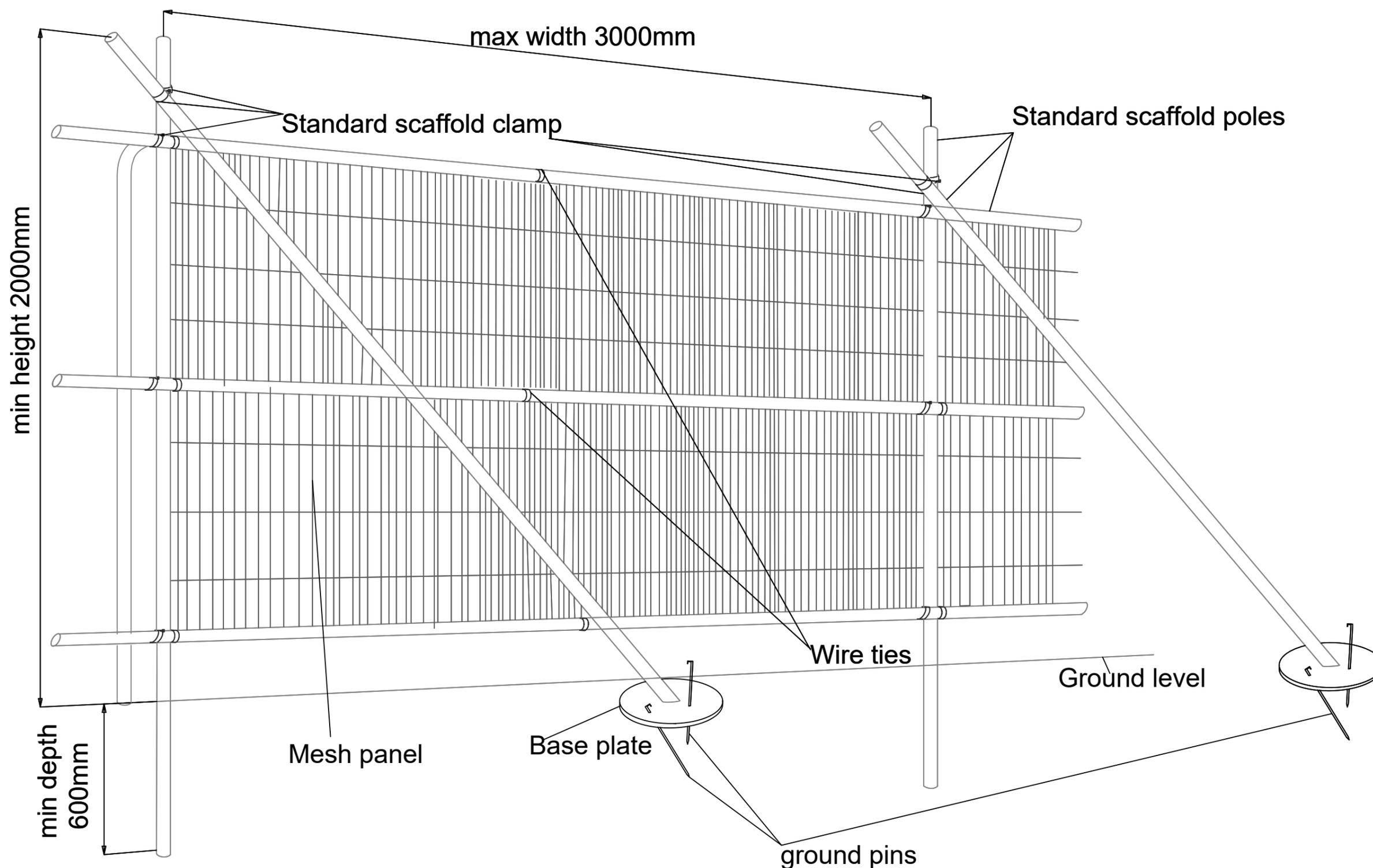
TD TREE & LAND SERVICES LTD

Site 4, Church Hill		
Title Drawing 3: Tree Protection		
Drawing No. 221205003	Scale 4:1000 @ A3	Date 05/12/2022
Drawn PMR	Checked PCL	Approved PCR



General conditions

The Tree Protection Plan (Appendix 3) will be followed, any alterations will need the approval of the appointed Arboriculturalist and the LPA. Under no circumstances shall construction personnel undertake any tree pruning operations. Great care must be exercised when working close to retained trees. Plant and machinery with booms should be controlled by a banksman to maintain adequate clearance. All removals and site clearance should be undertaken outside of the nesting season to reduce the ecological impact. All tree work operations must be in accordance with BS 3998: 2010 Tree Work Recommendations. This work is to be conducted by a suitably qualified Tree Surgeon (ideally chosen from the Arboricultural Association's Approved Contractors list). The protective fencing will be erected before any materials or machinery are brought onto site and before any development commences. Once erected these barriers will be regarded as permanent and will not be removed or altered without prior agreement of the appointed arboriculturist and written approval of the LPA. Tree protective fencing will be fit for the purpose of excluding construction activity. Regular checks must be made of the fencing to ensure its stability and structure. Scheduled site visits of the appointed arboriculturist or the LPA will record these checks. Once the construction exclusion zone has been protected by the barriers, construction can commence. Signs should be fixed to the fencing panels with the words: "Construction Exclusion Zone – No Access" or similar.



The tree protective fencing consists of a vertical and horizontal, reinforced scaffold framework and heavy gauge 2 m tall, galvanized tube and welded mesh infill panels.

Installation

- Secure the framework well with standard scaffold clamps.
- Drive the verticals securely into the ground to a minimum depth of 600mm. Proceed with care when locating the vertical poles to avoid underground services and contact with structural roots. The interval between the vertical tubes will be no wider than 3 m.
- Support the framework with stabilizer struts on the inside. These will be attached to a base plate secured with ground pins.
- Fix the welded mesh panels securely onto the framework, using wire ties and standard scaffolding clamps, as suitable.

Report of Handling

Application for Planning Permission Strathmore House, 4 Church Hill, Edinburgh

Proposal: Change of use from nursing home to 6 private domestic residential dwellings including car parking, private external amenity space, refuse and recycling storage, and cycle provision.

Item – Local Delegated Decision Application Number – 22/05336/FUL Ward – B10 - Morningside

Recommendation

It is recommended that this application be **Refused** subject to the details below.

Summary

The proposals are unacceptable with regard to sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The proposed two storey extension element on the western elevation by way of scale, massing and design will fail to preserve or enhance the defined character of the Merchiston and Greenhill Conservation Area. The proposed two storey extension element by way of scale, massing and height will fail to respect the setting of the B listed (LB27048) Strathmore House.

Additionally, the proposals would result in the loss of several protected trees, which would have a detrimental impact on the established tree presence which forms a key component of the defined character of the Merchiston and Greenhill Conservation Area.

The proposals do not comply with the Edinburgh Local Development Plan.

Overall, the material considerations support the presumption against granting planning permission.

SECTION A – Application Background

Site Description

The application property is a B listed building (Reference: LB27048, designated 30th March 1993). The site lies within the Merchiston and Greenhill Conservation Area. It currently shares a site access with a flatted retirement complex to the rear, a modern brick building. The established use is a care/nursing home but the building is currently vacant, with use as a nursing home ceasing over a year ago.

The building dates from Circa 1860, addition 1886. 2-storey and basement 3-bay symmetrical rectangular-plan villa. There is a modern conservatory at the lower level of the west side. A flanking wall hides this from the streets. There is a ramping system on the east side which leads to a basement door.

The interior has good quality rooms at the rear on the ground and first floor but otherwise the remaining rooms are plain. There have been numerous internal interventions as part of the buildings most recent nursing home use.

There is some parking on the site to the side and rear, and the presence of several good quality trees surround the site.

The surrounding area is of mixed use character. Morningside town centre lies to the west and there are residential and institutional uses around.

The wider spatial pattern surrounding the site to the east and north is characterised by large detached residential properties set in large garden grounds located along Greenhill Park, Chamberlain Road and Pitsligo Road. Heavy tree coverage is a defining feature of the residential properties located north and east of the site. The spatial pattern changes to a higher density as characterised by residential properties located further south and east of the site along Newbattle Terrace and Strathearn Place.

Description Of The Proposal

The proposal is for the development of six apartments by way of conversion with associated parking and provision of soft and hard landscaping. To facilitate the proposed residential use, the removal of the existing single storey extension on the west elevation, and addition of a new single and two storey extension where the existing extension stands is proposed.

