

Certificate of Lawfulness Application 26/00495/CLP - 27-31 Ratcliffe Terrace EH9 1SX

COMMENT from Grange Association

6 March 2026

We note the application for a Certificate of Lawfulness (CLP) [26/00495/CLP](#) at 27-31 Ratcliffe Terrace EH9 1SX and submit this comment, requesting refusal, given the special circumstances of this site.

We note that the earlier application [25/05235/CLP](#) was refused in December 2025 for specific reasons concerning adjacent properties. We are also aware of the refusal of planning permission [25/02904/FUL](#) in October 2025 for purpose-built student accommodation on the site, for which an appeal [25/00358/REF](#) to DPEA [PPA-230-2686](#) was dismissed in February 2026.

The present CLP application relates to the former [Causewayside Lads Club](#). (<https://shorturl.at/ONFpb>) This is not yet a listed building, nor is it in a conservation area. Nonetheless, in dismissing the appeal against refusal of planning permission, the Scottish Government's Reporter noted:

"I acknowledge that there is some contention between the council and the appellant on whether HES have recognised the building as a non-designated historic environment asset. However, at my visit I observed that the building is of a distinctive design and appears to be one of the few remaining historic facades of a commercial property on this part of Ratcliffe Terrace. Therefore, I am not convinced that it is of no historic interest and value."

Thus the present CLP application appears to be an attempt to pre-empt the designation of the building as a historic asset and any proposal for listing. In the absence of any grant of permission for new development on the site, the demolition would be prejudicial and would fetter the discretion of HES and Government officials.

We therefore request that the Certificate be refused.

Grange Association
6 March 2026