



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 100741099-001

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

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

The proposal is to carefully take down defective masonry around the window to the 5th floor, noted as Elevation D5, to undertake further investigations. The concern is that the ICCP system has not been operating as intended this area, and that the steel frame has corroded, causing the masonry to crack/ move outwards. It is expected that the repairs will include removal of corrosion to steel frame, regrouting, reinstatement of stone and repointing using lime based mortar.

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:	Perspective Building Consultancy Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Scott	Building Name:	<input type="text"/>
Last Name: *	Spittal	Building Number:	130
Telephone Number: *	0141 501 0229	Address 1 (Street): *	St Vincent Street
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	G2 5HF
Email Address: *	statutoryconsents@perspectivebc.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	St Andrew's House
First Name: *	<input type="text"/>	Building Number:	2
Last Name: *	<input type="text"/>	Address 1 (Street): *	Regent Road
Company/Organisation	Mitie on behalf of Scottish	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Edinburgh
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	EH1 3DG
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

ST ANDREW'S HOUSE

Address 2:

2-6 REGENT ROAD

Address 3:

CALTON HILL

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH1 3DG

Please identify/describe the location of the site or sites

Northing

674036

Easting

326173

Existing and Proposed Uses

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

Currently used as government office accommodation.

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

It will continue to be used as government office accommodation.

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: *

- 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
- Other (partial demolition or alterations)

Listed Building Alterations

Do the proposed works include alterations and/or extension to a listed building? *
(This may be in addition to any demolition works specified previously)

Yes No

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)

1 - Willow - Crown raise tree situated to South of car park to 4m to allow for new buildings to be erected.

Reference Number

25/06539/TCO

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

New below ground core for new incoming power cable. Formation of 2nr cupboards to hide new electrical services and new heating controls.

Reference Number

25/03273/LBC

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

Proposed roof refurbishment works (Energy Efficiency Improvements) - as required

Reference Number

25/02121/LBC

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

Erection of outbuildings to house electrical infrastructure and associated external works.

Reference Number

25/02121/FUL

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

Erection of outbuildings in the grounds of St Andrew's House nearby to listed retaining wall. Associated works including internal structural works and external works to the rear car park and landscaping.

Reference Number

25/02090/LBC

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

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: Scott Spittal

Date: 28/01/2026 10:59:22

Please tick here to certify this Certificate. *

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. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Perspectives of Photomontages. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Block Plan. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Special Detailed Drawing. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Detailed specification of finishes. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Current or old photographs. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: Mr Scott Spittal

Declaration Date: 30/01/2026