THE CITY OF EDINBURGH COUNCIL

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 100730798-002

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

Agent Details

Please enter Agent details

Company/Organisation:	Ironside Farrar		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Nikki	Building Name:	
Last Name: *	McAuley	Building Number:	111
Telephone Number: *	01315506500	Address 1 (Street): *	McDonald Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH7 4NW
Email Address: *	nikki.mcauley@ironsidefarrar.com		

Is the applicant an individual or an organisation/corporate entity? *

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Royal Botanic Gardens Edinburgh
First Name: *		Building Number:	20A
Last Name: *		Address 1 (Street): *	Inverleith Road
Company/Organisation	Royal Botanic Garden Edinburgh	Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	EH7 4NW
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority: City of Edinburgh Council

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

Address 1: ROYAL BOTANIC GARDEN

Address 2: 20A INVERLEITH ROW

Address 3: INVERLEITH

Address 4:

Address 5:

Town/City/Settlement: EDINBURGH

Post Code: EH3 5LR

Please identify/describe the location of the site or sites

Northing 675526 Easting 324848

Existing and Proposed Uses

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

Circulation space surrounding the Category A listed 1967 Glasshouse and part of the construction compound associated with the Edinburgh Biomes project.

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

The erection of a temporary modular steel ramp to the the south and east of the 1967 Front Range Glasshouses and associated development.

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: *

- [x] 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
- [x] 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)

Proposal Relating to Listed Building

Are there any current applications or existing consents or permissions for this site? * ☒ Yes ☐ No

Proposals Relating to Listed Building

Please describe the application and include the planning application reference number(s), if known: (Max 500 characters)

Listed Building Consent 19/01069/LBC was granted for the Edinburgh Biomes project in 2019.

Reference Number: 19/01069/LBC

Please describe the application and include the planning application reference number(s), if known: (Max 500 characters)

Planning Permission 19/01068/FUL was granted for the Edinburgh Biomes project in 2019.

Reference Number: 19/01068/FUL

Are you submitting an application for Planning Permission, Conservation Area Consent or other consent at The same time as this application? * ☒ Yes ☐ No

If Yes, please provide further details: * (Max 500 characters)

Planning application for the proposed development submitted in parallel.

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:	c/o Simon Milne
Address:	Scottish Ministers , 20A, Inverleith Row, Edinburgh , Scotland , EH5 5LR
Date of Service of Notice: *	29/10/2025

Signed: Nikki McAuley

On behalf of: Royal Botanic Garden Edinburgh

Date: 29/10/2025 15:29:23

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 Nikki McAuley

Declaration Date: 29/10/2025