



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 100732101-002

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

Please give details of the extent of demolition works.

Preferred units: * Cubic Metres Square Metres

Size of Existing building/structure in total: *

447.30

Size of part to be demolished: *

258.50

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

1-2 Casselbank Street, Edinburgh

Northing

675856

Easting

326864

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:	Ferguson Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Tim	Building Name:	Thistle Street
Last Name: *	Ferguson	Building Number:	38
Telephone Number: *	07960003358	Address 1 (Street): *	Ferguson Planning
Extension Number:		Address 2:	38 Thistle Street
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH2 1EN
Email Address: *	tim@fergusonplanning.co.uk		

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:	
First Name: *	per Agent	Building Number:	38
Last Name: *		Address 1 (Street): *	Thistle Street
Company/Organisation	Ferguson Planning	Address 2:	Thistle Street
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH2 1EN
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)

Applicant engaged with local planning officer to provide overview of project and received a response on planning policy matters that are required to be addressed as part of the submission package.

Title:

Mr

Other title:

First Name:

Graham

Last Name:

Fraser

Correspondence Reference Number:

25/02145/PREAPP

Date (dd/mm/yyyy):

06/06/2025

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)

The rear warehouse section is proposed for demolition due to its poor structural integrity, substandard construction, and limited potential for viable reuse. Its removal will enable a high-quality, energy-efficient replacement that preserves and enhances the character and appearance of the Leith Conservation Area in accordance with Policy Env 13. Please see Planning Statement.

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

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

Preliminary Ecological Appraisal, Architectural Drawings and Design Statement, Noise Impact Assessment, Management Plan, Estate Agent Letter, Impact Assessment, Planning and Conservation Area Consent Statement, Economic Impact Assessment, Surface Water Management Plan, Pre Demolition Audit, Daylight and Sunlight Report, Pre-Acquisition Report, Advice Letter RM

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)

Change of use, part demolition and conversion/extension of vacant HMO, workshop and office to form an apart-hotel together with associated infrastructure/works.

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: - Ferguson Planning

Date: 11/11/2025 14:56:08

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)

Other supporting documents include: Preliminary Ecological Appraisal, Noise Impact Assessment, Management Plan, Estate Agent Letter, Economic Impact Assessment, Surface Water Management Plan, Pre Demolition Audit, Daylight and Sunlight Report, Pre-Acquisition Report, Planning and Conservation Area Consent Statement, and Advice Letter RM.

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: - Ferguson Planning

Declaration Date: 11/11/2025