

## Planning Applications 25/04430/FUL - 12 Hope Terrace EH9 2AP

### OBJECTION from Grange Association

7 October 2025

We have reviewed planning application [25/04430/FUL](#) and submit this objection concerning the materials proposed for the cladding of the new porch.

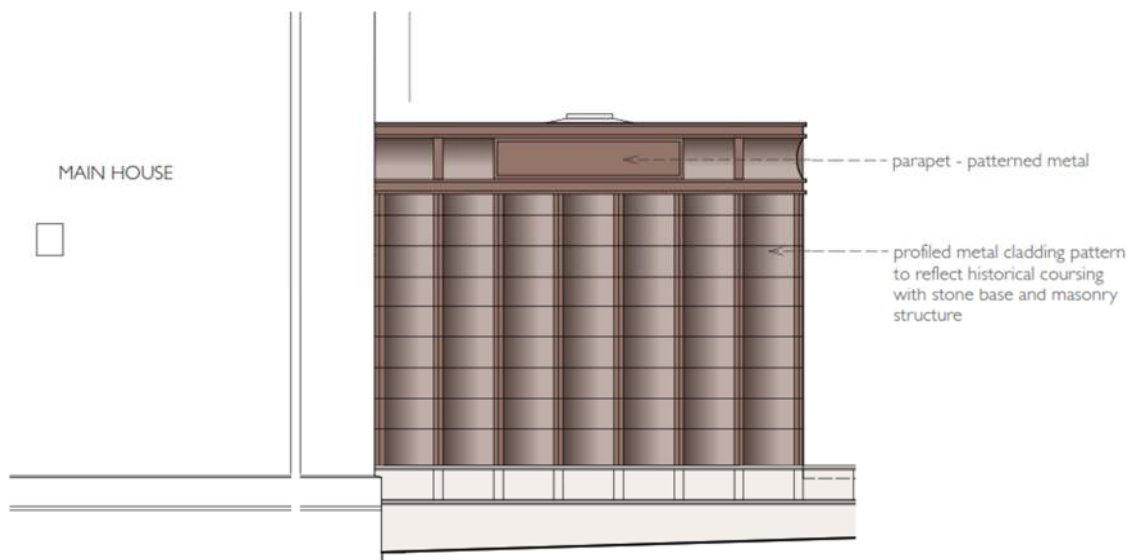
12 Hope Terrace is a splendid 19<sup>th</sup> century villa which, although not listed, is a fine example of the character of the Grange conservation area, well set within spacious grounds.

The applicants' planning statement describes the history of the property's development. The original villa, seen viewed from the front (north) in Figure 5, was extended to the west in the 1870s to form the house largely as it is currently.

The present stone porch is claimed to have been salvaged from a different property later in the 19<sup>th</sup> century. Despite its differences in detail, and its present poor structural condition, the stone material provides a complementary addition to the frontage of the house that reflects the materials of the main villa. It is not immediately obvious to the visitor that the porch is not original.



Fig 5  
Existing elevation.



Proposed East elevation

The proposed replacement porch will be much larger and have metal cladding that will present a starkly separate structure. This will be on the principal (front) elevation of the house, unsympathetic to the stone materials of the original villa or its 19<sup>th</sup> century extension.



The parapet throughout, and the East elevation in particular, will become dominant features of the house. The applicants' planning statement cites examples of contemporary extensions nearby. However, Figure 9 in that statement shows extensions all to the rear of properties and Figure 10 shows new-build houses that define their own architectural styles. None is of a modern extension to the front of a classical villa. The planning statement notes (page 7): "*Cladding to the new structure will be lightweight and decorative metal panels to create a form that resembles a modern garden pavilion sitting within the extensive landscaped front garden grounds.*" Such a 'pavilion' may be appropriate for a separate new building in the grounds, but not for an addition to the main entrance of a villa in the Grange. Indeed, there are already new structures being erected on site following earlier grants of planning permission but none of these is physically connected to the main villa, and certainly not to its front elevation.

The September 2025 revision to the [Householder Guidance](#) includes relevant provisions:

***Traditional and historic buildings***

*Traditional buildings are those constructed before 1919 as modern materials and techniques were used widely in the construction industry from this time onward. .... Special care should be taken when altering traditional buildings. Development should be compatible with the original property and surrounding area in terms of scale, form, design, and materials. These contribute to the character, appearance, and spatial pattern of the street.*

*Householder Guidance, page 6*

***Materials***

*In most cases, the materials used should match the existing building and be in keeping with the character and appearance of the neighbourhood.*

*Householder Guidance, page 12*

Similarly, the September 2025 revision to the guidance on [Listed Buildings and Conservation Areas](#) states:

*Extensions and additions should be carefully considered to protect the ..... special character and appearance of the conservation area. In all cases development should not overwhelm or dominate the original form or appearance of the property or detract from the character of the area.*

*Listed Buildings and Conservation Areas, page 18*

We request that the applicants be invited to reconsider the materials proposed for this new porch with a view to retaining the principal stone façade of the original villa.

**Grange Association  
7 October 2025**