

REPORT TO: Planning Committee
MEETING DATE: Tuesday 9 April 2013
BY: Executive Director (Services for Communities)
SUBJECT: Application for Planning Permission for Consideration

Application No. **12/00905/LBC**

Proposal Alterations and extension to building, formation of hardstanding area, steps and part demolition of wall

Location **Engine Cottage
Abbotsford Road
North Berwick
East Lothian
EH39 5DA**

Applicant Mr Alan Brown

Per Zone Architects

Ward 5

RECOMMENDATION Consent Granted

PLANNING ASSESSMENT

This application relates to Engine Cottage, a building listed as being of special architectural or historic interest (Category B) and the boundary walls that enclose the south and a short length of the west boundaries of the garden ground of Engine Cottage that are Category A listed with the nearby listed building of Carlekemp.

Listed building consent is sought for the extension of Engine Cottage comprising: (i) a south wing that in part would be two storey with a pitched roof, part single storey with a flat roof in the form of a garden terrace and otherwise with a flat roofed, mostly glazed north side component; and (ii) a two storey, rectangular shaped, pitched roofed, north wing. The proposed south wing would attach to the full length of the south gabled elevation of Engine Cottage and would project beyond the building lines of both the front (west) and rear (east) elevations of Engine Cottage. The proposed north wing would not itself attach to Engine Cottage. In its position it would, at its nearest, be some 5.7 metres away from the northeast corner of Engine Cottage. The proposed south and north wings would be linked by a long single storey, flat roofed structure that would have a full length glazed west elevation positioned some 4.5 metres behind the rear (east) elevation of Engine Cottage. Through a proposed raising of ground levels this link structure would be incorporated into the sloping

garden ground to the east of Engine Cottage and consequently would not have an exposed east elevation. The flat roof of it would be mostly turfed and otherwise would have on it a row of glazed rooflights and a strip of paving. The link structure would contain a swimming pool.

In addition listed building consent is sought for: (i) the replacement of the 2 roof windows on the principal (west) elevation roof slope of Engine Cottage with 2 conservation style roof windows; and (ii) the lowering of the highest part of the stepped stone wall that partly encloses the west boundary of the property.

Through separate application 12/00905/P planning permission is sought for the proposed extension and replacement roof windows. In addition planning permission is sought for the hardsurfacing of parts of the garden of Engine Cottage and for the erection of a car port in part of the garden ground of the Engine Cottage. A report on application 12/00905/P is at this time on the Scheme of Delegation List.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that this application for listed building consent be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan is the approved Edinburgh and the Lothians Structure Plan 2015 and the adopted East Lothian Local Plan 2008.

Policy ENV1C (International and National Historic or Built Environment Designations) of the approved Edinburgh and the Lothians Structure Plan 2015 and Policy ENV3 (Listed Buildings) of the adopted East Lothian Local Plan 2008 are relevant to the determination of this application.

Material to the determination of the application is Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Scottish Government's policy on development affecting a listed building given in the Scottish Historic Environment Policy: December 2011 and Scottish Planning Policy: February 2010.

The Scottish Historic Environment Policy and Scottish Planning Policy echo the statutory requirements of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that in considering whether to grant listed building consent for any works to a listed building the planning authority shall have special regard to the desirability of preserving the building or any features of special architectural or historic interest which it possesses.

There is 1 objection to the application. It is from The Architectural Heritage Society of Scotland: The grounds of objection are:

(i) the proposed development is in a sensitive location in North Berwick Conservation Area and the building is a listed building. The proposed development would not be sensitive to its location and would be totally out of proportion with the existing building;

(ii) the replacement of the existing roof windows with conservation style roof windows will increase their area and add to the damage done to the appearance the listed building;

(iii) the mass and height of the proposed extensions would more than treble the footprint of the cottage and thus completely alter the character of the cottage and its immediate environs. They will dwarf and detract from the existing listed building of Engine Cottage;

(iv) the materials, different styles and glazed gable walls of the extensions would not be in keeping with the listed building and would not preserve or enhance the historic character of the existing building;

(v) the proposal will harm the setting of the listed buildings of Engine Cottage, the former Carlkemp Priory and its listed boundary wall;

(vi) the lowering of the A listed wall on the western elevation will detract from the appearance of Engine Cottage;

With respect to this application North Berwick Community Council state that Engine Cottage is a listed building and the proposed extension is entirely inappropriate for the historic and architectural structure of the original building.

It is proposed to remove the 4m length of top tier of the stepped stone wall that encloses the southern end of the west boundary of the property of Engine Cottage. In removing that top tier, that component of the wall would be reduced in height by some 0.5 of a metre and the existing coping would be reinstated level with the coping on the next tier of the stepped wall. The wall would otherwise remain unaltered.

