

Development Management Sub Committee

Wednesday 6 November 2013

**Application for Listed Building Consent 13/02459/LBC
At 154 McDonald Road, Edinburgh, EH7 4NN
Alterations to form studio residential accommodation (73 units) and associated works including removal of existing internal walls and insertion of new internal partitions; insertion of new windows to rear elevation; insertion of conservation roof lights to rear slope of roof; creation of sun room access to new roof terrace and installation of balustrade; addition of photo-voltaic panels to flat roof; and widening of existing access on south east elevation (as amended to delete rooftop sun room).**

Item number

Report number

Wards

A12 - Leith Walk

Links

[Policies and guidance for this application](#)

LPC, CITE4, NSG, NSLBCA,

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Executive summary

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Summary

The proposal is in accordance with the Edinburgh City Local Plan and non-statutory guidance. The proposals do not have an adverse impact on the listed building. There are no other material planning considerations.

Recommendations

It is recommended that this application be Granted subject to the details below (in section 3 of the main report).

Financial impact

The Council has considered the property surplus to requirements and the property has been marketed. Missives are being drawn up with the current applicant who will take ownership of the property from the Council. A capital receipt will result from the sale.

Equalities impact

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

Pre-Application Process

Pre-application discussions took place on this application.

Publicity summary of representations and Community Council comments

The application was advertised on 5th July 2013.

Fourteen objections were received from parents of children at Broughton Primary School. The letters of representation raised the following issues, all of which are non-material in relation to the assessment of listed building consent :-

- juxtaposition to the school playground and concerns regarding children's privacy.
- lack of parking
- lack of open space
- lack of housing unit mix .
- lack of community consultation
- road safety concerns

A full assessment of the representations can be found in the main report in the Assessment section.

Background reading / external references

- [To view details of the application go to](#)
- [Planning and Building Standards online services](#)

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1. Background

1.1 Site description

The property was built as Broughton Higher Grade School in 1903 adjacent to Broughton Primary School and for most of its years serving as an annexe to that primary school. The property ceased its school function many years ago and thereafter has served as office accommodation, originally for Lothian Regional Council but latterly leased out privately. The annexe is listed category B as part of the main school, The buildings were listed on 10.3.1999 (ref.30041).

The building is three storeys high with some basement areas. Due to tall storey heights at ground and first floor, the building is the equivalent of 5 or 6 storeys high in relation to surrounding buildings.

To the rear a U-shaped section in the rear of the building as been infilled c.1960 and a link added to the main school building at the north end, leading to the rear elevation being in a mixture of styles.

Surrounding uses are largely residential, but the large site to the immediate west is occupied solely by Broughton Primary School. A group of bowling-greens lie to the north-west on the opposite side of Broughton Road. A path to their side leads to St Mark's Park to the north. Adjacent to this path to the north-east stands Powderhall Refusal Disposal Plant.

1.2 Site History

27 June 2013 - A parallel application was made for planning permission to alter and change the use of the building from offices to residential accommodation (73 studio flats) - (13/02458/FUL)

2. Main report

2.1 Description Of The Proposal

The application proposes physical alterations to the building in connection to its conversion to 73 studio flats.

External alterations are limited to:

Creation of a rooftop terrace on a section of modern flat roof to the rear (including an access stair).

Addition of 14 solar panels on the outer side of this terrace and 12 solar panels on a high-level flat roof area.

Minor window alterations to the rear to three windows to match other windows.

Minor adjustment to doors at basement level on the SE gable to increase width.

Placing of cycle lockers against the basement plinth on the MacDonald Road frontage.

Internal alterations include multiple new partitions. The very high floor to ceiling heights enable each unit to have a mezzanine area to the rear of each studio space. Some excavation takes place at basement level to improve internal headroom.

Scheme 1

The proposal originally included a sun lounge as part of the rooftop terrace but this was deleted from the proposals.

2.2 Determining Issues

Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If not, there is a presumption against the granting of consent. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

2.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the alterations have an adverse effect on the character of the listed building;
- b) the proposal has any equalities or human rights impacts; and
- c) representations raised have been addressed.

a) Effect on the Character of the Listed Building

Internally the building is institutional in character and contains no features of great architectural or historic interest. The most interesting features are the stairs and these are retained. The addition of partitioning and mezzanines within the existing volume have no effect on character.

The internal alterations have no adverse impact on the listed building.

Externally alterations are minor in relation to the scale of the building and largely to the rear. The proposed roof terrace has a glass balustrade and is set back from the edge and is therefore largely unseen, even from private viewpoints. The solar panels are

located at high level and set back from the building edge. They will have no visual impact from any public viewpoint. Some windows in the later alterations on the rear elevation are increased in scale to match others in the original building. The existing windows are much smaller and utilitarian. This alteration improves the building as the replacement windows better fit the character of the building as a whole.