The residential mix comprises six apartments totalling three two bed and three bed properties with a single parking space allocated to each and 10 cycle parking spaces located within the grounds next to the proposed bin store. Access to the proposed residential properties will be taken from the existing site access to the site off Church Hill Road.

The corresponding listed building consent application (22/05607/LBC) for the site and associated proposals was refused on the 9th January 2023 under delegated powers.

Relevant Site History

22/05607/LBC
Strathmore House
4 Church Hill
Edinburgh

EH10 4BQ

Change use of former nursing home to provide 6x dwellings including parking, private amenity space, refuse storage and provision of bicycle storage.

Refused

9 January 2023

01/04509/FUL

4 Church Hill

Edinburgh

EH10 4BQ

Alterations and extension of existing residential care home for the elderly. (Single storey extension only).

Granted

8 April 2002

01/04509/LBC

4 Church Hill

Edinburgh

EH10 4BQ

Alterations and extension of existing residential care home for the elderly. (Single storey extension only).

Granted

3 May 2002

Other Relevant Site History

Consultation Engagement

Archaeology

Flood Planning

Publicity and Public Engagement

Date of Neighbour Notification: 3 November 2022

Date of Advertisement: 11 November 2022

Date of Site Notice: 11 November 2022

Number of Contributors: 1

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
- (i) harming the listed building or its setting? or
 - (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?
- b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

If the proposal is in accordance with the development plan the determination should be to grant planning permission unless material considerations indicate otherwise?

If the proposal is not in accordance with the development plan the determination should be refuse planning permission unless material considerations indicate otherwise?

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals harm the listed building and its setting?

The following HES guidance is relevant in the determination of this application:

- Managing Change: Extensions
- Managing Change: Reuse and Adaption of Listed Buildings

As the proposed internal alterations do not constitute development they have not been assessed for the purpose of this planning application.

Guidance outlined in Managing Change: Extensions states "An addition or extension should play a subordinate role. It should not dominate the original building as a result of its scale, materials or location, and should not overlay principal elevations."

In assessing the suitability of the proposed two storey extension element on the west elevation, the proposals are not considered acceptable as they would result in a detrimental impact on the setting of the listed building. The scale, size and height of the

proposed extension would unbalance the symmetrical design of the front facing, principal elevation, and rear elevation by being overly dominant. The symmetry of both the front and rear elevations are considered key components of the buildings listing. The proposed two storey element of the extension will result in a detrimental impact on the special architectural interest of the listed building.

Guidance outlined in Managing Change: Reuse and Adaption of Listed Buildings states: "The best solution for a listed building will be one that secures its long-term future, while preserving as much as possible of its historic character."

Whilst the proposed residential use is considered to safeguard the listed buildings long term future, the proposed external alterations will not preserve the historic character to an acceptable standard.

Conclusion in relation to the listed building

The proposal will have a detrimental impact on the special architectural and historic interest of the listed building and is not acceptable with regards to Section 59 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997.

b) The proposals harm the character or appearance of the conservation area?

The Merchiston and Greenhill Conservation Area Character Appraisal emphasises the character of the street layouts being dominated by Victorian villas. Within Church Hill exists a formal low density development pattern in an unmistakably suburban setting with very large houses set in generous landscape settings. The architectural significance of individually designed villas is also highlighted as a defining feature of the conservation area.

The Merchiston and Greenhill Conservation Area Character Appraisal is a key consideration in assessing the key elements which contribute to the character of the conservation area.

Where new development in the conservation area is concerned, the Merchiston and Greenhill Conservation Area Character Appraisal states that development should take into consideration the spatial pattern, scale, proportions, and design of traditional properties present within the conservation area.

The proposed introduction of a two storey extension element on the western elevation of the building would not present a sensitive or appropriate addition with associated issues over scale, proportions and height when considering the contribution the former villa building makes to the character of the Conservation Area. The introduction of the proposed two storey extension element would detract from the traditional character of the former villa building, by being overly dominant when viewing the building within the site, as the current symmetrical design and structure in isolation within the site is a key element of the traditional villa character. An extension of the nature proposed would lead to a significant erosion of the character of this part of the Conservation Area.

The submission identifies modern development in the form of extensions as a precedent in other parts of the Merchiston and Greenhill Conservation Area, situated in relatively close proximity to the site. However, each planning application must be

assessed on its own merits. The application site is situated within an area characterised by a lower density of development than elsewhere in the Conservation Area. Whilst a detailed review of the developments highlighted by the agent has not been undertaken, provision of larger plot sizes, difference in streetscapes, higher development density and site specific planning history may have all played a part in the approval of the other schemes referenced.

With regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the proposed two storey extension element in scale, massing and height fails to preserve or enhance the character of the Merchiston and Greenhill Conservation Area relative to the site and traditional nature of the property and setting within the site being characteristic of that part of the conservation area.

There is therefore a strong presumption against granting planning permission under the terms of this act.

Conclusion in relation to the conservation area

The proposal fails to preserve or enhance the character of the conservation area. Therefore, it is not acceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

c) The proposals comply with the development plan?

The development plan comprises the Strategic and Local Development Plans. The relevant Edinburgh Local Development Plan 2016 (LDP) policies to be considered are:

- LDP Housing policy Hou 1 Housing Development
- LDP Housing policy Hou 3 Private Green Space in Housing Development
- LDP Housing policy Hou 5 Conversion to Housing
- LDP Design policy Des 1 Design Quality and Context
- LDP Design policy Des 3 Existing and Potential Features
- LDP Design policy Des 4 Development Design - Impact on Setting
- LDP Amenity policy Des 5 Development Design - Amenity
- LDP Amenity policy Des 12 Alterations and Extensions
- LDP Historic Environment policy Env 3 Listed Buildings - Setting
- LDP Historic Environment policy Env 6 Conservation Areas Development
- LDP Natural Environment policy Env 12 Trees
- LDP Protection of Natural Resources policy Env 21 Flood Prevention
- LDP Transport policies Tra 2 Private Car Parking
- LDP Transport policies Tra 3 Private Cycle Parking
- LDP Transport policies Tra 4 Design of Off-Street Car Parking

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering policies Env 4 and Env 6.

Principle

Policy Hou 1 (Housing Development) in the Edinburgh Local Development Plan (LDP) supports the delivery of housing on suitable sites in the urban area, provided proposals are compatible with other policies in the Plan.

Policy Hou 5 (Conversion to Housing) in the Edinburgh Local Development Plan (LDP) supports the change of use of non-residential use to housing in instances where a satisfactory residential environment can be achieved, the residential use would be compatible with nearby uses and an appropriate level of open space, level of amenity and car and cycle parking can be provided.

The application site is within the designated urban area as defined by the LDP. The principle of residential development is acceptable in this location. The proposals comply with Policy Hou 1.

It is considered that the proposed change of use from a non-residential use to residential use would result in a satisfactory residential environment being achieved, The proposals comply with Policy Hou 5.

Character and Appearance of Conservation Area

LDP policy Env 6 (Conservation Area - Development) states development will be permitted which preserves or enhances the special character or appearance of the conservation area. These includes preservation of features that contribute positively to the character of the area.

In regard to LDP policy Env 6, this has been assessed in section a). The proposals fail to preserve or enhance the spatial character of the Merchiston and Greenhill Conservation Area and are therefore contrary to this policy.

Setting of Listed Building

LDP policy Env 3 (Setting) states development within the curtilage or affecting the setting of a listed building will only be supported if proposals are not detrimental to the architectural character, appearance or historic interest of the building or to its setting.

LDP policy Env 4 (Listed Buildings - Alterations and Extensions) states that proposals to alter or extent a listed building will be supported where extensions or alterations are justified, as a result of development there would be no unnecessary damage to historic structures or diminution of interest, and where additions are in keeping with other parts of the building.

In regard to LDP policies Env 3 and Env 4, this has been assessed in section a). The proposal will have a detrimental impact on the special architectural and historic interest of the listed building and are therefore contrary to both policies.

Protected Trees

LDP policy Env 12 (Trees) states development will not be permitted likely to have a damaging impact on protected trees, or trees worthy of retention unless necessary for good arboricultural reasons.

Edinburgh Design Guidance (EDG) states that design considerations for new development should include consideration of factors including impact of trees on daylight, shading of buildings and open spaces.

The submitted Arboricultural Report states that a single tree (T8) is proposed for removal, and the pruning in height of a further two trees (T10 and T11) in order to facilitate the proposals is required.

The quality of the tree coverage on site is principally part of the character of the wider site, and the designated Merchiston and Greenhill Conservation Area.

There is a presumption in policy for protected trees to only be removed for good arboriculture reasons. These specimens are to be removed to accommodate residential development, which is not considered to be a 'good arboriculture reason' and is therefore contrary to policy.

