



**APPLICATION FOR PLANNING PERMISSION 12/00812/DPP
ALTERATIONS TO EXISTING WINDOW OPENING TO FORM DOOR
OPENING AT 4 LOTHIAN STREET, DALKEITH**

Report by Head of Planning and Development

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1 The application is for the alteration of an existing blocked up window to form a doorway at 4 Lothian Street, Dalkeith. There have been no letters of representation and the relevant development plan policies are RP20 and RP24 of the Midlothian Local Plan. The recommendation is to grant planning permission subject to conditions.**

2 LOCATION AND SITE DESCRIPTION

- 2.1 The application site is a two storey stone built end-terraced property with a slate roof. The unit is a Category C listed building, owned by the Council and used for storage. There are large vehicular access doors on the front elevation. The openings on the upper floor are bricked up internally, but retain their timber sash and case windows externally.
- 2.2 The site is within the Dalkeith Town Centre, as defined in the adopted Midlothian Local Plan, with a wide range of buildings and uses in the surrounding area. The adjoining buildings to the north of the site form part of the listing description, being part of the former Co-Operative building.

3 PROPOSAL

- 3.1 It is proposed to alter an existing window opening, currently bricked up, on the ground floor of the front elevation. The opening will be widened to 1.5 metres from its existing width of 0.7 metres and extend to ground level to form a doorway. It is proposed to reuse the existing quoin stones and supplement with new to match. A set of pedestrian double doors is to be installed in the opening to match the style of the existing doors elsewhere on the front elevation.
- 3.2 The submitted plans also show that there are to be some areas of stone replacement and repair. However these works do not require planning permission.

4 BACKGROUND

- 4.2 As the application site is a Category C listed building, there is also a listed building consent application currently under consideration for the proposed works (ref 12/00815/LBC). Procedurally, because the building is Council owned that application has to be determined by Historic Scotland.
- 4.3 The applicant and land owner is Midlothian Council. Regulation 3 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 requires applications which are submitted by the Planning Authority to be considered by the Planning Committee.

5 CONSULTATIONS

- 5.2 No consultations were required.

6 REPRESENTATIONS

- 6.1 No representations have been received in connection with this application.

7 PLANNING POLICY

- 7.1 The development plan is comprised of the Edinburgh and the Lothians Structure Plan 2015, approved in June 2004, and the Midlothian Local Plan, adopted in December 2008. The following policies are relevant to the proposal:
- 7.2 Midlothian Local Plan Policy **RP20: Development within the Built-up Area** states that development will not be permitted within the built-up area where it is likely to detract materially from the existing character or amenity of the area; and
- 7.3 Midlothian Local Plan Policy **RP24: Listed Buildings** states that development will not be permitted where it would adversely affect the setting of a Listed Building.

8 PLANNING ISSUES

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise.
- 8.2 The proposed alterations do not adversely affect the character of the listed building and are therefore in accordance with development plan policies. The proposed reuse of the existing quoins and the design of the new door ensure that the changes are compatible to the design of the building and although affecting an existing opening on a listed

building, the proposed doorway would have a limited effect on its character.

9 RECOMMENDATION

9.1 That planning permission be granted for the following reason:

The proposed alteration is sympathetic to and would not detract from the character and appearance of the listed building and as such complies with adopted Midlothian Local Plan policies RP20 and RP24.

Subject to the following conditions:

1. Prior to the commencement of development, details of the materials and finish of the doors shall be submitted to and approved in writing by the planning authority.

Reason: *These details were not submitted with the original application and are required in order to ensure the proposed development does not have an adverse impact on the character and appearance of the listed building.*

2. The development hereby permitted shall be begun within three years from the date of this permission. Prior to the development commencing the planning authority shall be notified in writing of the expected commencement of work date and once development on site has been completed the planning authority shall be notified of the completion of works date in writing.

Reason: *To accord with Section 58 and 27A of the Town and Country Planning (Scotland) Act 1997 (as amended by Planning etc (Scotland) Act 2006).*

Ian Johnson
Head of Planning and Development

Date:	19 February 2013
Application No:	12/00812/DPP (Available online)
Applicant:	Midlothian Council Corporate Resources
Agent:	
Validation Date:	12 December 2012
Contact Person:	Mhairi-Anne Cowie
Tel No:	0131 271 3308
Background Papers:	N/A