



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 100723122-003

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.

Extent of Demolition Proposed

This proposal is for: * ☒ Substantial Demolition ☐ Complete Demolition

Please give details of the extent of demolition works.

Preferred units: * ☐ Cubic Metres ☒ Square Metres

Size of Existing building/structure in total: *

145.50

Size of part to be demolished: *

5.00

Have the works already been started or completed? *

☒ No ☐ Yes – Started ☐ Yes – Completed

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

The Stockbridge Tap 2-6 Raeburn Pl, Edinburgh EH4 1HN

Northing

674654

Easting

324552

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:	S+Co		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Divya Vijay	Building Name:	Lambs House
Last Name: *	Shah	Building Number:	11
Telephone Number: *	07415223920	Address 1 (Street): *	Waters Close
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH6 6RB
Email Address: *	divya@s-and.co		

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:	Maclean	Building Name:	The Raeburn
First Name: *	Ross	Building Number:	112
Last Name: *	Maclean	Address 1 (Street): *	Raeburn Pl
Company/Organisation	Raeburn Hotel Group	Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH4 1HG
Fax Number:			
Email Address: *			

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Supporting Information for Proposed Demolition Work

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

Expansion of bar area and removal of 1 of 3 existing entrances to improve seating layout. The updating of windows facing Raeburn Place will allow for them to open up onto outdoor seating.

Please indicate additional information being provided:

- ☒ Location Plan
- ☒ Photograph(s) of Elevations
- ☒ Survey drawings illustrating existing plans and elevations
- ☒ Drawings indicating areas of demolition
- ☒ Historic Records of Building/structure
- ☒ Evidence of Building's structural condition
- ☒ Drawings illustrating proposed development
- ☐ Supporting Statement
- ☒ Old photographs
- ☐ Financial appraisal/justification
- ☐ Other

Proposals for the Site after Demolition

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

☐ Yes ☒ No

Please state the number of current applications or existing consents of permissions: *

Are you submitting an application for Planning Permission or other consent at the same time as this application?

☒ Yes ☐ No

If Yes, please provide brief details of the proposed development and after use of the site: * (Max 500 characters)

The refurbishment of the interiors including partial demolition of internal walls, back structure and fixed furniture. Replacement of doorway to St. Bernard's Row with window and replacement of glazing facing Raeburn Place.

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

Certificate Required

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

Certificate A

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 A

I hereby certify that – (See the help section for notes)

(1) - No person other than myself/the applicant was an owner [Note 1] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying appeal.

Signed: Divya Vijay Shah

Date: 22/09/2025 10:24:42

☒ Please tick here to certify this Certificate. *

Checklist – Application for Conservation Area 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 and/or site plan which identifies the land to which the application relates, drawn to an identified ☒ Yes ☐ No scale and showing the direction of north. This plan should identify clearly the building(s) to be demolished. *

Other information: * (at least one must be selected)

- ☒ Design Statement.
- ☐ Supporting Statement.
- ☐ Condition Survey Report.
- ☐ Feasibility Study.
- ☐ Development Appraisal.
- ☒ Photographs.
- ☐ Environmental Impact Appraisal.
- ☐ Other.

If you have indicated that the information in support of your application is not listed previously, please provide further details.* (Max 500 characters)

No Fee is needed with an application for Conservation Area Consent.

Declare – Conservation Area Consent

I, the applicant/agent certify that this is an application for conservation area consent as described in this form the accompanying plan/drawings and additional information.

Declaration Name: Ms Divya Vijay Shah

Declaration Date: 22/09/2025