



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 100728322-001

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.

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)

Replacement of slate roof which has reached end of life

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:	Miss	You must enter a Building Name or Number, or both: *
Other Title:		Building Name:
First Name: *	Rebecca	Building Number: 2
Last Name: *	Brydie	Address 1 (Street): * St Marys Street
Company/Organisation		Address 2:
Telephone Number: *		Town/City: * Edinburgh
Extension Number:		Country: * United Kingdom
Mobile Number:		Postcode: * EH1 1SU
Fax Number:		
Email Address: *		

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

274-278 Canongate, 2 St Marys Street, EH1 1SU

Northing	673695	Easting	326169
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Existing and Proposed Uses

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

The building consists of three shop units and eight domestic accommodation units. The roof is in poor condition and is suffering from nail sickness. It has large sections of uneven and poor quality slating, with numerous cracked and offset slates. There is no underlay fitted, and numerous leaks have been reported or are active, as well as an urgent health and safety concern raised for pedestrians in the streets below.

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

Existing roof stripped and reslated, with the addition of underlay and copper nails. Replacement of existing abutments and detailing, on a like-for-like basis, including lead ridges, flashings and valleys. Replacement of cast iron roof windows with timber conservation-style windows, appropriate to the character of the building. Replacement of two lead box gutters, like-for-like.

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
Or to any other buildings within its curtilage: * ☒ Yes ☐ No

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? *

3

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: Mr Dominic Harris

Address: 4F1, 2, St Marys Street, Edinburgh, United Kingdom, EH1 1SU

Date of Service of Notice: * 03/10/2025

Name: Mr Robin Shohet

Address: 3F2, 2, St Marys Street, Edinburgh, United Kingdom, EH1 1SU

Date of Service of Notice: * 03/10/2025

Name: Mr Joseph McGuire

Address: 3F1, 2, St Marys Street, Edinburgh, United Kingdom, EH1 1SU

Date of Service of Notice: * 03/10/2025

Name: Mr Adam Dove

Address: 2F2, 2, St Marys Street, Edinburgh, United Kingdom, EH1 1SU

Date of Service of Notice: * 03/10/2025

Name: Mr Storm Lee Gardner

Address: 2F1, 2, St Marys Street, Edinburgh, United Kingdom, EH1 1SU

Date of Service of Notice: *

03/10/2025

Name:

Mr Adam Dove

Address:

1F2, 2, St Marys Street, Edinburgh, United Kingdom, EH1 1SU

Date of Service of Notice: *

03/10/2025

Name:

Mrs Karen Miele

Address:

1F1, 2, St Marys Street, Edinburgh, United Kingdom, EH1 1SU

Date of Service of Notice: *

03/10/2025

Name:

Mrs Rita Kharbanda

Address:

274, Canongate, Edinburgh, United Kingdom, EH8 8AA

Date of Service of Notice: *

03/10/2025

Name:

Mr Victor Campos

Address:

276, Canongate, Edinburgh, United Kingdom, EH8 8AA

Date of Service of Notice: *

03/10/2025

Name:

Mrs Nicola Henderson

Address:

278, Canongate, Edinburgh, United Kingdom, EH8 8AA

Date of Service of Notice: *

03/10/2025

Signed: Miss Rebecca Brydie

On behalf of:

Date: 02/10/2025 18:03:18

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. *

☐ 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: Miss Rebecca Brydie

Declaration Date: 02/10/2025