

Speaking for Scotland's Buildings



This comment was submitted by the AHSS Forth & Borders Cases Panel via an online planning portal

Council: City of Edinburgh

Application reference: 21/03622/FUL

Address: 265 Morningside Road, Edinburgh

Date AHSS comment submitted: 5th August 2021

The AHSS Forth & Borders Cases Panel have examined this proposal and object to the proposals.

Edinburgh City Council guidance (Listed Buildings and Conservation Areas, 2019) states that new developments in Conservation Areas should preserve the spatial and structural patterns of the existing historic fabric.

This is a single-storey building, providing a valuable element of space in an otherwise crowded neighbourhood. The proposed high-rise building here would negatively affect the adjacent open space, the low-rise buildings surrounding it, and the higher tenements opposite and further north.

The existing height should be the maximum for any development in this location, to avoid detracting from the conservation area.