

3B South Lauder Road

I write on behalf of the Grange Association which is the amenity association for the Grange Conservation Area.

We are very concerned by the lack of information provided in this application. The plan is to extend a grade B listed building which is half of an asymmetrical pair of adjoined houses. We would require elevations which include the whole building in order to assess the effect the extension would have on these listed buildings. A plan is needed of the ground floor including the garden, in order to assess how the extension would sit in the site. This would also help by showing that despite the address, the entrance to this house is from Fountainhall Road. The ground floor plans provided do not even show how the house joins on to number 3 South Lauder Road and do not show North or South. Nowhere can we find measurements to assess the impact the extension would have. Alterations are planned to the first floor but no plan of the existing first floor is supplied.

From the information available, we consider that the size and position of the proposed extension would not be compatible with the listed building. The footprint of the extension would be 50% of that of number 3B. This would conflict with the Householders' Guidance. The extension would also protrude from the side of the house, spoiling the symmetrical appearance of this half of the building. We consider this would be "detrimental to the appearance or character of the building" (Policy Env3).

The proposed materials - walls finished in render and flat felt roof - are not appropriate for an extension to a listed building in this conservation area where the Grange CACA states "The predominant use of local grey sandstone for buildings and garden walls, and natural slate for roofs contributes to a significant degree of architectural unity within the Grange". The extension would therefore flout policy Env6 and also, because it is a listed building, policy Env3.

We request that this application in its present form be refused because of the size and materials proposed and that any future application should only be validated if it includes adequate information for assessment by the community.