

# Planning Decisions within Edinburgh

## WEEKLY PLANNING BULLETIN

Date: **18 March 2024**

## Decision List

Applications contained in **this** Decision List were determined during the week ending **18 March 2024**. Full details of the decision and the application report can be found on the [Planning and Building Standards Online Services](#).

### Wards

[Ward B01 - Almond](#)

[Ward B02 – Pentland Hills](#)

[Ward B03 – Drum Brae/Gyle](#)

[Ward B04 – Forth](#)

[Ward B05 – Inverleith](#)

[Ward B06 – Corstorphine/Murrayfield](#)

[Ward B07 – Sighthill/Gorgie](#)

[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

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[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

[Ward B17 – Portobello/Craigmillar](#)

***If you have any questions about the decisions please contact the Planning Help Desk at [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk)***

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## ***Consultations from Other Authorities***

### **Consultations from East Lothian Council**

### **Consultations from Midlothian Council**

### **Consultations from West Lothian Council**

### **Consultations from Other Authorities Outwith the Lothians**

## **Planning Applications within Edinburgh**

### **Ward No.B01 – Almond**

24/00777/TCO (Treework Within a Conservation Area)	2 x large beech. Crown lift to 5m from existing ground level. at 47 East Barnton Avenue Davidson's Mains Edinburgh EH4 6AH	Mr John McCulloch., 47 East Barnton Avenue Edinburgh EH4 6AH	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>11 March 2024</b>
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Community Council: Cramond

24/00605/FUL (Planning Permission)	Removal of existing storage container and smoke shelter from existing yard compound area and replace with new modular building and extension of existing walkways to create level access entry into building. at Edinburgh Tram Depot 1 Myreton Drive Edinburgh EH12 9GF	Edinburgh Trams., FAO: Lee Harrison Gogar Tram Depot 1 Myreton Drive Edinburgh EH12 9GF	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: Ratho

24/00557/FUL (Planning Permission)	Change of use Class 4 to Class 11. at Unit 13 Bankhead Steading 1B Bankhead Road South Queensferry EH30 9TF	Mr McCullagh, Unit 13 Bankhead Steading 1B Bankhead Road South Queensferry EH30 9TF	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>14 March 2024</b>
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Community Council: Queensferry & District

24/00294/FUL (Planning Permission)	Standard greenhouse in front garden. at 52 Silverknowes Crescent Edinburgh EH4 5JB	Ms Banner-Stevens, 52 Silverknowes Crescent Edinburgh EH4 5JB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Silverknowes (Not Active)

24/00277/FUL (Planning Permission)	Single storey flat roof extension to the side of the property. Facing brick finish to match existing property. at 9 Long Crook Echline South Queensferry EH30 9XR	Mr David Wood., 9 Long Crook South Queensferry EH30 9XR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>11 March 2024</b>
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Community Council: Queensferry & District

23/06858/ADV (Advert Consent)	Illuminated Hoarding at Lochend Industrial Estate 1 Queen Anne Drive Ratho Station Newbridge EH28 8PL	Ocean Outdoor., FAO: Mr Paul Flynn 7 Seaward Street Paisley Road Glasgow G41 1HJ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: Ratho

22/01987/FUL (Planning Permission)	Conversion of existing listed buildings to 49 residential units, cafe /restaurant, and serviced apartment. at Development North Of Inchgarvie Lodge Society Road Port Edgar South Queensferry	Lar Projects., Buchan House Enterprise Way Dunfermline KY11 8PL	<b>Committee Decision</b>	<b>GRANTED WITH LEGAL AGREEMENT</b>	<b>12 March 2024</b>
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Community Council: Queensferry & District

21/04755/FUL (Planning Permission)	Redevelopment of Scotstoun House including conversion and extension of existing buildings to residential use, part- demolition of office extension, and erection of new build residential development with associated infrastructure, landscaping, access and parking. (as amended) at 1 Scotstoun House South Queensferry EH30 9SE	Ama (New Town) Limited., 15 Coates Crescent Edinburgh Scotland EH3 7AF	<b>Committee Decision</b>	<b>GRANTED WITH LEGAL AGREEMENT</b>	<b>12 March 2024</b>
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Community Council: Queensferry & District

**Ward No. B02 – Pentland Hills**

24/00666/FUL (Planning Permission)	Internal alterations to the existing. Layout incorporating proposed pitched roof. Extension to side and front. at 70 Forth View Crescent Currie EH14 5QT	Mrs Lian, 70 Forth View Crescent Currie EH14 5QT	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>11 March 2024</b>
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Community Council: Currie

24/00527/FUL (Planning Permission)	Proposed single storey rear extension with internal alterations. at 30 Dolphin Gardens West Curriehill Currie EH14 5RE	Mrs Syama Rudra., 30 Dolphin Gardens West Currie EH14 5RE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: Currie

24/00509/FUL (Planning Permission)	Proposed rear extension, side extension and front porch. at 11 Muir Wood Crescent Edinburgh EH14 5HD	Mr & Mrs Ramsay, 11 Muir Wood Crescent Edinburgh EH14 5HD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Currie

