

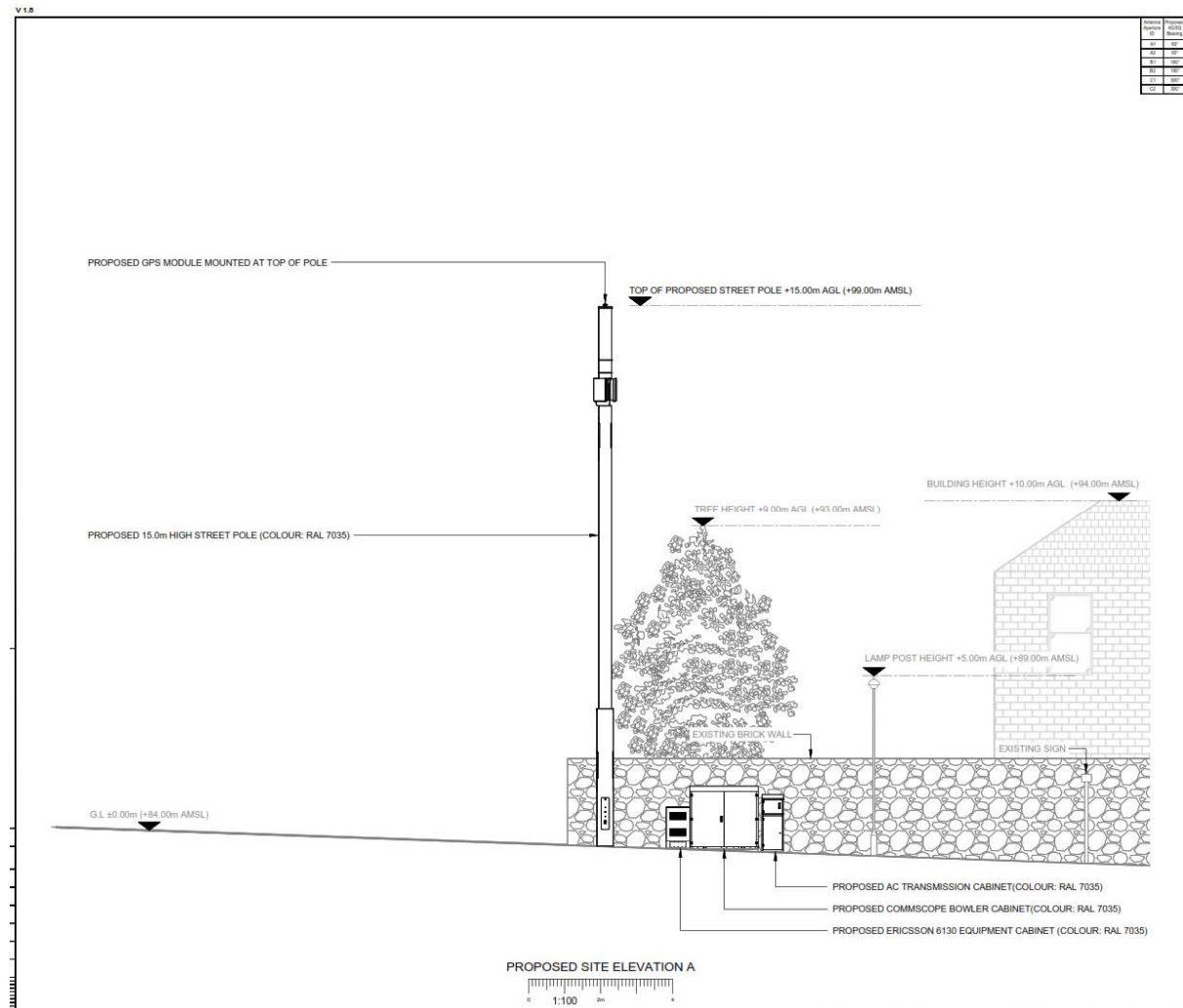
OBJECTION from Grange Association

7 August 2023

We object to the proposal to site a 15m high telecoms mast on this prominent site within the Grange Conservation Area. Our objections relate principally to three concerns:

- 1) The visual intrusion and incongruity with the Conservation Area;
- 2) The disruption to the protected view cone S2b (Edinburgh Castle viewed from Blackford Hill);
- 3) The obstruction and cluttering of the pavement.