Alterations to the lower section of the south-east gable (improving basement access) are minor and insignificant.

The cycle lockers on the frontage will not physically attach to the building and are also on a blank section of basement, screened behind railings. They will have no great impact on character.

b) Equality and Human Rights

The application raises no issues in terms of equality or human rights.

c) Public Comments

Material Representations

None received.

Non-Material Representations

- The building is located too close to the school playground
- Parking is insufficient
- Open space is insufficient
- Lack of community consultation
- Lack of housing mix
- Road safety concerns

Committee Consideration

Committee consideration is required due the Council's financial interest in the property.

Conclusion

In conclusion the alterations will have no negative impact on the character or historic interest of the listed building and are acceptable.

3. Recommendations

3.1 It is recommended that this application be Granted subject to the details below

3.2 Conditions/reasons

Conditions:-

Informatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

Statutory Development

Plan Provision

The property lies in the in the Urban Area as shown in the Edinburgh City Local Plan.

Date registered

27 June 2013

Drawing numbers/Scheme

1-13,14a,15-21,22c,23c,24b,25,26a,

Scheme 4

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Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Env 4 (Listed Buildings – Alterations & Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

Relevant Non-Statutory Guidelines

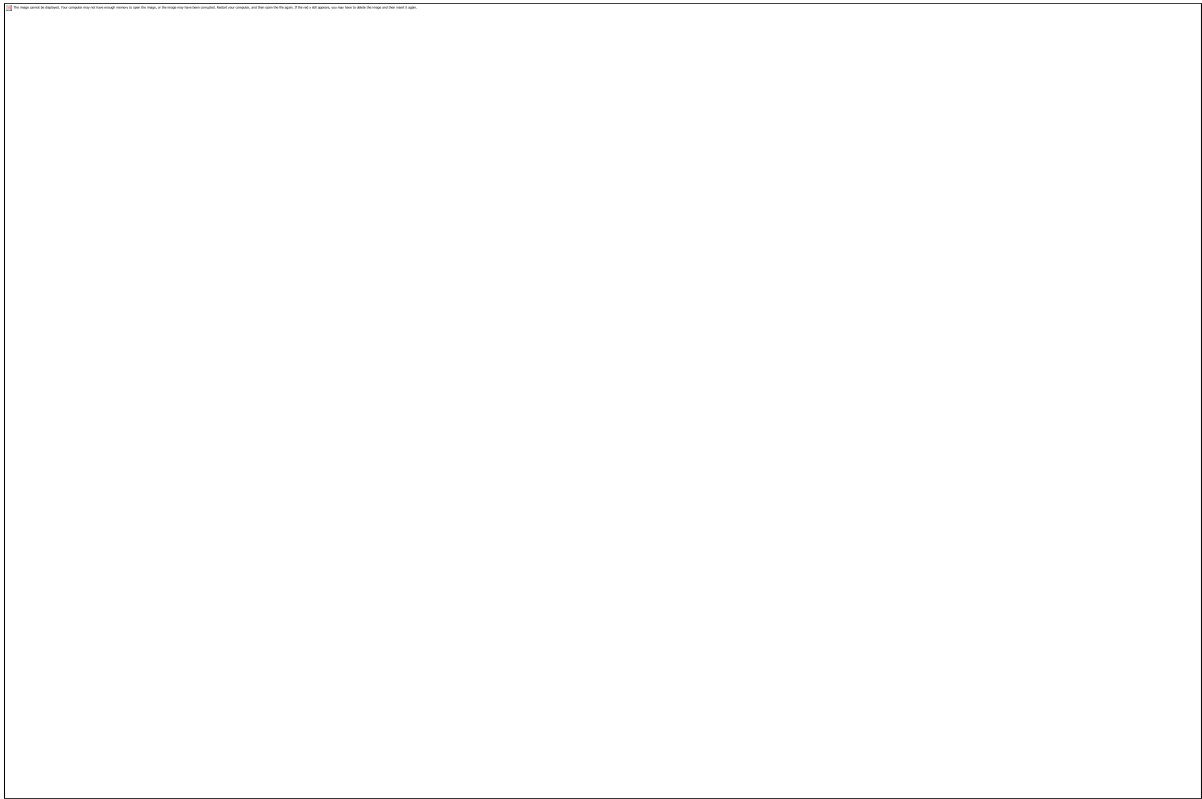
Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Appendix 1

Consultations

No consultations undertaken.

Location Plan



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