

**REPORT TO:** Planning Committee

**MEETING DATE:** Tuesday 3 December 2013

**BY:** Depute Chief Executive  
(Partnerships and Community Services)

**SUBJECT:** Application for Planning Permission for Consideration

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Application No. **13/00730/LBC**

Proposal Alterations and extension to building

Location **Whittingehame Courtyard Flat  
Stenton  
Haddington  
East Lothian  
EH41 4QA**

Applicant Mr Richard Cain

Per Groves-Raines Architects Ltd.

RECOMMENDATION Consent Granted

#### PLANNING ASSESSMENT

The property the subject of this application is a flat which has been formed in the U-plan Whittingehame House Stables, a former stables building now converted to houses and flats and which is listed as being of special architectural or historic interest (Category B).

The applicant's flat is in the first floor of the east range of the former stables building, above what would have been the carriage shed of the stables. A part of the ground floor of the former carriage shed also belongs to the applicant and is in use as a garage. The flat is accessed via a door and internal stairway within a part of the lower, recessed component of the former stables building, adjacent to the former carriage shed.

Listed building consent is sought for; (i) a porch to be added to part of the front (west) elevation of the lower, recessed component of the former stables building, (ii) the installation of glazed doors within the existing vehicular access on the west elevation of the former carriage shed component of the building, (iii) the formation of a doorway on the ground floor of the north (side) elevation of the former carriage shed component of the building, (iv) the removal of the existing front door from the lower, recessed component of the former stables building and (vi) internal alterations to the building.

Through separate application 13/00730/P planning permission is sought for the proposed porch. A report on application 13/00730/P is at this time on the Scheme of Delegation List.

As an amendment to the application the (north) elevation of the proposed porch which comprise a pair of timber framed and astragalged fixed panels instead of a pair of timber framed and astragalged glazed doors. Therefore the front door of the proposed porch would be in its west (front) elevation.

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

The development plan is the approved Edinburgh and South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Plan 2008.

Policy 1B (The Spatial Strategy: Development Principles) of the approved South East Scotland Strategic Development Plan (SESplan) 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 one letter of objection to the application. It is from a solicitor acting on behalf of the occupier of a neighbouring residential property. The letter of objection raises concerns about the proposed porch extending onto property outwith the control of the applicant and that the porch may have to be accessed from the neighbouring property.

The applicant's agent has declared on application forms and on behalf of the applicant that all the works will take place wholly within the applicant's property.

The proposed porch would be located at the southern end of the lower, recessed component of the former steading building. Its south wall would comprise the existing, north elevation of the former steading building. Its west elevation would comprise one glazed and astragalged timber door and its north elevation would comprise a pair of full height glazed and astragalged, timber panels. As the proposed porch which would be wholly contained beneath the existing canopy that protrudes out from the recessed, lower component of the building, that canopy would form the roof of the porch.

The proposed porch would be small in size and scale. By virtue of this, its positioning alongside the further protruding former carriage shed component of the building and as it would be neatly contained beneath the existing canopy of the building it would be a subservient and sympathetic addition to the former stable building. Therefore and as its door and timber panels would not be dissimilar to other doors that exist within the courtyard the proposed porch would not appear harmfully out of keeping in its courtyard

setting. It would not be prominent or obtrusive and would not harm the special architectural or historic interest of the listed building.

The glazed doors that would be installed within the vehicular access of the building would be of a simple frameless form. Therefore and as the outer timber doors of the garage would be retained the installation of the glazed doors would not be so discernible to be seen to be harmful to the special architectural or historic interest of the listed building.

The proposed doorway that would be formed in the north elevation of the building would be wholly enclosed within the proposed porch. Therefore and as the remainder of that north elevation wall would remain unaltered this would be an alteration to the building that would not harm its special architectural or historic interest.

The existing front door of the flat is to be removed once the proposed porch is erected. The door will not be replaced. The removal of the door would not be visible from outwith the building. The loss of the door would not be harmful to the special architectural or historic interest of the listed building.

The ground floor of the carriage shed component of the building is in use as a garage. Although there is evidence of a pit within the floor of the garage, that pit has been covered and is not a feature of such special architectural or historic interest that its retention is warranted. Therefore the internal alterations to install a kitchen within that part of the building would not be harmful to the special architectural or historic interest of the listed building.

The proposals are consistent with Policy 1B (The Spatial Strategy: Development Principles) of the approved South East Scotland Strategic Development Plan (SESplan), Policy ENV3 of the adopted East Lothian Local Plan 2008, The Scottish Historic Environment Policy: December 2011 and 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