

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 100725969-002

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

Are the proposals to vary or discharge conditions attached to a previous grant of listed building consents(s):* Yes No

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

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Thomas"/>	Building Number:	<input type="text" value="18"/>
Last Name: *	<input type="text" value="Brazel"/>	Address 1 (Street): *	<input type="text" value="Baird Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Ratho"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Newbridge"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH28 8RA"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

18 BAIRD ROAD

Address 2:

RATHO

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

NEWBRIDGE

Post Code:

EH28 8RA

Please identify/describe the location of the site or sites

Northing

670848

Easting

313984

Existing and Proposed Uses

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

Existing shed used for storage, current summer house also used for storage

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

Replacement shed will be used for storage. New garden room will be an office space for remote home working usage.

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)

Please describe the building and the proposed demolition works. Please include a method statement for proposed demolition works and protective measures for remaining parts of the building: *(Max 500 characters)

Demolition of rotting wooden outbuildings which are around 30 years old. One shed (6m x 3m) of wood construction and one garden room (4m x 3m) of wood construction. These are demonstrated in photographs and on the plan. They are not interacting with the main listed building or any adjoining structures. Due to their distant location their removal should pose little to no risk to any listed structures.

Why is it proposed to demolish all or part of the building(s) and or structure(s)? *(Max 500 characters)

The wooden structures have succumbed to rot. We plan to replace the shed with a wood-composite structure sized 5.3m x 2.3m, and the summer house with a 4m x 3m garden room using Hardie plank composite material in Monterey taupe colour (see proposed plans). We hope this buildings will be in keeping with the style of the area, and will be sustainable and longer lasting.

Please select the supporting information you are submitting with the proposal: *

- Supporting Statement
- Condition Survey Report
- Feasibility Study
- Development Appraisal
- Other

As you have indicated that the supporting information you are submitting with the proposal is not listed previously, please provide further details. *(Max 500 characters)

Photographs of the buildings. We hope given that they are relatively new buildings compared to the property as a whole they will not be considered important as part of the heritage of 18 Baird Road, and can be demolished and replaced with more sympathetic and sustainable structures.

Listed Building Alterations

Do the proposed works include alterations and/or extension to a listed building? *
(This may be in addition to any demolition works specified previously)

Yes No

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:

Mrs Hannah Brazel

Address:

18, Baird Road, Ratho, Newbridge, EH28 8RA

Date of Service of Notice: *

09/09/2025

Signed:

Mr Thomas Brazel

On behalf of:

Date:

09/09/2025 21:43:03

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.

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:

- | | |
|---------------------------------------|---|
| Sections. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Perspectives of Photomontages. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Block Plan. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Special Detailed Drawing. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Detailed specification of finishes. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Current or old photographs. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.

As you have selected "other" from the information in support of your application list please provide further details. * (Max 500 characters)

Photographs and plan demonstrating current buildings and plan showing distance from main house

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: Mr Thomas Brazel

Declaration Date: 09/09/2025