In addition, the extent of tree removal would result in incremental erosion of the quality and value of the character of both the site from a natural heritage perspective and the conservation area, given they are deemed contributing features.

The Council's Arboricultural Officer has been consulted on the proposal and raised several points regarding the proposed tree loss/works, wider scope for detrimental impact on mature trees resultant from development and the mitigation measures proposed.

The points raised in the review included the reference to the three mature lime trees (T1 - T3) growing along the eastern boundary at the site entrance which were all surveyed as category B trees and shown as being retained. Concerns were raised over the detrimental impact of the proposed bin storage and cycle storage areas in connection to these trees, as these areas would likely lead to the loss of these trees which form an attractive element of the site frontage.

Regarding the trees flagged as being of particular importance in the submitted Arboricultural Report, the importance of the tree group marked as G1 (holly, wych elm and yew) on the plan and growing along the western boundary was flagged. This grouping is classed as category A trees, and the proposed demolition on site and extent of the extension proposed along the western boundary would have a detrimental impact on, and could lead to the eventual loss of these category A trees.

On review of the proposed mitigation measures outlined, the proposed tree protection fence is shown erected within the Root Protection Area (RPA) of several trees as well as a mature sycamore (marked as T7, category B). Due to the growing location of these trees next to a stone boundary wall the impact on any works, especially excavation within the significant area of the RPA would be detrimental to the long-term health of these trees and could potentially lead to the loss of the trees.

Regarding the potential loss of trees on site, a sufficient level of information has not been provided by the agent to address the concerns raised by the Council's Arboricultural Officer. As the scheme is recommended for refusal, it was not deemed reasonable to ask the applicant to undertake further work in relation to this matter. However, if the scheme is recommended for approval in any subsequent appeal, it is recommended that further supporting information is provided by the applicant to demonstrate that the proposed development of the site would not lead to any detrimental impact on tree presence on site.

The proposal will have a damaging impact on several mature trees and is deemed to have a detrimental impact on the character of the conservation area given that extensive tree cover is deemed a key feature of the character of the conservation area.

In light of the above, the proposal is contrary to LDP policy Env 12. The proposed tree loss is also considered a contributing factor to the non-compliance of the proposal with LDP policy Env 6 as covered in section b).

Flood Risk

LDP policy Env 21 (Flood Protection) states that planning permission will not be granted for development that will increase flood risk or be at risk of flood risk itself.

The Council's Flood Planning team has been consulted on the proposal and advised that a flood risk assessment is not required, however a Surface Water Management Plan was requested.

No detailed information in the form of a Surface Water Management Plan has been provided in support of the proposals. As the scheme is recommended for refusal, it was not deemed reasonable to ask the applicant to undertake further work in relation to this matter. However, if the scheme is recommended for approval in any subsequent appeal, it is recommended that further supporting information is provided by the applicant to demonstrate that the proposal would have the necessary drainage provision in place.

In light of the above, the proposal is contrary to LDP policy Env 21 as the proposals are considered to increase the likelihood of flood risk to both future occupiers and nearby residential properties.

Scale, Form and Design

LDP policy Des 1 (Design Quality and Context) requires development proposals to create or contribute towards a sense of place. The design should be based on an overall design concept that draws upon the positive characteristics of the surrounding area.

LDP policy Des 3 (Existing and Potential Features) states permission will be granted for development where existing characteristics and features worthy of retention on the site and surrounding area have been identified, incorporated and enhanced through design.

LDP policy Des 4 (Development Design - Impact on Setting) requires development proposals to have a positive impact on its surroundings, including the character of the wider townscape, having regard to its height and form, scale and proportions, including the spaces between the buildings, position of the buildings and other features on the site; and the materials and detailing.

LDP policy Des 12 (Alterations and Extensions) requires proposals for alterations or extensions to existing buildings to be compatible in their design, form, material selection and positioning relevant to the character of the existing building, and safeguard levels of existing privacy and amenity of neighbouring residential properties, as well as not being detrimental to the neighbourhood amenity and character.

The proposed extension to facilitate the proposed residential use would utilise high-quality materials

The proposed two storey extension element on the west elevation of the property does not comply with the applicable design policies of the adopted LDP. The scale, massing, form and overall height of the proposed two storey element of the extension would not represent a positive addition to the existing built environment and have a detrimental impact on the character of the wider townscape when considering the contribution that the existing building makes to the defined street frontage. The proposed addition would unsettle the symmetry of the principal elevation and rear elevation of the existing building, and as a result have a detrimental impact on the character of both the site, and surrounding townscape by way of being dominant in a design context.

The proposal conflicts with aspects of the above design policies, however principally the scale, form, massing and overall height of the proposed two storey element of the extension on the west elevation will have a detrimental impact on the character of the wider townscape area. It is therefore contrary to LDP policy Des 1 (Design Quality and Context) and LDP policy Des 4 (Development Design - Impact on Setting) and LDP policy Des 12 (Alterations and Extensions).

Developer Contributions

LDP policy Del 1 (Developer Contributions and Infrastructure Delivery) states that proposals will be required to contribute to infrastructure provision where relevant and necessary to mitigate any negative additional impact (either on an individual or cumulative basis) and where commensurate to the scale of the proposed development. The current version of the LDP Action Programme, December 2021, sets out the actions to deliver the Plan.

Education-

The Council's Communities and Families team have been consulted on the proposals and no response has been issued to date.

However, if the scheme is recommended for approval in any subsequent appeal, it is recommended that further engagement with the Council's Communities and Families team would be required to review the need for any contribution towards education infrastructure

Residential Amenity

LDP Policy Des 5 (Development Design - Amenity) requires development proposals to demonstrate that neighbouring amenity of a development will have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook. It further requires new development to offer suitable level of amenity to future residents.

LDP Policy Hou 3 (Private Green Space in Housing Development) requires developments to provide adequate provision for green space to meet the needs of future residents.

Amenity of Future Occupiers-

Edinburgh Design Guidance (EDG) states it is important that buildings are spaced far enough apart that reasonable levels of privacy, outlook daylight and sunlight can be achieved. Further, that people value the ability to look outside, to gardens, streets or more long-distance views. Additionally, EDG requires provision of well defined, functional, good quality private gardens to all houses and ground floor flats.

EDG refers to spaces having different sunlight requirements, however generally half the area of gardens should be capable of receiving sunlight for more than two hours during the spring equinox.

The internal layouts across both the flatted apartments and townhouse options exceed the minimum space standards set out in the EDG.

Proposed openings in some of the residential units are positioned near retained trees which will reduce the amount of light entering certain rooms. However, the number of window openings incorporated in tandem with the size of rooms will ensure adequate levels of daylight will be achieved internally in the applicable residential units.

The close proximity of retained trees on-site to gardens will significantly impact on available light to these spaces. However, the size of these spaces will ensure an overall adequate living environment will be achieved, with no excessive shading in place.

On review of private amenity space provision to serve the development, not all flatted units would be served by the required 10 sqm as outlined in LDP policy Hou 3. On review of the proposed Site Plan, only three of the six apartments proposed would have dedicated private garden ground. The private amenity space provision is not considered acceptable per the provisions of LDP policy Hou 3.

In light of the above, the proposal is contrary to LDP policy Hou 3 as the proposals would not benefit from the creation of an acceptable residential living environment.

Amenity of Neighbouring Properties-

Given the proposed introduction of a residential use to the site with associated alterations such as the two storey extension element, an assessment of any potential detrimental impact on neighbouring residential amenity was undertaken. .

On review of separation distances, 8.9 metres would separate the proposed two storey extension element on the western boundary with the closest neighbouring residential property at 2 Church Hill. In assessing the existing boundary treatment in place formed by a stone boundary wall and tree cover, coupled with the omission of glazed openings on the proposed western elevation of the proposed extension, and the building orientation of the existing neighbouring property and two storey element of the proposed extension, there would be no significant detrimental impact on the amenity of the occupiers of 2 Church Hill by way of overlooking or unacceptable loss of daylight and sunlight.

To the south there would be a separation distance of 26.7 metres from the south facing elevation of the proposed two storey extension to the closest neighbouring residential properties at Chartwell House. The separation distance from the existing south elevation of the property to Chartwell House is 24.5 metres. Given the separation

distances in place there would be no significant detrimental impact on the amenity of the occupiers of Chartwell House by way of overlooking or unacceptable loss of daylight and sunlight.

