NTBCC Planning Committee Update – February 2026

Agenda Items

Current Open Planning application / consultations

- Former RBS site Dundas St. (25/01899/FUL) & Local Place Plans
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- Outline proposals for change of use from Class 4 office use to a hotel (16 – 26 Forth Street).
- Former Centrum / BUPA House on Dundas Street – Pre-consultation for conversion to hotel (Class 7) use (25/06640/PAN).
- Boutique hotel / serviced apartments at 13 – 15 Dundas Street (25/06415/FUL)
- 14 – 15 Claremont Crescent – switch from residential to serviced apartments (25/05228/FULSTL)
- 7 Baxter's Place – conversion / change of use to 6 serviced apartments (25/05562/FULSTL)
- Edinburgh Civic Forum

1. Former RBS site Dundas St. (25/01899/FUL)

Application for removal of the consented Build to Rent (BTR) element & switch to a @~590 PBSA block. NTBCC submitted an objection to the proposed change of use to PBSA as well as a further objection when the application was reopened after the addition of a further ~70 documents, including a comment regarding NTBCC's status as a Statutory consultee.

Over 450 comments received (369 to the initial application & a further 86 to the reopened application with only 1 in Support). This compares to 199 to the original application, with 167 objecting & 27 in Support.

NTBCC also presented at the hearing on 17 December together with other residents groups and the new application was refused by 7-4. The approval of previous application(s) along with several variations remains and significant activity commenced on the site in October under this previous approval.

The reasons for refusal being the proposal is contrary to Local Development Plan (LDP) Policies Hou 1 (Housing Development) and Env 26 (Housing Density). In addition, the site has been allocated to deliver the housing land requirement in line with development principles set out in Appendix D of the Plan & the proposal fails to meet the expected number of housing units required to comply with the development principles for the Housing Proposal Site H16 and in order to meet the housing land requirement.

As expected, this decision has been appealed to DPEA with an appeal lodged on 5 February 2026. The grounds for the appeal are not yet available.

Coincident with the refusal of the application at the December DMSC, it has been suggested that NTBCC facilitate the development of a Local Place Plan (as encouraged by the City Plan 2040 process) to set out more clearly local residents views as to appropriate developments on this site & the wider area – as there are a number of new developments being proposed there as well as a vacant brown field site (former Jewsons Builders Merchants).

The timing is quite tight and may be overtaken by determination of several adjacent, current planning applications and it would require support from local residents.

2. Proposals for change of use from Class 4 office uses to a hotel (16 – 26 Forth Street).

Prospective planning permission and Listed Building Consent for 16 – 26 Forth Street & change of use from offices to an aparthotel including alteration and extension to the existing premises.

Although there isn't a requirement to hold a pre-consultation event, local residents were informed and a dedicated website set up which contains a detailed description of what is proposed there -
Scott Hobbs - link to consulation boards for 16 - 26 Forth Street

NTBCC / Picardy Residents have been in contact with the planning agent (Scott Hobbs) suggesting that a pre-consultation event would be helpful but that request was not taken up. Access would be via 16 Forth Street & a large extension is proposed on the existing rear car parking area with controlled access via the existing lane from Union Street.

The consultation boards suggest a full planning application will be lodged in February 2026. This aparthotel proposal would be in addition to the recently consented and developed hotel in the former Radio Forth building on the south side of Forth Street.

NTBCC liaising with local residents via the Picardy Residents Association.

3. New proposal for Centrum / BUPA House at 108 – 114 & 116 Dundas Street

Although there is an extant permission for demolition and redevelopment of these properties for 47 residential units and 3 commercial units as well as a further existing permission for a residential block on the rear car park on Henderson Place Lane, the new proposal (PAN) is for "demolition of existing buildings and erection of hotel development (Class 7) with ancillary restaurant and bar".

The 2nd pre-consultation session is on 18 February at Stockbridge Parish Church (7b Saxe-Coburg Street).The consultation boards can be viewed **here .**

A full planning application is expected in May / June 2026. **The proposal uses the approved footprint, height and massing and removes the flatted block to the rear.**

4. Boutique hotel / serviced apartments at 13 – 15 Dundas Street (25/06415/FUL)

Change of use to Hotel (Class 7) and installation of wrought iron gate to match railings at 13b, 13c and 15a Dundas St. Proposal to convert existing residential (?) use at basement and lower ground floor levels to a 'hotel'. Few details available except for existing / proposed floor plans.

No comments lodged at present with final date for comments on 1 March 2026.

5. 14 – 15 Claremont Crescent (25/05228/FUL)
This is an amended application from 23/07058/FUL. The previous application was approved and proposed redeveloping the former (Class 7) Claremont Crescent Hotel to form 7 new residential apartments in the main buildings as well as 2 new mews-style houses on the former car park fronting Broughton Road. The

previous application was broadly supported by local residents & was approved in September 2024. The majority of the works required have been completed and the apartments were marketed by Savills until being withdrawn recently.

The new application is proposing using the redeveloped apartments as serviced accommodation (essentially unsupervised STLs i.e no management on site). We also understand that the developers do not intend to build-out the 2 new mews houses due to a perceived lack of economic viability.

The residents of Claremont Crescent are understandably annoyed & frustrated & opposed to this late proposed change of use.

As well as the concerns with a high proportion of STLs being proposed in a quiet residential neighbourhood, it also raises the increasingly common issue of developments being proposed as residential and then residential use not being instituted.

NTBCC did not submit a representation on the initial application in 2023 but supported local residents in objecting to this late change. There were 45 objections & the (now typical) 20 notes in support – assumed to be from far & wide across Edinburgh & perhaps beyond.

This application is expected to go before the DMSC either on 25 February or perhaps 11 March. We would hope that the request for this to be determined via a hearing will be supported.

6. 7 Baxter's Place

NTBCC have a long history with these premises. We objected to the latest application (25/05562/FULSTL) which proposed "Conversion of former social club to six serviced apartments (partly in retrospect)".

There were only 15 comments lodged with 11 objections but understand that given previous site history that this will go before the DMSC for a decision & not be determined by delegated authority. The status has recently changed from "Awaiting Assessment" to "Awaiting Decision" so assume it will be on the 25 February or 11 March DMSC agenda – probably as a Section 4 item only.

7. Edinburgh Civic Forum

The Edinburgh Civic Forum was formed in the 1990s to strengthen the dialogue between civic groups in the capital and Edinburgh Council. Currently, it is primarily focussed (& aims to encourage greater interest and involvement in) planning.

It is open to representatives of community councils, residents' associations, street associations and other local interest groups within the City of Edinburgh Council boundary.

It is facilitated by the Cockburn Association and there are current efforts to widen its appeal, reach & effectiveness. It provides a valuable link between civic amenity groups and Edinburgh Council.

Other Items of Interest

25/06189/FUL - proposal for alterations to landscaping around existing steps to create platformed area with seating as well as temporary kiosks serving food and drink.

Land 60 Metres South Of 61 Leith Street New Town Edinburgh i.e. outside the OMNI Centre.

As raised at December's NTBCC meeting – 8 comments lodged with 6 objecting & 2 in support. NTBCC did not submit a representation – final date for comments was 12 January.

Richard Price
For 9th February 2026 NTBCC meeting