1. The visual intrusion and incongruity with the Conservation Area



Proposed site elevation (looking west) with 53 Grange Road behind

The height of the proposed mast will dominate the skyline and the views along Lauder Road which is characterised by mature trees lining the residential street at the heart of the Grange Conservation Area.



Application site at Lauder Road / Grange Road, looking North (Google streetview Aug-2020).
(Proposed mast superimposed)

We note the recent refusal of similar applications [23/01490/FUL](#) and [22/04200/FUL](#) on Whitehouse Loan, also in a conservation area. In the Handling Report for the former application, explaining the refusal, the Case Officer wrote:

“The proposal would be in a conspicuous location The stark and utilitarian appearance of the mast and associated apparatus would create a visually discordant addition to the vicinity, which is characterised by mature landscaping, including a considerable number of mature trees.....”

[...]

“The proposal would have an adverse effect on the character and appearance of the conservation area by virtue of its utilitarian design, which would be in contrast to the mature, soft landscaped nature of the surrounding streetscape. There are no material considerations that outweigh this conclusion.”

Likewise, for the latter application, [22/04200/FUL](#), the Case Officer found:

“The development would disrupt the settled and mature character of the immediate vicinity, which is heavily influenced by soft landscaping and buildings formed in traditional and natural materials. It would erode the historic quality of the streetscape, to the detriment of the character and appearance of the conservation area.

“The proposal would have an adverse effect on the character and appearance of the conservation area and is unacceptable, having regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.”

We concur with those opinions of the Case Officers and we request that the planning department maintains a consistent approach and likewise refuses planning permission for this 15m high mast on this landmark corner of the Grange Conservation Area.

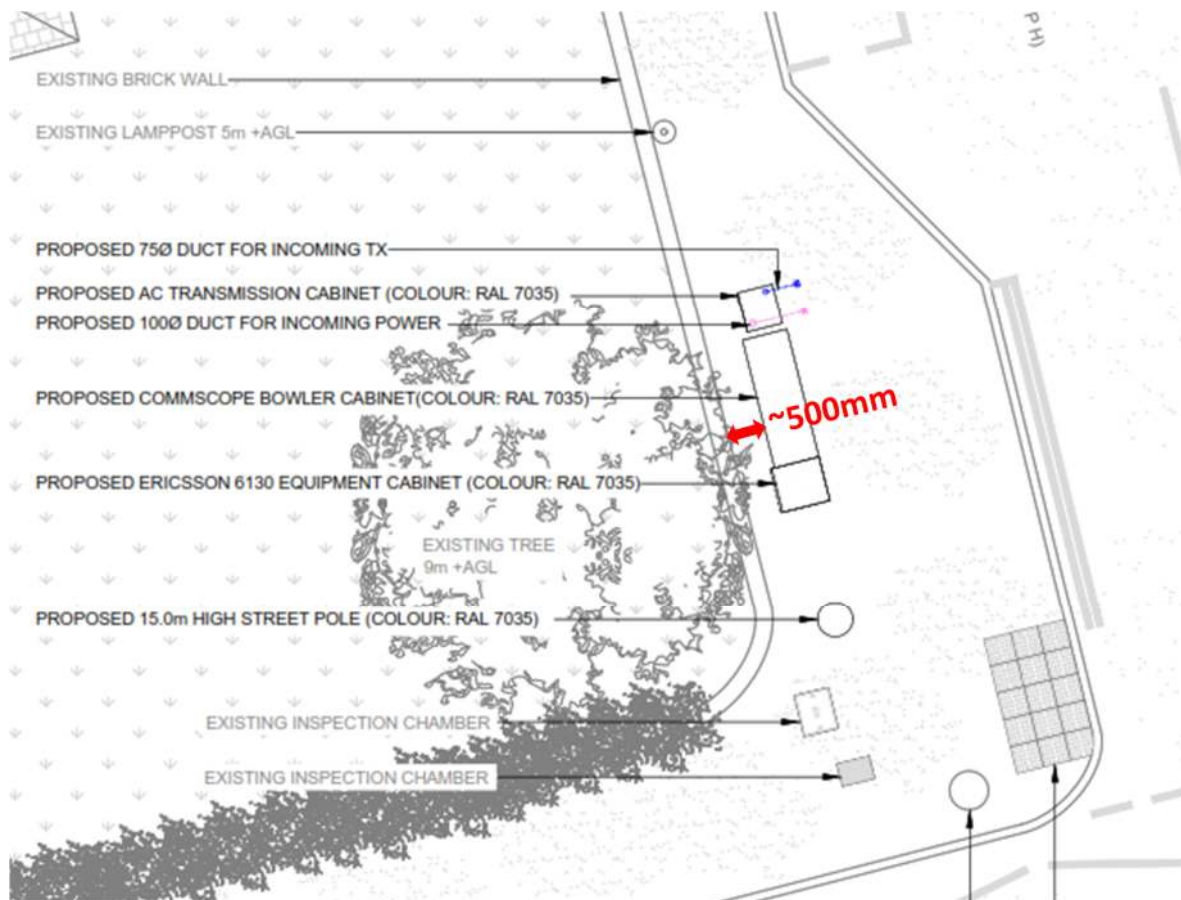
2. The disruption to the protected view cone S2b