To the east there would be a separation distance of 15.5 metres from the existing east facing elevation to the closest neighbouring residential properties at 4 and 5 Churchill Drive. In assessing the existing boundary treatment in place formed by a stone boundary wall and extensive tree cover, coupled with the existing extent of window openings on the existing eastern elevation to be retained. There would be no significant detrimental impact on the amenity of the occupiers of 4 and 5 Churchill Drive by way of overlooking or unacceptable loss of daylight and sunlight.

In regard to neighbours' amenity, the proposal complies with LDP policy Des 5.

Transport and Access

Policy Tra 2 requires proposed car parking provision to comply with and not exceed the parking levels set out in Council Guidance.

The application site is located within Zone 1 of the Parking Standards outlined in the Edinburgh Design Guidance. Residential developments in Zone 1 should have a maximum car parking provision of one space per dwelling. The standards also detail that the proposal should have a minimum of 12 cycle parking spaces.

The proposals provide the required number of car parking spaces (1 space per residential unit) for the flatted units, with an excess of 1 car parking space proposed. Regarding provision of cycle parking the submitted Site Plan shows a total provision of 10 cycle stands. In light of the shortfall of 2 cycle parking stands, it is considered that additional cycle storage could be provided elsewhere within the building/site if the scheme is recommended for approval in any subsequent appeal.

The proposal does not raise any issues in respect of parking and road safety and complies with LDP policies Tra 2, Tra 3 and Tra 4.

Conclusion in relation to the Development Plan

The proposed two storey extension element on the western elevation by way of scale, massing and design will fail to preserve or enhance the defined character of the Merchiston and Greenhill Conservation Area. The proposed two storey extension element by way of scale, massing and height proposed will fail to respect the setting of the B listed (LB27048) Strathmore House.

Additionally, the proposals would result in the loss of several protected trees, which would have a detrimental impact on the established tree presence which forms a key component of the defined character of the Merchiston and Greenhill Conservation Area.

The proposals do not comply with policies Env 3, Env 6, Env 12, Hou 3 and Des 12 of the Edinburgh Local Development Plan.

Overall, the material considerations support the presumption against granting planning permission.

d) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

SPP - Sustainable development

Scottish Planning Policy (SPP) is a significant material consideration due to the LDP being over 5 years old. Paragraph 28 of SPP gives a presumption in favour of development which contributes to sustainable development. Paragraph 29 outlines the thirteen principles which should guide the assessment of sustainable development.

The proposal complies with Paragraph 29 of SPP.

Emerging policy context

The Revised Draft National Planning Framework 4 was approved by the Scottish Parliament on 11 January 2023 to proceed to adoption. On adoption the Revised Draft NPF 4 (2022) will form part of the Council's Development Plan, but at present it remains a material consideration. As adoption of the Revised Draft NPF 4 (2022) is understood to be imminent, and it is now the settled position of Scottish Ministers and the Scottish Parliament, it requires to be given significant weight. Revised Draft NPF 4 (2022) lists various policy provisions under the themes of Sustainable Places, Liveable Places and Productive Places.

Policy 1 of the Draft NPF 4 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions.

While the proposal will retain the listed building and involve conserving and recycling assets, these considerations are outweighed by the adverse impacts of the proposal and non-compliance with the detailed policies which form part of the development plan.

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to Representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. At this time little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

A summary of the representations is provided below:

A single representation was received.

The material considerations in support included:

-Bringing a redundant building back into use

The points raised in the representations are addressed in section b).

Conclusion in relation to identified material considerations

Although the proposals would see a currently redundant listed building brought back into use, the proposed two storey element of the extension on the west elevation is not acceptable with regards to scale, massing and overall height in conflict with the setting of the listed building, character of the conservation area and wider townscape. Furthermore, the proposals would result in the unacceptable loss of trees on site and the shortfall in private garden ground proposed would not create a satisfactory living environment for future occupiers.

Overall conclusion

The proposals are unacceptable with regard to sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The proposed two storey extension element on the western elevation by way of scale, massing and design will fail to preserve or enhance the defined character of the Merchiston and Greenhill Conservation Area. The proposed two storey extension element by way of scale, massing and height proposed will fail to respect the setting of the B listed (LB27048) Strathmore House.

Additionally, the proposals would result in the loss of several protected trees, which would have a detrimental impact on the established tree presence which forms a key component of the defined character of the Merchiston and Greenhill Conservation Area.

The proposals do not comply with the Edinburgh Local Development Plan.

Overall, the material considerations support the presumption against granting planning permission.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions

Reasons

Reason for Refusal

1. The proposed two storey extension elements scale, massing and height will fail to respect the setting of the B listed (LB27048) Strathmore House. The proposals are therefore unacceptable with regard to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

2. The proposed two storey extension elements scale, massing and height will fail to preserve or enhance the established character of the Merchiston and Greenhill Conservation Area. The proposals are therefore unacceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
3. The proposals are contrary to LDP policy Env 6 - Conservation Areas, as the proposed two storey extension element on the western elevation's scale, massing and design will fail to preserve or enhance the established character of the Merchiston and Greenhill Conservation Area.
4. The proposals are contrary to LDP policy Env 3 - Listed Buildings - Setting, as the proposed two storey extension element on the western elevation's scale, massing and design will fail to respect the setting of the B listed (LB27048) Strathmore House.
5. The proposals are contrary to LDP policy Des 1 - Design Quality and Context, LDP policy Des 4 - Development Design - Impact on Setting and LDP policy Des 12 - Alterations and Extensions as the proposed two storey extension element would be damaging to the character of the wider townscape and landscape.
6. The proposals are contrary to LDP policy Hou 3 - Private Green Space in Housing Development, as there would be a shortfall in private amenity space provision to serve the proposed residential use on site and a satisfactory residential environment would not be created.
7. The proposals are contrary to LDP policy Env 12 - Trees, as the proposal will result in the substantive loss of mature trees on-site and their removal is not for good arboricultural reasons which would have a detrimental impact on the character of the conservation area and surrounding townscape.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 21 October 2022

Drawing Numbers/Scheme

01, 02A, 03-08, 09A, 10-19

Scheme 2

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Jay Skinner, Planning Officer
E-mail: jay.skinner@edinburgh.gov.uk

Appendix 1

Consultations

NAME: Archaeology
COMMENT: No objection to proposals.
DATE: 19 December 2022

NAME: Flood Planning
COMMENT: SWMP required in support of proposals.
DATE: 25 November 2022

The full consultation response can be viewed on the Planning & Building Standards Portal.

CM Architects.
FAO: Alistair Cruickshank
202 Bath Street
Glasgow
G2 4HW

Strathedin Properties Limited.
FAO: Dr H Reza
21 Hill Street
Edinburgh
EH2 3JP

Decision date: 18 January 2023

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013

Change of use from nursing home to 6 private domestic residential dwellings including car parking, private external amenity space, refuse and recycling storage, and cycle provision.

At Strathmore House 4 Church Hill Edinburgh EH10 4BQ

Application No: 22/05336/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 21 October 2022, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposed two storey extension elements scale, massing and height will fail to respect the setting of the B listed (LB27048) Strathmore House. The proposals are therefore unacceptable with regard to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
2. The proposed two storey extension elements scale, massing and height will fail to preserve or enhance the established character of the Merchiston and Greenhill

Conservation Area. The proposals are therefore unacceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

3. The proposals are contrary to LDP policy Env 6 - Conservation Areas, as the proposed two storey extension element on the western elevation's scale, massing and design will fail to preserve or enhance the established character of the Merchiston and Greenhill Conservation Area.

4. The proposals are contrary to LDP policy Env 3 - Listed Buildings - Setting, as the proposed two storey extension element on the western elevation's scale, massing and design will fail to respect the setting of the B listed (LB27048) Strathmore House.

5. The proposals are contrary to LDP policy Des 1 - Design Quality and Context, LDP policy Des 4 - Development Design - Impact on Setting and LDP policy Des 12 - Alterations and Extensions as the proposed two storey extension element would be damaging to the character of the wider townscape and landscape.

6. The proposals are contrary to LDP policy Hou 3 - Private Green Space in Housing Development, as there would be a shortfall in private amenity space provision to serve the proposed residential use on site and a satisfactory residential environment would not be created.

7. The proposals are contrary to LDP policy Env 12 - Trees, as the proposal will result in the substantive loss of mature trees on-site and their removal is not for good arboricultural reasons which would have a detrimental impact on the character of the conservation area and surrounding townscape.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01, 02A, 03-08, 09A, 10-19, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposals are unacceptable with regard to sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The proposed two storey extension element on the western elevation by way of scale, massing and design will fail to preserve or enhance the defined character of the Merchiston and Greenhill Conservation Area. The proposed two storey extension element by way of scale, massing and height will fail to respect the setting of the B listed (LB27048) Strathmore House.

