

# Stockbridge and Inverleith Community Council



Karen Robertson  
Planning Department  
Waverley Court  
4 East Market St EH8 8BG

8<sup>th</sup> November 2012

Dear Karen Robertson

**Application No. Ref. No: 12/03567/CON** (submitted by the Raeburn Place Development Ltd (**RPDL**) and The Edinburgh Academical Club (**EAC**), 11A Portgower Place, Edinburgh EH4 1HQ Demolition of part of the existing site boundary wall to Comely Bank Road and North Park Terrace and alterations to Portgower Place.

Stockbridge and Inverleith Community Council, **as a statutory consultee**, objects to the demolition of the traditional stone boundary wall at Raeburn Place/Comely Bank Rd. This demolition is needed to allow development to take place on the site should Application No. 12/03567/FUL receive planning permission and we have objected to that proposed development in a separate letter.

The demolition is contrary to Development Plan policies and Scottish Government policies on Conservation Areas. The wall is in the Inverleith Conservation Area and adjacent to the New Town Conservation Area. ***It would significantly adversely affect the look of the conservation area in Raeburn Place and it would spoil the setting of the listed building the Raeburn House Hotel.***

In particular, it is contrary to policies the Edinburgh City Local Plan (ECLP) Env 6, the Edinburgh and Lothian Structure Plan ENV1C and ENV1D, the Inverleith Conservation Area Appraisal, the Inverleith Conservation Area Management Plan together with SPP policies and SHEP.

There is a presumption in policy against demolition and there are no material considerations which weigh against the strong advice to '*enhance and conserve*' in the above policies. We would refer you to the text and the Appendix of our letter on the proposed development in which we detail the negative effects of the development on the area.

The wall belongs to the City of Edinburgh Council and they should maintain it and repair it. We do not believe it needs to be demolished. Furthermore the effect on the trees along the wall would be adversely affected if the building of new development, were to take place in the close vicinity.

It is the duty of the council to preserve the local heritage for the public and we ask that this application be refused.

Yours sincerely

Stephen Brennan

Chairman of Stockbridge and Inverleith Community Council