



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100701404-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

Easting

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Ian Forbes Architect		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Ian	Building Name:	Studio 2, The Red Sandstone
Last Name: *	Forbes	Building Number:	
Telephone Number: *	01315630877	Address 1 (Street): *	130 Leith Walk
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH6 5DT
Email Address: *	ian@ianforbesarchitect.com		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Blenheim House
First Name: *	Nic	Building Number:	
Last Name: *	Wood	Address 1 (Street): *	2nd Floor
Company/Organisation	Scotbrew Ltd	Address 2:	Fountainhall Road
Telephone Number: *		Town/City: *	Aberdeen
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	AB15 4DT
Fax Number:			
Email Address: *			

Type of Application

This application is to ascertain whether one or both of the following would be lawful: *

- Proposed use of buildings or other land.
- Proposed operations to be carried out in, on, over or under land (building operation or development).

Please describe in detail the use or development/operations for which you are seeking the certificate: * (Max 500 characters)

The storage and maintenance of a fleet of buses and mini buses with ancillary offices.

Description of Proposed Use of Buildings or Other Land and/or Proposed Operations

Existing Use Class

Please state the existing Use Class as described in the Town and Country Planning (Use Classes) (Scotland) Order 1997. Where building or land is vacant, state last known use: *

Class 5 General Industry

Description of Proposal

Please describe in detail the proposed use of buildings or other land for which the Certificate is sought and/or proposed operations to be carried out in, on, over or under land: * (Max 500 characters)

The warehouse and yard are proposed to be used for the storage of a fleet of buses and mini buses. It is proposed that general maintenance will be carried out on the buses and the offices for the company will operate from the existing offices within the warehouse.

Description of Proposed Use of Buildings or Other Land and/or Proposed Operations – Proposed Use Class

Proposed Use Class

Please state the proposed use class (for which the Certification is sought): *

Class 6 Storage or Distribution

Please state the proposed use class (for which the Certification is sought): *

Class 5 General Industry

Please state the proposed use class (for which the Certification is sought): *

Class 4 Business (Office/Light Industry)

Description of Proposed Use of Buildings or Other Land and/or Proposed Operations – Additional Use

Please describe each additional use fully and show on a plan how each use physically relates to each other. (Max 500 characters)

We believe that the property has Uses Classes 5 (General Industry) and 6 (Storage and or Distribution) and is covered by permitted development to be used as Use Class 4 (Business)

Is the proposed use: * Temporary Permanent

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

When the property was being purchased in 2021, I enquired with the original Planning Officer for the original planning in 2000, Stephen Dickson, on what use classes it had. He suggested a Certificate of Lawfulness would provide a more formal response. At that time we were looking for the use of storage and distribution of alcohol. Now may client wishes to lease the property to a tenant with a different use.

Title:

Mr

Other title:

First Name:

Stephen

Last Name:

Dickson

Correspondence Reference Number:

Date (dd/mm/yyyy):

17/06/2021

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Any other Particulars or Supplementary Information

Please provide any other particulars or information here which you consider may be relevant: * (Max 500 characters)

A Section 50 Certificate was obtained on 31st August 2021 for the storage, sale (click and collect) and distribution of alcohol. That use will no longer be required with the new tenant operating a bus and mini bus company.

List of Documents, Drawings or Plans which accompany this Application

Please provide a full list of documentation, drawings or plans which accompany this application which you are submitting as supporting information and evidence: * (Max 500 characters)

Plans and site plan

Interest in Land

Please state the applicant's interest in the land: *

Owner Lessee Tenant Occupier Other

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * Yes No

Checklist – Application for a Certificate of Lawfulness for a Proposed Use or Development

The provision of sufficient proof in a Certificate of Lawfulness is firmly with the applicant and therefore sufficient and precise information should be provided.

Please complete the following checklist to make sure you have provided all the necessary information in support of your application. Failure to submit all this information may result in your application being deemed invalid. The Planning Authority will not start processing your application until it is valid.

A copy of a plan, showing the boundary of the site. The plan should identify the land to which the application relates and should be drawn to an identified scale. Where such an application specifies two or more uses, operations or other matters, the plan which accompanies the application is to indicate to which part of the land each such use, operation or other matter relates. * Yes No

All the evidence provided in support of your application, as detailed in your answers. * Yes No

A statement setting out the applicant's interest in the land, the name and address of any other person known to the applicant to have an interest in the land and whether any such other person has been notified of the application. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has need received by the planning authority.

Declare – Certificate of Lawfulness – Proposed Use or Development

I, the applicant/agent certify that this is an application for a certificate of Lawfulness as described in this form and the accompanying plans/drawings and additional information.

Declaration Name: Mr Ian Forbes

Declaration Date: 12/02/2025

WARNING

Section 153 of the 1997 Act provides that it is an offence to knowingly or recklessly provide false or misleading information or to withhold material information with intent to deceive.

Section 152(7) enables the planning authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information or if material information has been withheld.

Payment Details

Online payment: 7393714267006936404231;

Payment date: 12/02/2025 14:43:00

Created: 12/02/2025 14:43