Additionally, the proposals would result in the loss of several protected trees, which would have a detrimental impact on the established tree presence which forms a key

component of the defined character of the Merchiston and Greenhill Conservation Area.

The proposals do not comply with the Edinburgh Local Development Plan.

Overall, the material considerations support the presumption against granting planning permission.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Jay Skinner directly at jay.skinner@edinburgh.gov.uk.

A handwritten signature in black ink, appearing to read 'Jay Skinner', with a long horizontal flourish extending to the right.

Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.



By email to: jay.skinner@edinburgh.gov.uk

City of Edinburgh Council
Planning and Strategy
4 Waverley Court
East Market Street
Edinburgh
EH8 8BG

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131-668-8716
HMConsultations@hes.scot

Our case ID: 300062070
Your ref: 22/05607/LBC
29 November 2022

Dear City of Edinburgh Council

Planning (Listed Building Consent and Conservation Area Consent Procedure)
(Scotland) Regulations 2015

Strathmore House 4 Church Hill Edinburgh EH10 4BQ - Change use of former nursing home to provide 6x dwellings including parking, private amenity space, refuse storage and provision of bicycle storage

Thank you for your consultation which we received on 16 November 2022. The proposals affect the following:

Ref	Name	Designation Type
LB27048	4 CHURCH HILL, STRATHMORE HOUSE	Listed Building

Our Advice

Listed at category B, 4 Church Hill is a symmetrical, rectangular-plan villa set across three storeys in a cream sandstone. Dating to circa 1860, the property is also known as Strathmore House.

The application is for the conversion of the former nursing home into six residential dwellings, including a new extension on the west elevation.

We responded to a pre-application consultation back in August this year and note the proposals remain largely unchanged since then. While we see no issue with a residential conversion, we maintain our previous advice to better protect the listed building's historic interior fabric and layout. Our detailed comments are set below:



We suggest elements of the internal layout could be more sympathetically altered to reduce adverse impacts to the listed building's character and appearance. For example, we advise working more with the building's surviving floorplan, retaining proportions of rooms which appear to remain intact, from the plan drawings submitted – e.g. the southeast rooms on each floor level, but also some of the front facing rooms. One solution may be to design proposed en-suites as $\frac{3}{4}$ pods – as illustrated in some of the photographs we received of the existing rooms at pre-app.

There should also be a presumption for the retention and re-use of surviving historic fabric such as chimneypieces, timber-panelled doors and cornicing because they contribute significantly to the special interest of a listed building's interior. We note from the photos sent to us at pre-app that much of this fabric remains intact.

Although we consider the materiality, form, scale and siting of the proposed extension broadly acceptable, it might benefit from being reduced by one storey (to achieve a more subsidiary appearance), and perhaps even with consideration for two mirrored single-storey extensions to either side of the listed building instead. In our view this would better preserve the house's symmetrical design, as seen from the principal, street-facing elevation.

Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building/conservation area consent, together with related policy guidance.

Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.englished.org.

Please contact us if you have any questions about this response. The officer managing this case is Mario Cariello who can be contacted by phone on 0131 668 8917 or by email on mario.cariello@hes.scot.



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

Yours faithfully

Historic Environment Scotland

Historic Environment Scotland – Longmore House, Salisbury Place, Edinburgh, EH9 1SH

Scottish Charity No. **SC045925**

VAT No. **GB 221 8680 15**



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

Historic Environment Scotland – Longmore House, Salisbury Place, Edinburgh, EH9 1SH

Scottish Charity No. **SC045925**

VAT No. **GB 221 8680 15**

From the Residents of Chartwell House 4B Church Hill in the former grounds of 4 Church Hill

23 November 2022

Dear Mr Skinner

We had a meeting with architect, Alistair Cruikshank, on Monday to discuss the proposed development of 4 Church Hill with particular reference to the common area of the driveway which we have with Strathmore House. We have examined the Plans for the main building and the common area with Mr Cruikshank and welcome them. Dr Reza and Mr Cruikshank have been exemplary in accommodating our wishes regarding the development, in marked contrast to the predatory developer we encountered a year or so ago.

Mr Cruikshank brought a paper copy of the Plans and went through them in detail, in the course of which he informed us that the proposed extension may be deemed as having a negative impact on the conservation area. However, we respectfully disagree. We believe that the new build is sensitively conceived, in that it is set back from the facade, is partly concealed by the existing garden wall, is among trees and gives a blank visage to the street view. The facade keeps its integrity. We have absolutely no objections to the extension as it faces us. In addition, the unattractive features of the wall facing the driveway will be eliminated.

It would be a considerable setback to us if these Plans were not approved. For years we have watched Strathmore House go further into disrepair. We welcome this proposal for its continued use and maintenance in the years to come.

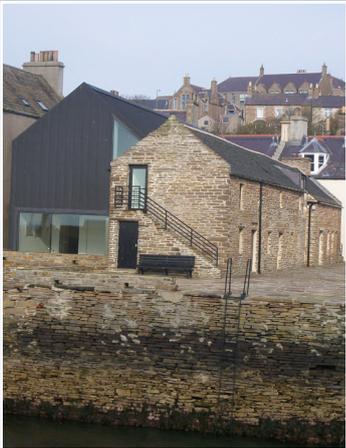
Yours sincerely

[Redacted signature] (6) [Redacted signature] (5) [Redacted signature] (7)
[Redacted signature] (8) [Redacted signature] (8) [Redacted signature] (6)
[Redacted signature] (3) [Redacted signature] (3)

() = Flat number

**Managing
Change
in the Historic
Environment**

Extensions



Key Issues

- 1. Most historic buildings can be extended sensitively. Listed building consent is required for any works affecting the character of a listed building and planning permission may be required in a conservation area.**
- 2. Extensions:**
 - **must protect the character and appearance of the building;**
 - **should be subordinate in scale and form;**
 - **should be located on a secondary elevation;**
 - **must be designed in a high-quality manner using appropriate materials.**
- 3. Planning authorities give advice on the requirement for listed building consent, planning and other permissions.**

1. INTRODUCTION

- 1.1 This is one of a series of guidance notes on managing change in the historic environment for use by planning authorities and other interested parties. The series explains how to apply the policies contained in the *Scottish Historic Environment Policy* (2009) ([SHEP](#), PDF 312K) and *The Scottish Planning Policy* (2010) ([SPP](#), PDF 299K).
- 1.2 This note sets out the principles that apply to extending historic buildings. It should inform planning policies and the determination of applications relating to the historic environment, and replaces the equivalent guidance in *The Memorandum of Guidance on Listed Buildings & Conservation Areas* (1998).
- 1.3 Monuments scheduled under the Ancient Monuments & Archaeological Areas Act 1979 require scheduled monument consent for any works. Where a structure is both scheduled and listed, the scheduling controls have precedence. Separate advice is available from Historic Scotland's website: [Scheduled Monuments: Guidance for Owners, Occupiers & Land Managers](#) (PDF 718K).



Esk Net Mills, Musselburgh in 1996 before refurbishment and extension.



The extension to Esk Net Mills, Musselburgh, East Lothian. The glass extension of 2006 makes a deferential contrast to the solid masonry of the surrounding courtyard buildings of the 19th-century net-making complex. The design draws on the symmetry and scale of the old buildings, whilst creating a distinctive new component in its form and materials.

2. ADDITIONS TO HISTORIC BUILDINGS

- 2.1 The history of use and ownership of a historic building is reflected in the cumulative changes made to it. They can themselves form an aspect of a building's special interest. New alterations or additions, which are of high design quality sympathetic to the character of the building, form part of this continuum. Most historic buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses.
- 2.2 Yet historic buildings vary in the extent to which they can accommodate change without loss to special interest. Some present the opportunity to promote design intervention that would not have been possible without the historic building as a creative spark. Others are sensitive even to slight alterations. This is especially so of buildings with important interiors - not just great houses, but also, for example, churches with historic pews or factories with surviving machinery. Then an extension rather than internal change may be a way to safeguard the special interest of the building.
- 2.3 Some buildings have interest as little-altered examples of a modest building type. These are harder to extend sympathetically than many more substantial pieces of architecture (see *Small Buildings*, below).
- 2.4 An extension to a historic building can have a wider impact on the historic environment. For example, archaeology and the



A complementary addition to a 19th-century country house in the Scottish Borders, in which brick takes its cue from walled gardens.



Restoration and replication: Ca D'Oro, Union Street, Glasgow. Designed by John Honeyman in 1872 in the style of a Venetian palazzo, this former furniture warehouse was extended by two replica bays (right-hand side of image) in 1989 and the roof was restored to its original profile.



