

Hopefield Castle, Midlothian

Busy Bees Nurseries

● Planning ● Heritage ● Engagement



Planning, Heritage and Communications Potential secured full planning permission and Listed Building Consent for the conversion of Hopefield Castle into a new Busy Bees Nursery.

Demonstrating our ability to deliver sensitive change of use in complex heritage assets, combining archival research, heritage policy expertise and careful community engagement to secure delegated approval without pre-start conditions.

The Challenge

Hopefield Castle is a Category B listed building dating back to the late 18th century, remodelled to its current Italianate form in the 1880s. The highly sensitive heritage context and uncharacteristic architectural style required careful assessment to ensure proposals preserved the significance of the asset.

The proposals sought a change of use from a C3 dwelling to a nursery, alongside internal reconfiguration and external alterations including new canopies, fencing and gates, raising potential concerns around heritage impact and residential amenity.

Without a sensitive heritage-led strategy and robust engagement, the proposals risked heritage objection, neighbour opposition and refusal of both planning permission and listed building consent.

Our Approach

- Undertook combined planning and heritage appraisal at feasibility stage
- Researched historic plans through Midlothian Council archives to inform fit-out strategy
- Prepared and submitted planning and listed building consent applications
- Demonstrated compliance with the Historic Environment Policy for Scotland
- Led neighbour and stakeholder engagement mindful of the site's planning history
- Prepared a Noise Management Plan with Environmental Health input

The Outcome

- Full planning permission and Listed Building Consent approved under delegated powers
- No pre-start conditions imposed, enabling works to commence immediately
- Sensitive reuse of a Category B listed building secured for community benefit
- New Busy Bees nursery delivered with no adverse impact on neighbouring amenity