



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Tel: 0131 529 3550 Email: planning@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 100702730-002

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.

Description of Proposed Works to Listed Building

Are the proposals to alter, extend or demolish the listed building(s)? *

☒ Yes ☐ No

If Yes, please provide further details: * (Max 500 characters)

- open up 3no. window openings that have been infilled with stone internally - remove existing timber external door and inner stone wall with small metal door to underside of stone lintel - at the entrance opening internally, remove internal stone packing out back in line with the circumference - remove timber enclosure to flight holes - reinstate hardwood timber potence

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Please Note: it can be a criminal offence to undertake works that require listed building consent in advance of obtaining consent.

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:	Studio Emma Tubbs		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Emma	Building Name:	49
Last Name: *	Tubbs	Building Number:	49
Telephone Number: *	07881581622	Address 1 (Street): *	49
Extension Number:		Address 2:	Somerset Road
Mobile Number:		Town/City: *	London
Fax Number:		Country: *	United Kingdom
		Postcode: *	SW19 5HT
Email Address: *	studio@emmatubbs.com		
Is the applicant an individual or an organisation/corporate entity? *			
☒ Individual ☐ Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Ms	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	54
First Name: *	Chiara	Building Number:	
Last Name: *	Stephenson	Address 1 (Street): *	Cardigan Street
Company/Organisation	Chiara Stephenson Studio Ltd	Address 2:	
Telephone Number: *		Town/City: *	London
Extension Number:		Country: *	London
Mobile Number:		Postcode: *	
Fax Number:			
Email Address: *	chiarastephenson@gmail.com		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Dundas Castle Dovecot

Northing

676768

Easting

311482

Existing and Proposed Uses

Please describe the current use: * (Max 500 characters)

The building is currently empty and functionless. The structure was originally designed to house pigeons and doves and the nesting holes are for the birds to nest.

Please describe the proposed use: * (Max 500 characters)

To open up the building to visitors to enjoy the unique interior of this listed structure.

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Listed Building Category

Please state the category of listing (if known) of the building in the list of Buildings of Special Architectural or Historic interest: *

- ☐ Category A
- ☒ Category B
- ☐ Category C
- ☐ A (Group)
- ☐ B (Group)
- ☐ Ecclesiastical Category A
- ☐ Ecclesiastical Category B
- ☐ Ecclesiastical Category C
- ☐ Don't Know

Demolition of Listed Building

Does the proposal involve demolition of a listed building or a building within the curtilage of a listed building? *

- ☐ Total or substantial demolition of the listed building
- ☐ Total or substantial demolition of a building within the curtilage of the listed building
- ☒ Other (partial demolition or alterations)

Listed Building Alterations

Do the proposed works include alterations and/or extension to a listed building? *

☒ Yes ☐ No

(This may be in addition to any demolition works specified previously)

Does the proposal include:

Works to the exterior of the building? This would include works to any structure or object fixed to the building ☒ Yes ☐ No
Or to any other buildings within its curtilage: *

Works to the interior of the building? This should include any stripping out of any internal features eg. Wall, Ceiling, plasterwork, joinery, panelling, fireplaces, chimney pieces, staircases, ironmongery, doors, flooring, Floor finishes/floorboards, tiling, stencilled decoration, fixed furniture and fittings, including machinery: * ☒ Yes ☐ No

Please state the number of attachments you will be including with this proposal, this may include plans, drawings and photographs sufficient to identify the location, extent and character of the items to be altered, extended or removed, and the proposal for their replacement, including any new means of structural support and detailed specification of proposed finishing materials.

Number of plans, drawings and photographs in total? *

11

Proposal Relating to Listed Building

Are there any current applications or existing consents or permissions for this site? *

☐ Yes ☒ No

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

Certificates and Notices

Certificate and Notice

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

The Town and Country Planning (Listed Building and Buildings in Conservation Areas) (Scotland) Regulations 1987

One Certificate must be completed and submitted along with this form; either Certificate A, Certificate B or Certificate C.

Are you the sole owner of ALL the land/building relevant to this proposal? * ☐ Yes ☒ No

Are you able to identify and give appropriate notice to ALL the other owners? ☒ Yes ☐ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Certificates

The certificate you have selected requires you to distribute copies of the Notice 1 document below to all of the owners that you have provided before you can complete your certificates.

Notice 1 is required

☒ I understand my obligations to provide the above notice before I can complete the certificates. *

Land Ownership Certificate

Certificate and Notice

The Planning (Listed Buildings and Conservation Areas) (Scotland) act 1997

The Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) (Scotland) Regulations 1987

Certificate B

I hereby certify that –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [note 1] of any part of the land to which the application relates.