Complementary: Stanley Mills, Perth and Kinross. A new lift tower was added to East Mill that echoes a semicircular stair tower on nearby Mid Mill. The location had been scarred by an earlier lift and rudimentary toilets. A glass strip separates the new-build from the historic masonry.



Complementary: Dundas Home Farm, South Queensferry, an 1881 steading converted and extended for residential use from 2001 to 2006. Here a new range takes its cue from the scale and rhythm of the original. © Simpson & Brown Architects.

layout of lang rigs, important features of the historic fabric of some older towns, should be respected in any new development.

- 2.5 Extensions have the potential to impact on the setting of adjacent historic buildings, which should be taken into account when considering a proposal.

3. CONTEXTUAL DESIGN

- 3.1 New work must acknowledge the old in every case, whether that work will be:

- a restoration
- a replication
- a complementary addition
- a deferential contrast
- an assertive contrast

- 3.2 New work should be based on a thorough understanding of the existing historic building. A design statement which describes the interest of the building and an explanation of the impact of the alterations is always useful when assessing proposals for change.

Restoration

- 3.3 A building may have lost its original form, and a well-documented reconstruction of a missing element may be proposed. The original frontage to a building may have become partially or completely hidden behind later extensions. The appearance of the building and its setting could be improved by their removal and the restoration of the facade. Planning authorities will often seek to promote restoration, provided there is sound evidence on which to base the work. Where an extension has architectural merit in its own right, or has through time become part of the character and interest of the building, it should be retained.

Replication

- 3.4 Replication is where new work is designed specifically to match the original building and does so in all respects, not only in the use of the same materials in the same style. The dimensions and finish of the materials used and details such as coursing, pointing, tooling, window proportion and profile, roof pitch and slate must all be accurately modelled upon the existing building or they will not sit comfortably beside the original.

Complementary additions

- 3.5 Complementary new work takes as design cues the profile, massing, bay rhythm, scale and proportion of the existing building, but without replication of the details.
- 3.6 Quite substantial additions can be made to some buildings without detracting from the character of the original work.

The same added to other buildings would result in imbalanced design or a straggling composition. In those cases, a well-designed modern addition that will not read as part of the original building will affect its appearance less radically.

Deferential contrast

- 3.7 Deferential contrast is where the new becomes a self-effacing backdrop against the old. Even if it is large, it seeks not to be assertive. It might be achieved by reflective glass, for example.

Assertive contrast

- 3.8 Assertive contrast means affirmation of the new as a more or less equal partner to the old. New and old combined should be of greater lasting value than either on its own. This demands higher-quality new work than would often be found in an isolated new building. The presence of the existing building 'raises the game' for the new build.

4. GENERAL PRINCIPLES

- 4.1 It is difficult to lay down hard and fast rules for new work when much will depend upon the site, the landscape, the scale and form both of the existing building and of the addition or extension proposed. The following basic principles will, however, apply:

- An addition or extension should play a subordinate role. It should not dominate the original building as a result of its scale, materials or location, and should not overlay principal elevations.
- Where an extension is built beside a principal elevation it should generally be lower than, and set back behind, that facade.
- An extension that would unbalance a symmetrical elevation and threaten the original design concept should be avoided.
- An extension should be modestly scaled and skillfully sited.
- Fire escape routes may be internal wherever space can be created without damaging important interior work. Where an external escape stair is necessary, it should be located as reversibly and inconspicuously as possible, and not on principal elevations.

5. SMALL BUILDINGS

- 5.1 Small buildings such as tollhouses and lodges present challenges of scale but may need extension to give them purpose. One way to maintain the visual integrity of the original building may be to construct a lower link block, perhaps in glass, between it and the extension. Very small structures such as garden buildings not intended for permanent occupation will seldom be capable of extension. A proven need for additional accommodation



Former Arctic Tannery and Harbour Workshops, Dundee. A fire destroyed the upper part that had originally been of timber louvres to cure sealskin hides, replaced in brick. The development of housing (see below) echoes in a new form the timber and brick previously used here.



Deferential contrast: Harbour Workshops, Dundee, following redevelopment as housing in 2008.



Assertive contrast: the rear extension of the former India of Inchinnan Tyre Factory (1930). The aerodynamic curve reflects earlier use of the site to make aircraft and dirigibles.



An extension to a house in a conservation area, set back from the front elevation, of glass and timber that echoes conservatories in the area.



Fairfield House, Dalkeith, built for an iron founder. The cast-iron vine house on the right was repaired as part of the development as offices for Midlothian Council. The house is still the focal point although smaller than the new-build addition. The pink building is the rear of a separate structure.
© Royal Fine Art Commission.



Former nurses' home of 1938–47, Salisbury Road, Edinburgh. The additional rooftop storey is set back from the wallheads, minimising its impact on the original design.

might instead be met by a new free-standing suitably scaled and designed structure, nearby or elsewhere. A condition might be set to phase the new work after the repair or restoration of the small building.

6. ROOF EXTENSIONS

6.1 A planning authority will consider the special interest of the existing roof and the visibility of the extension in views, and take into consideration the amenity of adjacent buildings. See also Historic Scotland's *Managing Change in the Historic Environment: Roofs*.

Special interest

6.2 Where the external form is significant to the character of the building, or where the internal structure and decoration have historic interest, a roof extension will not be appropriate that destroys this or requires such a high degree of new supporting structure that only the facades of the historic building remain.

Visibility

6.3 A roof extension may not comfortably fit where long views are important to the profile of a building. Where streets are narrow and buildings are tall, the visual impact to pedestrians in the street of a roof extension will be less but must not have an adverse impact.

Height

6.4 The presence of a neighbouring high building should not be taken as a reason for an inappropriate roof extension to a historic building.

7. BUILDING STANDARDS

7.1 Rather than force the existing building to adapt to meet modern requirements, the new extension will normally be the place to provide:

- accessibility to existing floor levels through lifts and ramps (see accessibility guidance in this series)
- new services that might be difficult to route through the existing building
- high thermal performance
- fire separation
- rainwater collection and disposal (consider Sustainable Drainage Systems)
- independent foundations that do not compromise the foundations of the existing building

7.2 Many historic buildings are capable of alteration that is of its time, respects and defers to what has gone before, and may be

justified as supporting the continued conservation and use of that building. A Design and Access Statement, if required, should bring this out within these guidelines and with reference to a statement of significance or conservation plan specific to the building.

8. ARCHAEOLOGY

8.1 It is possible that archaeological resources survive within or beneath a listed building or unlisted building in a conservation area. Planning authorities should seek to manage archaeological issues, such as recording or preservation in situ, through the use of conditions or agreements under Section 75 of the Town & Country Planning (Scotland) Act 1997. Advice on archaeological sensitivity should be obtained from the planning authority's archaeological adviser at an early stage.

9. RECORDING

9.1 When proposed extension works to a listed building will result in significant loss of fabric or changes to the building's character, it is suggested that the Royal Commission on the Ancient and Historical Monuments of Scotland's (RCAHMS) is given the opportunity to record the historic structure prior to works commencing. This becomes a statutory requirement only when demolition of the historic structure is proposed. However, RCAHMS is always pleased to consider recording changes to historic structures whenever the opportunity arises. Contact details for RCAHMS can be found overleaf.

10. CONSENTS

10.1 Listed building consent is required for any work to a listed building that affects its character. The local authority determines the need for consent.

10.2 Where listed building consent is required, an application is made to the local authority. This should include accurate scale drawings showing both the existing situation and the proposed works in context. It is normally helpful to provide detailed technical information and photographs. A brief description of the interest of the building and an explanation of the impact of the alterations are always helpful in assessing change.



Kilncraigs Business Centre, Alloa. Above: cast-iron columns are retained internally behind the glazed curtain wall constructed in 2000. Below: A 19th-century woollen yarn store was skilfully extended in contrasting concrete and steel (left-hand side of photo) in 1938 by William Kerr. Most of the very deep original but multi-phase block (right-hand side of photo) was cut back and a new curtain wall added to the existing structure in 2000, making an assertive but revealing contrast of new and old, and achieving a visual link between Alloa Tower and the town. Junctions are clearly formed in red and white.



Other selected Historic Scotland publications and links

[Guide for Practitioners 6: Conversion of Traditional Buildings](#) (2007) (Historic Scotland online shop: DVD available for purchase).

For the full range of Inform Guides, Practitioner Guides, Technical Advice Notes and Research Reports please see the [Publications](#) section of the Historic Scotland website.