As the wall is some 8m in length and some 2.7m in height and as the coping of the wall is to be reinstated on the lowered length of wall, the removal of the top tier of the stepped stone wall would not be so significant that it would be seen to be harmful to the character and appearance of the wall. Thus the lowering of the wall in the manner proposed would not harm the special architectural or historic interest of the wall.

The wooded area of garden ground of Engine Cottage slopes moderately steeply downhill from east to west, and to a lesser extent from south to north. It becomes more level towards the western boundary of the property, which boundary abuts the neighbouring golf course. The house sits in a clearing in the trees on this more level ground and as such is visible in public views from places to the west. The house has a simple rectangular shaped footprint with the ridge of its roof running from north to south. The principal elevation of the house is its west elevation which faces out over the neighbouring golf course. The ground floor of the house is constructed of Rattlebag stone in a squared rubble form. The first floor of the house is of a timber framed Tudor style architectural form. The ground level adjacent to the south side of the house is some 1.5-2m higher than the ground floor level of the house and continues to rise upwards towards the south boundary of the property to a height of some 3m. The south gable elevation of the house has been built into this higher ground and consequently the ground floor component of that south elevation is almost completely obscured by it.

Although the south wing of the proposed extension would in total be some 19.5m in length it would be built into the higher ground levels to the south side of Engine Cottage and the flat top of the single storey component of it would be no higher than the length of stone wall that is to remain on the southern part of the west boundary of the property and which would give concealment to it. Due to the proposed positioning of the south wing only the first floor part and pitched roof of it would be seen in relation to Engine Cottage. Moreover it would be seen in an almost detached form in a position set back from and to the south of Engine Cottage. Consequently and because the west elevation of the two storey part of it would be mostly glazed, the south wing of the proposed extension, notwithstanding its overall size, would not obscure the existing built form of Engine Cottage and would not dominate or draw focus from Engine Cottage. Contributing to this is that the proposed south wing would be mostly glazed.

Although it would be large in size and two storeys in height the north wing of the proposed extension, in its set back detachment from Engine Cottage and because the west elevation of it would be mostly glazed would also not obscure the existing built form of Engine Cottage and would not dominate or draw focus from Engine Cottage. Nonetheless it would appear sufficiently integrated with Engine Cottage to meaningfully read as an adjunct to it.

As it would be mostly behind Engine Cottage, set into the rising ground to the east and with only a part of its glazed west elevation visible in public views from the west the flat roofed link structure to be formed between the south and north wings of the proposed extension would not be prominent or dominant in its relationship with Engine Cottage. Neither would it draw focus from Engine Cottage.

These three components of the proposed extension would not, either by their individual or cumulative size, scale, massing or positioning be a harmful overdevelopment of Engine Cottage. They would sit comfortably in the wooded setting of Engine Cottage and they and their relationship with Engine Cottage would be visually contained by the trees that are to be retained. By their contrasting architectural form to that of Engine Cottage they would have a harmonising relationship with the listed building such that they would not compromise its special architectural or historic interest.

Although the proposed extension would substantially increase the footprint of Engine Cottage for all of these reasons it would not be harmful to the character and appearance of the listed building.

The front (west) elevation roof slope of Engine Cottage has two roof windows on it. It is proposed to remove these two roof windows and replace them with two conservation type roof windows. Contrary to what The Architectural Heritage Society of Scotland asserts there is no intention to increase the size of the roof windows. The proposed conservation roof windows owing to their low profile and traditional form would be in keeping with the special architectural or historic interest of the listed building.

Historic Scotland raises no objections to the proposed extension, replacement roof windows and lowering of the length of boundary wall.

They are all consistent with Policy ENV1C, of the approved Edinburgh and the Lothians Structure Plan 2015, Policy ENV3 of the adopted East Lothian Local Plan, The Scottish Historic Environment Policy: December 2011 and with Scottish Planning Policy: February 2010.

RECOMMENDATION:

That listed building consent be granted subject to the following conditions:

- 1 The works to implement this listed building consent shall begin before the expiration of 3 years from the date of this grant of listed building consent.

Reason:

Pursuant to Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

- 2 No development shall be carried out unless and until samples of materials to be used on the extension hereby approved have been submitted to and approved by the Planning Authority. The materials used shall accord with the samples so approved.

Reason:

To safeguard the special architectural or historic interest of the listed building.

- 3 The roof windows hereby approved shall be installed in a manner that ensures their upper surfaces are as near flush as possible with the upper surfaces of the roof slopes into which they will be installed and with minimum flashing.

Reason:

To reduce the visual impact of the roof windows in the interest of safeguarding the special architectural or historic interest of the listed building.