

Stockbridge and Inverleith Community Council

Christopher Sillick
Planning Department
Edinburgh EH8 8BG

13th December 2019

Dear Christopher Sillick

Planning applications: 19/05269/FUL and 19/05240/LBC - New dwelling house 3 Circus Lane, Edinburgh EH3 6SU

Stockbridge and Inverleith Community Council objects to the above application to build a new dwelling house at the bottom of the garden of an A listed building and in a mews lane on a very small site in a Conservation Area and in the World Heritage Site. It will have a detrimental effect on the area and is contrary to policy Env1:

“Policy Env 1 World Heritage Sites

Development which would harm the qualities which justified the inscription of the Old and New Towns of Edinburgh and/or the Forth Bridge as World Heritage Sites or would have a detrimental impact on a Site’s setting will not be permitted. “

The house has an unsuitable design for such an area and is contrary to the “*Design Guidelines*” for small houses. The development is a very small dwelling with limited living space on a former garden plot, with no green space left. The living space available is less than that recommended by policy.

It has the style of a shed - its walls being stone on the ground floor and of zinc on the first floor with a window that has the look of a large television. It is an unsuitable style which clashes with the rest of the buildings in Circus Lane which are in a Conservation Area and the EWHS. The development is contrary to policy as it does not draw on the positive characteristics of the surrounding area as demanded by Des 1.

“Policy Des 1 - Design Quality and Context

Planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a high quality, sustainable living or working environment. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area to create or reinforce a sense of place, security and vitality. Planning permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area around it, particularly where this has a special importance.”

It is also unsuitable for the setting of the A- Listed Buildings in Royal Circus and thus contrary to Env 3 (Setting of Listed Buildings).

“Policy Env 3 Listed Buildings - Setting

Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.”

It is clearly contrary to: “Policy Env 6 a) Conservation Areas - Development as it does not preserve or enhance the special character or appearance of the Conservation Area and it is not consistent with

the Conservation Area Character Appraisal. Also it is contrary to Env 6 c) as it does not utilise materials appropriate to the historic environment. The zinc and modern design make it prominent in the street and it should tone in.

The house area is less than the recommended minimum for 2 bedroom dwellings and is crammed into a very small site surrounded by walls. This is detrimental to the amenity of those living in it.

For all the above reasons Stockbridge and Inverleith Community Council objects to this development - it is contrary to planning policy. We ask you to recommend refusal.

Yours sincerely

Pam Barnes

Planning Officer for Stockbridge and Inverleith Community Council

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