



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 100729110-002

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.

Extent of Demolition Proposed

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

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

Coatfield Lane - Land 30 Metres South Of 26 Tolbooth Wynd

Northing

676206

Easting

327052

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:	Collective		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Holly	Building Name:	2 Commercial Street
Last Name: *	Gardner	Building Number:	2
Telephone Number: *	01312872813	Address 1 (Street): *	2 Commercial Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH6 6JA
Email Address: *	h.gardner@collectivearchitecture.co.uk		

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:	Waverley Court
First Name: *	Ruth	Building Number:	
Last Name: *	Bradford	Address 1 (Street): *	4 East Market Street
Company/Organisation	City Of Edinburgh Council	Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	EH8 8BG
Fax Number:			
Email Address: *			

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)

The summary of the feedback noted the principle of redeveloping the site with 100% affordable housing is supported, subject to complying with other policies in the plan including its design, amenity and sustainability considerations. Detailed feedback was provided for; Loss of open space, Conservation Area and Listed Buildings, Historic Assets and Places, Design, Quality and Place, Transport, Climate Mitigation/Adaptation, Developer Contributions and Information required for submission.

Title:	Ms	Other title:	
First Name:	Laura	Last Name:	Marshall
Correspondence Reference Number:	24/05191/PREAPP	Date (dd/mm/yyyy):	17/09/2025

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.

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)

This application seeks to down take the remaining structures on site including the existing car park structure and raised plinth area above it, and green space fencing. The existing car park structure and raised plinth area directly above it is required for demolition to allow Blocks 1 and 2 to be constructed.

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: *

2

Proposals for the Site after Demolition

For each application, please describe the application and include the planning application reference number(s), if known

Application reference number: *

18/08051/FUL

Describe the application: * (Max 500 characters)

Demolition of single storey and three storey blocks of flats, 25 garage lock ups and plinth area with under croft parking. The construction of 35 new build residential units and amenity space, communal external space with associated roads, footpaths and landscaping which includes updated public space /landscaping in the surrounding area. Alterations to be made to the base of the Grade A listed Links View House (as amended). At 1 Linksvie House 26 Tolbooth Wynd Edinburgh EH6 6DP

Application reference number: *

19/02728/CON

Describe the application: * (Max 500 characters)

Demolition of redundant residential and ancillary buildings.

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)

Demolition of plinth area with undercroft parking, relocation of existing substation and repair works to the existing concrete plinth stairs and handrails. Proposals are for 49 new build dwellings and associated landscaping comprising a mix of terraced townhouses and apartment blocks.

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: Holly Gardner

Date: 28/10/2025 14:27:07

☒ 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: Miss Holly Gardner

Declaration Date: 28/10/2025