The views to the North along Lauder Road are especially worthy of protection, offering views to the Castle, City Centre and the listed former Sick Kids Hospital building when approaching the crest of the road, just south of the application site.

Moreover, the site lies on the edge of protected viewcone S2b, as specified in the [Edinburgh Design Guidance \(page 21\)](#). Viewcone S2b (“Key View [s2b-blackford-hill-royal-observatory-castle-spires-and-firth-of-forth \(edinburgh.gov.uk\)](#)”) includes, at its Eastern edge, the application site. The proposed light grey mast would punctuate this protected view from Blackford Hill and become an alien distraction from the protected views of the historic City beyond. Attachment 1 shows the application site and the protected viewcone.

3. The obstruction and cluttering of the pavement

The footways at this corner of Grange Road and Lauder Road are well-used as a North-South route, including the routes to school for Sciennes Primary School. The pavements were recently redesigned and reclassified as part of the scheme to provide the safe crossing on the East side of the junction.



The proposed locations for the cabinets would consume a considerable portion of the available footway width, diverting pedestrians from the desire line to and from the North. The positioning of the cabinets with a narrow 500mm gap to the boundary wall would create a trap for litter and leaf

debris which would be very difficult for the street cleaners or residents to maintain. It is therefore likely that this gap would never be cleaned and would gradually fill with rubbish.

We therefore request that this application is refused.

Grange Association
7 August 2023

Attachment 1

Protected viewcone S2b – Blackford Hill, Royal Observatory, Castle, Spires, Firth of Forth



Reference point	Estimated height mAOD	Notes	
view	A	135 G L	comparable views are visible from the same levels all around the N side of Blackford Hill
skyline	B	90-95	relevant roof levels west of Castle; skyline below west side of Castle seen against narrow band of water, with hills above, as far west as Bruntsfield spire
	C	100 105 (at St Giles)	significant base of Castle Mound; Old Town skyline is significant against distant hills right across to St Giles Crown from NW of the Observatory, roof levels round St Giles
backdrop	D	-	sea west of Castle mound is very significant; low skyline west of Castle is essential to perception of silhouette
	E	-	skyline shows up against distant hills

Spires, Castle and Firth of Forth with hills beyond from Blackford Hill at Royal Observatory (c.f. view S2a)

View No. S2b

CITY OF EDINBURGH SKYLINE STUDY 2006/08