Other selected publications

Scottish Government, [A Policy on Architecture for Scotland](#) (2001) (PDF 608K) and [Building Our Legacy: Statement on Scotland's Architecture Policy](#) (2007) on Scottish Government website.

Other selected contacts

Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS)
John Sinclair House
16 Bernard Terrace
EDINBURGH
EH8 9NX
Tel: 0131 662 1456
Fax: 0131 662 1477
E: info@rcahms.gov.uk
W: www.rcahms.gov.uk

Architecture & Design Scotland (A+DS)
Bakehouse Close
146 Canongate
EDINBURGH
EH8 8DD

Tel: 0131 556 6699
Fax: 0131 556 6633
web: www.ads.org.uk
e-mail: info@ads.org.uk

FURTHER INFORMATION AND ADVICE

Details of all individual scheduled monuments, listed buildings, designated gardens and designed landscapes, and designated wrecks can be obtained from Historic Scotland (see contact details below) or at: www.pastmap.org.uk. Details of listed buildings can also be obtained from the relevant local authority for the area.

Advice on the requirement for listed building consent, conservation area consent, building warrants, and other permissions/consents should be sought from local authorities.

Historic Scotland
Longmore House
Salisbury Place
EDINBURGH
EH9 1SH

Tel: 0131 668 8981 or 8717

Fax: 0131 668 8765

E-mail: hs.inspectorate@scotland.gsi.gov.uk

Web: www.historic-scotland.gov.uk

Text: Crown copyright, Historic Scotland, 2010.

Images: Crown copyright, Historic Scotland, unless otherwise credited.
www.historicscotlandimages.gov.uk

Cover images

Beach Shelter (1934), Broughty Ferry Esplanade, City of Dundee, extended and refurbished in 2005.

Castlemilk Stables (circa 1800), Glasgow, were converted in 2003–7 for the Glasgow Building Preservation Trust, requiring a glazed extension into the courtyard to give reception and circulation space to the narrow stable buildings around the perimeter of a square.

Pier Arts Centre, Stromness, Orkney, refurbished and extended in 2007. The scale and massing of the extension complements the adjacent traditional waterfront buildings that provide the conservation area with much of its character.



MANAGING CHANGE IN THE HISTORIC ENVIRONMENT

USE AND ADAPTATION OF LISTED BUILDINGS



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

APRIL 2019



Kirkmichael church, on the north side of the Black Isle, was restored in 2018 following a successful community project. Above, before restoration. Below, after works were completed © Kirkmichael Trust.



INTRODUCTION

Managing Change is a series of guidance notes produced by Historic Environment Scotland in our role as lead public body for the historic environment. The series supports national level policy for planning and the historic environment. Planning and other authorities should take this guidance into account when making decisions.

Historic buildings enrich Scotland's landscape and chart a great part of our history. They are central to our everyday lives, creating a sense of place, identity and wellbeing. Some historic buildings are designated as 'listed buildings' because they have special architectural or historic interest. You can find out more about listing [on our website](#).

Listed building consent (LBC) is required for any works that would affect the special interest of a listed building. It is a criminal offence to carry out such work without consent. The LBC process is normally administered by planning authorities. The details of our role in the LBC process are set out [on our website](#).

This guidance note is the first place to look when thinking about how to keep a listed building in use, or bring it back into use. It is a key consideration when identifying options or making decisions about significant alterations to a listed building. It is aimed both at applicants and at those making decisions on LBC applications for changes to listed buildings.

[Scottish Planning Policy](#) states that 'listed buildings should be protected from demolition or other work that would adversely affect it or its setting' (paragraph 141). [Historic Environment Policy for Scotland](#) outlines the key policy considerations for making decisions about works that affect listed buildings:

HEP2

Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations.

HEP4

Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate.

If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.

KEY MESSAGES

1. The listed buildings in Scotland reflect a wide range of our history and culture. They celebrate the diversity of our communities at every level, showing national, regional and local distinctiveness. They contribute to our well-being culturally, socially and economically. We can't have these benefits without caring for these buildings. We need to make sure they have a long term future if we want to benefit from in them in the long-term.
2. A listed building can't be replaced once it's gone. Demolishing a listed building is always a loss. It is a last resort when every other option has been explored. The best way to protect our buildings is usually to keep them in use – and if that isn't possible, to find a new use that has the least possible effect on the things that make the building special.
3. Decisions about listed buildings should always focus on the qualities that make them important – their special interest . Lots of things can contribute to a building's special interest, but the key factor when we're thinking about making changes will be its overall historic character.
4. For a building to stay in use over the long term, change will be necessary. This reflects changes over time in how we use our buildings and what we expect of them. This should always be considered carefully and avoid harming the building's special interest. A building's long-term future is at risk when it becomes hard to alter and adapt it when needed. Proposals that keep buildings in use, or bring them back into use, should be supported as long as they do the least possible harm.
5. Alterations to a building, even if they are extensive, will be better than losing the building entirely. If the only way to save a building is a radical intervention, we have to avoid being too cautious when we look at the options. If a building might be totally lost, we should be open to all the options to save it.
6. Keeping a listed building in use has wider benefits. Listed buildings contribute to their wider surroundings and community. They can influence proposals for new development, and inspire positive change. They teach us about what people value in the places they live, work, and spend time in, and so they help us to build successful places.

GETTING STARTED

HOW TO USE THIS GUIDANCE

The aim of this guidance note is to support, promote and enable the continued use, reuse and adaptation of listed buildings. It is focused towards buildings whose long-term future is uncertain.

It addresses the following scenarios.

- refurbishment of listed buildings so that they can remain in their existing use
- adaptation of buildings for new uses
- re-development of larger and more complex sites that may have a number of listed buildings or other heritage assets

Anyone responsible for listed buildings, such as owners and their agents, should use this guidance when identifying potential options.

Potential applicants for schemes of refurbishment that involve a high level of change or intervention should engage with the planning authority as early as possible in the process. The planning authority should involve us where the building is listed at category A or B or where demolition is being considered. If the planning authority is also the applicant, they should consult us for category C listed buildings as well.

Planning authorities should identify which national and local planning and historic environment policies they will use to assess an application at the earliest possible stage. They should give clear advice to the applicant on what supporting information will be required. This helps to avoid later delays. They should also seek our advice on these issues where relevant.

Further guidance on specific types of works and alterations to listed buildings is available in the [Managing Change series](#).

DEMOLITION OF A LISTED BUILDING

When making a decision on the demolition of a listed building it is expected that the approaches to intervention and adaptation outlined in this guidance will have been investigated and results presented by the applicant. This document will form the basis of an assessment of whether all reasonable efforts have been made to retain a listed building. Further guidance on demolition is provided in our [Managing Change Guidance Note on Demolition of Listed Buildings](#).

CONSIDERATIONS THAT APPLY TO ALL BUILDINGS

Listed buildings, designated as being of special architectural or historic interest, are important. They enrich Scotland's towns and landscape and are central to our everyday lives. They help us to understand and learn about our culture and history. They show us – in a physical, tangible way – distinctive differences in national, regional and local character. They help give us all a sense of place, identity and wellbeing.

The best use of a listed building is often going to be the one for which it was designed. Keeping a building in the same use helps us to understand what the building was originally designed for. It can also help to protect any associations and special meanings that the building has – part of its intangible value.

Historic school buildings are a good example of listed buildings which have met the evolving needs of successive generations. They can provide a clear link to the past and sense of continuity between families and generations. Many of these buildings remain in use as places of learning, contributing to the identity and distinctiveness of local communities.

New uses may enable us to retain much of the fabric and special interest of a building, but they will always have an impact on its intangible value. The process of conversion will have some impact on a building's special interest, regardless of how well it is handled. The continued use of a listed building for its original function will normally be the best way to retain its historic character.

The continued use of buildings is sustainable and is often the least environmentally damaging option. The use and reuse of buildings retains the embodied energy expended in the original construction and sourcing of materials. Retention saves carbon associated with new-build, including costs in new materials, transport, demolition, landfill and new infrastructure.

Sometimes listed buildings are abandoned in favour of new buildings before their owners or users have fully explored options to reuse or adapt them. Reuse of a building is an opportunity to retain the best qualities of the building, whilst also providing high quality, new and upgraded facilities.

Incorporating an existing building within an overall scheme might require additional thought and deliberation, but can lead to a more considered, imaginative and ultimately successful place. Scotland has a long and successful history of reusing listed buildings for a variety of new uses. Historic buildings are readily suitable for adaptation to new uses, and features such as tall floor to ceiling heights and robust traditional construction can make them more adaptable and desirable.

