



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 100729227-001

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 Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Internal alterations and attic conversion to existing flat to create two separate dwelling.

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

☒ No ☐ Yes - Started ☐ Yes – Completed

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:	Staran Architects Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Staran	Building Name:	
Last Name: *	Architects	Building Number:	49
Telephone Number: *	0131 556 9830	Address 1 (Street): *	Cumberland Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH3 6RA
Email Address: *	info@staranarchitects.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:	
First Name: *	Katie	Building Number:	3
Last Name: *	Pedri	Address 1 (Street): *	(3F3)
Company/Organisation		Address 2:	Henderson Row
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH3 5DH
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:

3F3

Address 2:

3 HENDERSON ROW

Address 3:

STOCKBRIDGE

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH3 5DH

Please identify/describe the location of the site or sites

Northing

674805

Easting

325098

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☐ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

There has been a number of email exchanges with City of Edinburgh Council planning department on the number and position on the rooflight to the roof facing Dundas Street. This concluded with the following statement from the area team leader "Thank you for your patience with this matter. I have reviewed with the case officer and we consider that the reduced scale of three rooflights is a more acceptable response."

Title:

Other

Other title:

-

First Name:

Elaine

Last Name:

Campbell

Correspondence Reference
Number:

Planning Ref: 25/00950/FUL

Date (dd/mm/yyyy):

01/10/2025

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

☐ Yes ☒ No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

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 UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☐ Yes ☒ No

Is any of the land part of an agricultural holding? *

☐ 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

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] 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 application;

or –

(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 4] of any part of the land to which the application relates.

Name:

Address:

Owner of 3 (1F1) , 3, Henderson Row, Edinburgh, Scotland, EH3 5DH

Date of Service of Notice: *

09/10/2025

Name:

Address:

Owner of 3 (1F2) , 3, Henderson Row, Edinburgh, Scotland, EH3 5DH

Date of Service of Notice: *

09/10/2025

Name:

Address:

Owner of 3 (1F3) , 3, Henderson Row, Edinburgh, Scotland, EH3 5DH

Date of Service of Notice: *

09/10/2025

Name:

Address:

Owner of 3 (2F1) , 3, Henderson Row, Edinburgh, Scotland, EH3 5DH

Date of Service of Notice: *

09/10/2025

Name:

Address:

Owner of 3 (2F2) , 3, Henderson Row, Edinburgh, Scotland, EH3 5DH

Date of Service of Notice: *

09/10/2025

Name:

Address:

Owner of 3 (2F3) , 3, Henderson Row, Edinburgh, Scotland, EH3 5DH

Date of Service of Notice: *

09/10/2025

Name:

Address:

Owner of 3 (3F1) , 3, Henderson Row, Edinburgh, Scotland, EH3 5DH

Date of Service of Notice: *

09/10/2025

Name:

Address:

The owner, 7, Henderson Row, Edinburgh, Scotland, EH3 5DH

Date of Service of Notice: *

09/10/2025

Name:

Address:

The owner, 160, Dundas Street, Edinburgh, Scotland, EH3 5DQ

Date of Service of Notice: *

09/10/2025

Name:

Address:

The owner, 9-11, Henderson Row, Edinburgh, Scotland, EH3 5DH

Date of Service of Notice: *

09/10/2025

Name:

Address:	The owner, 154, Dundas Street, Edinburgh, Scotland, EH3 6TH
Date of Service of Notice: *	09/10/2025
Name:	- - -
Address:	The owner, 154, Dundas Street, Edinburgh, Scotland, EH3 6TH
Date of Service of Notice: *	09/10/2025
Name:	- - -
Address:	Owner of 3 (3F2) , 3, Henderson Row, Edinburgh, Scotland, EH3 5DH
Date of Service of Notice: *	09/10/2025

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:	
Address:	
Date of Service of Notice: *	

Signed:	Staran Architects
On behalf of:	Ms Katie Pedri
Date:	09/10/2025
☒ Please tick here to certify this Certificate. *	

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates?. * ☒ Yes ☐ No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * ☒ Yes ☐ No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent.? * ☒ Yes ☐ No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. ☒ Yes ☐ No
- e) Have you provided a certificate of ownership? * ☒ Yes ☐ No
- f) Have you provided the fee payable under the Fees Regulations? * ☒ Yes ☐ No
- g) Have you provided any other plans as necessary? * ☒ Yes ☐ No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- ☒ Existing and Proposed elevations.
- ☒ Existing and proposed floor plans.
- ☒ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☒ Roof plan.
- ☐ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. ☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * ☐ 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 – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: - Staran Architects

Declaration Date: 09/10/2025

Fee Exemption Reason

This is a revision to a previous application where the fee has already been paid

This is a reapplication of a planning application that was previously refused (Planning Application Ref: 25/00950/FUL). The original application was submitted on 4th March 2025 and this reapplication is within a year of the original application, therefore, is a free reapplication.