



## Speaking for Scotland's Buildings

21<sup>st</sup> February 2022

David Givan  
Chief Planning Officer  
PLACE  
City of Edinburgh Council  
4 East Market Street  
EDINBURGH  
EH8 8BG

Copies to the Ward Councillors (Karen Doran, Claire Miller, Joanna Mowat and Alasdair Rankin) and the Chair of the Planning Committee (Neil Gardiner)

Dear Mr Givan,

**RE: 15-16 Abercromby Place, Edinburgh, EH3 6LD**

The Architectural Heritage Society of Scotland has been asked by local members to raise serious concerns about the highly visible roof structure under construction on the roof of 16 Abercromby Place.

We refer to Historic Environment Scotland's letter dated 27 June 2016. HES wrote 'A rooftop terrace is also proposed with a glazed access pod. Such additions are often discouraged in the New Town, due to the physical alterations required and subsequent appearance and authenticity of the roofscape. However, given the extent of past interventions in this case, we consider it unlikely that this proposal will have a significant visual impact on Abercromby Place. Your Council may wish to investigate this in more detail to ensure any impacts are indeed kept to a minimum.'

It is now clear that the roof structure being erected is visible and damaging to the roofscape and streetscape of Abercromby Place, notably when viewed from the corner junction with Dundas Street. Please can you demonstrate what action the Planning Department took in relation to the roof terrace and pod 'to ensure any impacts are indeed kept to a minimum'?

By disrupting the roofline of Abercromby Place it is clear that this addition has not preserved or enhanced the New Town Conservation Area. How is the Council going to ensure that developers and owners of other properties in the New Town do not cite this as a precedent?



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We have reviewed the previous applications relating to the site and when planning permission was granted for the scheme (16/02439/FUL and 16/02440/LBC), this was to be commenced no later than three years from the date of consent. There was a later application for a non-material variation (16/02439/VARY), however it is clear from the handling report that this did not extend the consent period for the original application. We believe that the planning permission for the project expired on 26/08/19 yet it is clear from the developer's website that work started onsite in Spring 2021. Please could you advise of the date given on the Notice of Intended Development. If planning permission for the application did expire on 26/08/19 as per the handling report, what action will you be taking against this developer?

We look forward to hearing from you.

Yours sincerely,

James Seabridge-Cooper  
On behalf of Forth & Borders Cases Panel