

Proposal of Application Notice

To be completed in respect of national and major categories of development. Under the Town & Country Planning (Scotland) Act 1997 as amended by the Planning Etc (Scotland) Act 2006.

The planning authority will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-Application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please complete & return to planning@edinburgh.gov.uk

1	APPLICANT	
	a	Full name Evans Dakota Hotels Limited
	b	Postal address c/o agent
	c	Contact telephone number c/o agent
	d	Email address c/o agent

2	AGENT	
	a	Full name Scott Hobbs Planning
	b	Postal address 24A Stafford Street, Edinburgh EH3 7BD
	c	Contact telephone number 01312267225
	d	Email address vg@scotthobbsplanning.com

3	ADDRESS OF DEVELOPMENT Please state the postal address of the prospective development site. If there is no postal address, describe its location. Please outline the site on an OS base plan and attach it to this completed Notice.
	108-114 and 116 Dundas Street, Edinburgh

4	DECLARATION	
	Please tick the box if the applicant is an Elected Member, or an officer involved in the planning process, of City of Edinburgh Council, or is a partner/close friend/relative of either	<input type="checkbox"/>

5	DESCRIPTION		
	Describe in general terms the development to be carried out. Outline its characteristics.		
	Demolition of existing buildings and erection of hotel development (Class 7) with ancillary restaurant and bar.		
	What type of planning permission will this PAN relate to?	<i>Full Planning Permission</i>	<input checked="" type="radio"/>
		<i>Planning Permission in Principle</i>	<input type="radio"/>
<i>Approval of Matters specified in Condition</i>		<input type="radio"/>	
State the class the planning permission will be.	<i>Major</i>	<input checked="" type="radio"/>	
	<i>National</i>	<input type="radio"/>	

6	State which other parties have received a copy of this Proposal of Application Notice.	
	Community Council(s)	Date Notice Served
	New Town and Broughton Community Council: chair@ntbcc.org.uk and secretary@ntbcc.org.uk	18/12/2025
	Ward Councillors	Date Notice Served
	Inverleith Ward Councillors (Cllr Jule Bandel, Cllr Max Mitchell, Cllr Vicky Nicolson and Cllr Hal Osler) and City Centre Ward Councillors (Cllr Margaret Arma Graham, Cllr Finlay McFarlane, Cllr Claire Miller and Cllr Joanna Mowat)	18/12/2025
	Any other parties	Date Notice Served
Angus Robertson MSP, Tracy Gilbert MP, Edinburgh World Heritage	18/12/2025	

7	Please give details of proposed consultation
	<i>Proposed public events (minimum two) - Date & times, venue details</i>
	The events are to be held in Stockbridge Parish Church, 7b Saxe Coburg Street, Edinburgh, on the following dates: Event 01 𑀓 Wednesday 21st January 2026 (04:00pm to 07:00pm) Event 02 𑀓 Wednesday 18th February 2026 (04:00pm to 07:00pm)
	<i>Proposed newspaper advert dates (required for both first & last events) & where published</i>
	Edinburgh Evening News (atleast 7 days before each consultation event).
	<i>Details of any other consultation methods</i>
	Website will be created with details of proposals, consultation event dates and venue. Flyers will be distributed prior to both the events. Feedback forms will be available at the venue and on the website. An email address will also be available for further engagement.

SIGNATURE OF APPLICANT/AGENT	DATE
Varshini Gorjala	18/12/2025

A planning application for this development cannot be submitted less than 12 weeks (or more that 18 months) from the date the Proposal of Application Notice is received (and without the statutory requirements having been undertaken). The application must be accompanied by the Pre-Application Consultation report.