

Stockbridge and Inverleith Community Council



Head of Planning
Waverley Court
4 East Market St
Edinburgh EH8 8BG

14th December 2012

Dear Sir

Planning Application 12/04044/FUL 1 Malta Terrace Edinburgh EH4 1HR

Stockbridge and Inverleith Community Council as a **statutory consultee** objects to Planning Application no.12/04044/FUL.

We are in favour of converting Malta House and the existing warehouse on the south side of the site into houses but the proposal is inappropriate and much too dense, contrary to ECLP Hou 4.

We object to the proposed building at the west side of the site (opposite the Georgian houses of St Bernard's Row) as it is out of character with the Inverleith Conservation Area. It does not *preserve or enhance the special character or appearance of the conservation area* as required by ECLP policy Env 6. It is not consistent with the Inverleith Conservation Area Character Appraisal or with the Inverleith Conservation Area Management Plan both of which are material considerations.

It is especially detrimental to the setting of the listed buildings i.e. the Georgian terrace of listed houses opposite the proposal site in Inverleith Row contrary to ECLP Env 3.

The design is unsympathetic – quite out of keeping with the area and neither fits in with the older houses or indeed with the modern block of flats that is built against. The position will spoil the open views across to Malta House and the view to the Victorian houses of Malta Terrace from St Bernard's Row which are part of the setting of the listed buildings. The public will lose this view and the Inverleith Conservation Character Appraisal says views should be protected.

Houses replacing the warehouses

They are too congested; higher and wider than the present warehouses and inappropriate in design. The dormer windows look particularly inappropriate. They too are contrary to ECLP Env 6.

Traffic

Furthermore it will be difficult for cars to access the site under the archway and the amenity of the future owner (whose sitting room will be above the arch) will be compromised as there will be noise and light from cars going through to the courtyard beyond. There may be difficulty of access for emergency vehicles. The street is narrow and heavily parked up and access should be made as easy as possible to the site.

Trees

The trees have TPOs in a Conservation Area and should be preserved consistent with ECLP policies Env 6 and Env 12. Mature trees on the site are to be removed. This is unnecessary as they are in good health and should be retained. It takes a very long time for a tree to grow to maturity and the trees should remain. There is no advantage in the landscape design of the proposal – no point in taking out mature trees to substitute with immature fruit trees.

The application is contrary to the following policies and planning advice:

ECLP 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 appearance or character of the building, or to its setting.

ECLP Policy Env 6 - Conservation Areas - Development

Development within a conservation area will be permitted which:

- *preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal*
- *preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area and*
- *demonstrates high standards of design and utilises materials appropriate to the historic environment.*

ECLP Policy Env 12 - Trees

Development will not be permitted if likely to have a damaging impact on a tree or trees protected by a Tree Preservation Order or other trees worthy of retention on or around a proposed development site, unless necessary for good arboricultural reasons.

When development of a site in a conservation area is proposed, the design statement required by [Policy Des 1](#) should include a reference to the relevant appraisal and supplementary guidance, and show how this has informed the design.

Inverleith Conservation Area Character Appraisal

‘New development should protect the setting of individual buildings and the historic environment as a whole.’

Conservation Area Management Plan

3 Townscape

3.2 The quality of the townscape is a critical factor in the enhancement of the Conservation Area. Respect for design should be demonstrated in the way new buildings are inserted into the existing townscape framework; respecting the scale and form and producing contemporary architecture of the highest quality.

Planning Application 12/04044/FUL SICC Objection 1 Malta Terrace Edinburgh EH4 1HR

3.3 Architectural form and building heights must, therefore, be appropriate to location and function, taking account of the design standards and objectives set out in the Edinburgh Standards for Urban Design.

3.6 Objectives

- To preserve and enhance the existing townscape character, and pursue the highest architectural and urban design quality, incorporating social; environmental and economic needs.*
- To preserve existing residential character and amenities.*

3.7 Actions

- Ensure that development proposals contribute to the special character and appearance of the Conservation Area. A contextual statement will be required for any application which has the potential to adversely affect the residential amenity of the Conservation Area.*
- Ensure that new development reflects and interprets the particular character of Inverleith; responding to and reinforcing locally distinctive patterns of development, townscape, landscape, scale, materials and quality.*
- Ensure new development strengthens the context of the existing Conservation Area, respecting the residential amenity, topography, physical features, views and vistas.*

4 Architectural Character

4.3 Objective

- Reinforce the architectural character of the Inverleith Conservation Area.*

4.4 Actions

- Ensure that the scale, design and materials of new development reinforce and protect the setting of individual buildings, the special character of the Conservation Area, and protect key views.*

Policy Hou 4 - Density

The Council will seek an appropriate density of development on each site having regard to:

- its characteristics and those of the surrounding area*
- the need to create an attractive residential environment and safeguard living conditions within the development*
- the accessibility of the site to public transport and other relevant services*
- the need to encourage and support the provision of local facilities necessary to high quality urban living.*

In established residential areas, proposals will not be permitted which would result in unacceptable damage to local character, environmental quality or residential amenity.

The application is contrary to the above policies and should be rejected.

Yours faithfully

Stephen Brennan

Chair

Stockbridge & Inverleith Community Council