



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 100735647-002

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: *

274.00

Size of part to be demolished: *

57.00

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:

28 YORK ROAD

Address 2:

TRINITY

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH5 3EQ

Please identify/describe the location of the site or sites

Northing

676827

Easting

325048

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:	Jones Robbins Tobin		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Gareth	Building Name:	
Last Name: *	Jones	Building Number:	32
Telephone Number: *	07882627263	Address 1 (Street): *	Netherby Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH5 3LX
Email Address: *	mail@jonesrobbins.com		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	David	Building Number:	28
Last Name: *	Foulds	Address 1 (Street): *	28 York Road
Company/Organisation		Address 2:	Trinity
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	EH5 3EQ
Fax Number:			
Email Address: *			

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

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)

It is proposed to demolish an existing non-original glazed extension and replace it with a contemporary structure.

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: *

25/05734/TCO

Describe the application: * (Max 500 characters)

Proposals to existing trees

Application reference number: *

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Describe the application: * (Max 500 characters)

Proposed extension to existing dwelling house (pending registration currently).

Are you submitting an application for Planning Permission or other consent at the same time as this application?	☒ Yes ☐ No
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If Yes, please provide brief details of the proposed development and after use of the site: * (Max 500 characters)

Proposed extension to an existing dwelling house - no change of use.

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: Gareth Jones

Date: 08/12/2025 15:35:08

☒ 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)

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: Mr Gareth Jones

Declaration Date: 08/12/2025