Name: WLN48604 Title Dundas Castle Limited

Address: Dundas Castle, Dundas Estate, South Queensferry, Edinburgh, EH30 9SP

Date of Service of Notice: * 26/02/2025

Name: [REDACTED]

Address: Edinburgh Quay, 133 Fountainbridge, Edinburgh, EH3 9BA

Date of Service of Notice: * 26/02/2025

Name: [REDACTED]

Address: Esplanade, 44 Esplanade, St Helier, Jersey, JE4 9WG

Date of Service of Notice: * 26/02/2025

Name: [REDACTED]

Address: Dundas Estate, Baronet of Dundas Castle, South Queensferry, Edinburgh, EH30 9SP

Date of Service of Notice: * 26/02/2025

Name: [REDACTED]

Address: Turcan Connell, 1 Earl Grey Street, Edinburgh, EH3 9EE

Date of Service of Notice: *	26/02/2025													
Signed: Emma Tubbs On behalf of: Ms Chiara Stephenson Date: 27/02/2025 17:35:22 Note 1 – Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.														
Checklist – Application for Listed Building Consent Please complete the following checklist to make sure you have provided all the necessary information in support of your application. Failure to submit the necessary information may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">A Location plan which identifies the land to which the application relates drawn to an identified scale And showing the direction of north. *</td> <td style="width: 30%; text-align: right; vertical-align: bottom;"> ☒ Yes ☐ No </td> </tr> <tr> <td>A copy of other detailed plans, drawings, photographs (with annotations to describe the details of Materials and workmanship) as necessary to describe your proposals. *</td> <td style="text-align: right; vertical-align: bottom;"> ☒ Yes ☐ No </td> </tr> <tr> <td>Elevations. *</td> <td style="text-align: right; vertical-align: bottom;"> ☒ Yes ☐ No </td> </tr> <tr> <td>Floor Plans. *</td> <td style="text-align: right; vertical-align: bottom;"> ☒ Yes ☐ No </td> </tr> <tr> <td>Roof Plan. *</td> <td style="text-align: right; vertical-align: bottom;"> ☒ Yes ☐ No </td> </tr> </table>			A Location plan which identifies the land to which the application relates drawn to an identified scale And showing the direction of north. *	☒ Yes ☐ No	A copy of other detailed plans, drawings, photographs (with annotations to describe the details of Materials and workmanship) as necessary to describe your proposals. *	☒ Yes ☐ No	Elevations. *	☒ Yes ☐ No	Floor Plans. *	☒ Yes ☐ No	Roof Plan. *	☒ Yes ☐ No		
A Location plan which identifies the land to which the application relates drawn to an identified scale And showing the direction of north. *	☒ Yes ☐ No													
A copy of other detailed plans, drawings, photographs (with annotations to describe the details of Materials and workmanship) as necessary to describe your proposals. *	☒ Yes ☐ No													
Elevations. *	☒ Yes ☐ No													
Floor Plans. *	☒ Yes ☐ No													
Roof Plan. *	☒ Yes ☐ No													
Does your plan include: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Sections. *</td> <td style="width: 30%; text-align: right; vertical-align: bottom;"> ☒ Yes ☐ No </td> </tr> <tr> <td>Perspectives of Photomontages. *</td> <td style="text-align: right; vertical-align: bottom;"> ☐ Yes ☒ No </td> </tr> <tr> <td>Block Plan. *</td> <td style="text-align: right; vertical-align: bottom;"> ☐ Yes ☒ No </td> </tr> <tr> <td>Special Detailed Drawing. *</td> <td style="text-align: right; vertical-align: bottom;"> ☒ Yes ☐ No </td> </tr> <tr> <td>Detailed specification of finishes. *</td> <td style="text-align: right; vertical-align: bottom;"> ☒ Yes ☐ No </td> </tr> <tr> <td>Current or old photographs. *</td> <td style="text-align: right; vertical-align: bottom;"> ☒ Yes ☐ No </td> </tr> </table>			Sections. *	☒ Yes ☐ No	Perspectives of Photomontages. *	☐ Yes ☒ No	Block Plan. *	☐ Yes ☒ No	Special Detailed Drawing. *	☒ Yes ☐ No	Detailed specification of finishes. *	☒ Yes ☐ No	Current or old photographs. *	☒ Yes ☐ No
Sections. *	☒ Yes ☐ No													
Perspectives of Photomontages. *	☐ Yes ☒ No													
Block Plan. *	☐ Yes ☒ No													
Special Detailed Drawing. *	☒ Yes ☐ No													
Detailed specification of finishes. *	☒ Yes ☐ No													
Current or old photographs. *	☒ Yes ☐ No													
What other information are you submitting in support of your application? * ☒ Design Statement. ☒ Supporting Statement. ☐ Condition Survey Report. ☐ Feasibility Study. ☐ Development Appraisal. ☐ Environmental Impact Statement. ☐ Conservation Survey/Statement/Plan. ☐ Other.														
Declare – Listed Building Consent I, the applicant/agent certify that this is an application for listed building consent as described in this form the accompanying plan/drawings and additional information.														

Declaration Name: Ms Emma Tubbs

Declaration Date: 27/02/2025