



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 100709088-002

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.

### Site Address Details

Planning Authority: City of Edinburgh Council

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

Address 1: 50 KEKEWICH AVENUE

Address 2: CRAIGENTINNY

Address 3:

Address 4:

Address 5:

Town/City/Settlement: EDINBURGH

Post Code: EH7 6TY

Please identify/describe the location of the site or sites

[Empty text box for site location description]

Northing 674705

Easting 329559

### 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

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Dr"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Jethro"/>	Building Number:	<input type="text" value="50"/>
Last Name: *	<input type="text" value="Gauld"/>	Address 1 (Street): *	<input type="text" value="50 Kekewich Avenue"/>
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH7 6TY"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

## 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)

My wife (Elena Zanini) and I work from home and plan to build a garden office and gym in the south east corner of our back garden. This will be a metre away from the nearest property boundary and no Windows will overlook neighbouring properties. The building will be timber frame with weatherboard cladding and a warm, green roof. The building will have three rooms, two office spaces (one to also be used as a gym space) and one shower room. Max building height will be 2992mm above ground level.

## 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: \*

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Any other Particulars or Supplementary Information

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

The land is currently part of a residential garden. Total area of the garden office will be 23.22m<sup>2</sup> which is below the size limit detailed in Edinburgh council's guidance and the total height will be under the 3m limit for a flat roof structure. Drainage for roof run off will be managed by a green roof and a soak away. Drainage for the shower will connect into the property's existing drainage via a private inspection chamber at the rear of the house.

## 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)

I have appended sketches of the proposed garden office along with a photo of the proposed location. This includes the: - Location Plan - denoted by a blue dot within our red line boundary - floorplan - drawings of each elevation - details of the roof structure (warm roof) - a photo of the proposed location

## 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 been 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: Dr Jethro Gauld

Declaration Date: 20/04/2025

### 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: 7451562395846827704043;

Payment date: 20/04/2025 14:37:00

Created: 20/04/2025 14:37