The Speirs Centre, winner of the RIAS conservation and climate change award 2015. Originally a gymnasium and Victorian public baths. The project was comprehensively refurbished and extended in 2014, creating a civic centrepiece for Alloa © Clackmannanshire Council and © LDN Architects.



THINKING ABOUT YOUR BUILDING

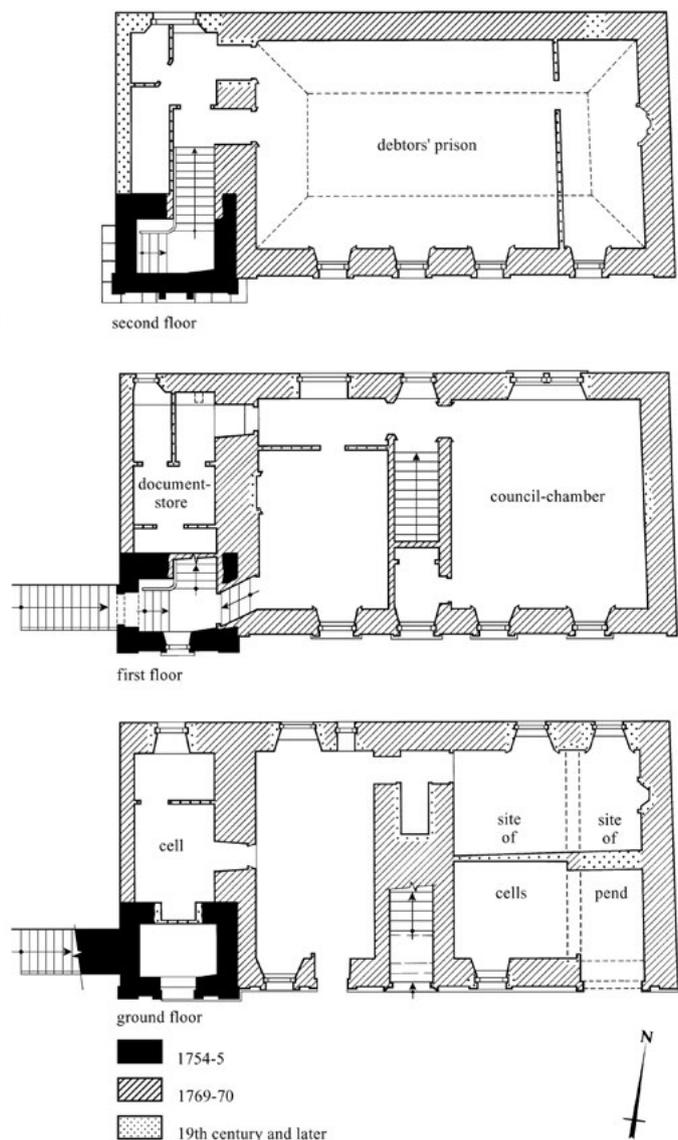
Most applications for alterations to listed buildings are approved. Listed buildings are often more capable of change than people realise; it is not only applications for minimal alterations that are successful.

Understanding what is important about a listed building is an essential first step in working out how to protect its special interest. This ensures the potential for conflict about its adaptation is minimised. Conflict is much more likely if the owners of the building, and the decision-makers, do not fully understand the special interest and significance of the listed building.

The particular qualities of a listed building that contribute to its special interest and significance will vary considerably. All listed buildings will include the physical evidence of the past preserved in their fabric, and some elements of their fabric may make a large contribution to the building's interest. They will also all have a certain architectural style which can be 'read' and understood – this might reflect local, national, or even international movements.

Some types of buildings are rarer than others, and some buildings will have survived with fewer changes – which will mean they are closer to their original design, structure and appearance. Buildings with a more public focus, such as schools and churches, and even pubs, may have wider associations and meaning within a community.

Lots of buildings are multi-phased. Buildings may have been successively extended, modified and added to over the years. In urban areas, the current boundaries of a site may have resulted from a connection of once separate buildings. In these cases in particular, it is unlikely that all the parts of a building or site have the same level of interest.



Plans of Inverkeithing Town House in Fife, showing the different phases of construction of the building
© Courtesy of HES.

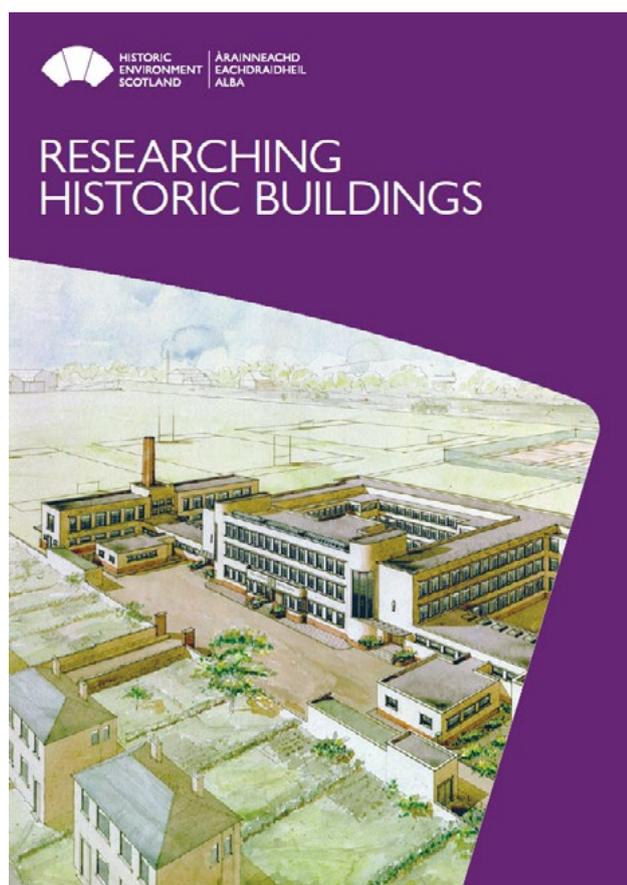
Anyone responsible for looking after listed buildings should have an understanding of the significance of a building or a site's component parts before planning changes to it.

Normally, the best way for owners to communicate the significance of a building is through an illustrated written document often called a conservation statement. The length and detail of a statement will depend on individual circumstances and in some cases a minimal statement will be enough. In more complicated circumstances, such as large buildings (or groups of buildings) with a complicated history of development, a more comprehensive statement might be required.

Conservation statements can sometimes be incorporated into other documents, such as design statements. Many planning authorities now ask for design statements as part of the LBC process. In other cases, it can be more helpful to produce a standalone document – this can allow the content to stay the same, even if the development proposals change and evolve.

If a listed building has a recent (or recently updated) list description this will likely provide a detailed overview of significance. In some cases this will mean that a more detailed assessment is not required. List descriptions can be found via the [Historic Environment Portal](#) on our website.

We have also prepared [a guide to researching historic buildings](#), which looks at the resources available for investigating the history of a building.



“Researching Historic Buildings” guidance published in 2018
© Courtesy of HES.

APPROACHES TO SECURE THE CONTINUED USE OR REUSE OF LISTED BUILDINGS

Owners should consider all options to allow the continued use of a listed building. The adaptation, alteration, extension and even partial demolition of the building are all options which can, in the right circumstances, form part of the solution.

A solution may involve one, or a mix of, the following approaches:

- 1) Minimal intervention
- 2) Adaptation
- 3) Extension
- 4) Selective demolition
- 5) Enabling

Owners should investigate each approach carefully. Through this process, the vast majority of listed buildings can be adapted to either maintain their existing use, or secure a new one.

The best solution for a listed building will be one that secures its long-term future, while preserving as much as possible of its historic character. However, if the future of the building cannot be secured in a straight forward manner, more radical interventions may need to be explored.

[Case studies](#) can be found on our website which highlight these approaches.

I. MINIMAL INTERVENTION

This is defined as being interventions with the least necessary impact to allow the use of a building. This is therefore a welcome conservation-based approach and will generally involve retaining most, if not all, of the building and its component parts. It can also involve repairing and restoring existing features, internally and externally, where necessary.

In a case of minimal intervention, any alterations proposed will be minor in nature. They may include the following:

- internal redecoration and refurbishment
- like-for-like replacement of component parts
- small-scale alterations
- upgrading of services within a building, including improvements to energy efficiency and access

This is very close to maintaining the status quo – or the ‘do-nothing scenario’. Some listed buildings can be easily refurbished. However, with many non-domestic buildings there will be other interests, likely to focus on the needs of the users of a building, which will mean that additional changes or interventions are needed.

Buildings that are used for education or health care are particularly likely to need additional alterations to remain in active use. This reflects how operational requirements have changed since many historic schools, hospitals and other facilities were built.