24/00127/FUL (Planning Permission)	Demolition of existing shed and barn and construction of two new dwellinghouses with associated roads, drainage and infrastructure. at Middle Kinleith Farm Harlaw Road Currie Edinburgh	Juniper Projects., 10 Baberton Loan Edinburgh EH14 5DF	<b>Committee Decision</b>	<b>REFUSED</b>	<b>13 March 2024</b>
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Community Council: Currie

**Ward No.B03 – Drum Brae/Gyle**

24/00529/FUL (Planning Permission)	Proposed attic conversion with front and rear dormer windows. at 43 Craigmount Avenue North Craigmount Edinburgh EH12 8DL	Mr David Morris., 43 Craigmount Avenue North Edinburgh EH12 8DL	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>14 March 2024</b>
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Community Council: Drumbrae

24/00476/CLP (Certificate of Lawfulness (proposed))	Proposed extension at 69 East Craigs Rigg North Gyle Edinburgh EH12 8JA	Mr & Mrs J Smith., 69 East Craigs Rigg Edinburgh EH12 8JA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: Corstorphine

24/00159/FUL (Planning Permission)	Form triple dormer. at 4 North Gyle Park Edinburgh EH12 8LE	Mrs Robertson., 4 North Gyle Park Edinburgh EH12 8LE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: Corstorphine

23/07383/CLP (Certificate of Lawfulness (proposed))	Change of use from vacant store to dog groomers, Class 1A retail. at 1A Drum Brae Drive Edinburgh EH4 7BY	Mr Dawei Zhao., 1A Drum Brae Drive Edinburgh EH4 7BY	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>12 March 2024</b>
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Community Council: Drumbrae

23/06673/FUL (Planning Permission)	Proposed new gate. at 12 Parkgrove Loan Edinburgh EH4 7QX	Peek A Boo Nursery., 12 Parkgrove Loan Edinburgh EH4 7QX	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Drumbrae

**Ward No. B04 – Forth**

24/00561/TCO (Treework Within a Conservation Area)	T1 Sycamore, Laterally tip reduce canopy over neighbouring property by 1.5m T2 Sycamore, Laterally tip reduce canopy over neighbouring property by 1.5m. T3 Horse Chestnut, Armillaria sp identified. Remove primary limb to east back to main stem & reduce crown height by 3m. T4 & T5 Ash, Ash dieback identified, reduce to ground level. T6 Crab Apple & T7 Sycamore, adjacent to garage. Reduce to ground level in preparation for development works. T8 Willow, remove lowest branch growing westward back to main stem collar. T9 Cherry, significant decay in stem, remove to ground level. T10 Cherry, moderate decay throughout. Reduce crown spread to north by 2m reduction in length. T11 Plum, adjacent to stone wall. Reduce height by 2m and trim back remaining crown to suit new height. T12 Walnut, end weight reduction pruning to NE primary limb by up to 1.5m T13 Holm Oak, Ganoderma present. Reduce crown height and spread by 1.5-2.5m. Crown thin on north aspect. at 42 Laverockbank Road Edinburgh EH5 3BZ	Mrs Coverdale., 42 Laverockbank Road Edinburgh EH5 3BZ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>11 March 2024</b>
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Community Council: Trinity

24/00498/LBC (Listed Building Consent)	Extensive repair of single glazed timber sash and case windows to council owned flat and fit new double-glazed panes. Any new elements will match existing in profile, dimensions. at Flat 1 60 Newhaven Main Street Edinburgh EH6 4TD	City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: Leith Harbour And Newhaven

24/00501/LBC (Listed Building Consent)	Extensive repair of single glazed timber sash and case windows to council owned flat and fit new double-glazed panes. Any new elements will match existing in profile, dimensions. at Flat 2 60 Newhaven Main Street Edinburgh EH6 4TD	City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: Leith Harbour And Newhaven

24/00459/FUL (Planning Permission)	Conversion of former coach house into ancillary domestic accommodation. at 204 Newhaven Road Edinburgh EH6 4QE	Mr Andrew Mackay., 204 Newhaven Road Edinburgh EH6 4QE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Leith Harbour And Newhaven

24/00398/LBC (Listed Building Consent)	The addition of an external black flue to the south gable elevation from upper ground level to top of existing chimney stacks. at 184 Newhaven Road Edinburgh EH6 4QB	Mr McHoul, 184 Newhaven Road Edinburgh EH6 4QB	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: Trinity

[Wards](#)

### **Ward No. B05 – Inverleith**

24/00885/TCO (Treework Within a Conservation Area)	T1 - Leyland. Fell to ground level. at 25 Sunbury Place New Town Edinburgh EH4 3BY	Mrs Julie Keanie., 25 Sunbury Place Edinburgh EH4 3BY	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>12 March 2024</b>
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Community Council: West End

24/00612/FUL (Planning Permission)	Works include conversion of existing garage to form new ground floor WC and utility room with new access to existing kitchen. Existing garage door and infill panel to be removed and replaced with external wall build up with finish to match existing adjacent openings with new windows in style and arrangement to match existing adjacent. at 3 Lennox Street Lane Edinburgh EH4 1PZ	Mrs Stewart., 3 Lennox Street Lane Edinburgh EH4 1PZ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: Stockbridge/Inverleith

24/00511/LBC (Listed Building Consent)	Removal of 7 existing timber sash and case window units from both front and rear of property. Replace with new double glazed slimline timber casements. at 10 Comely Bank Edinburgh EH4 1AN	Mr Livingston, 10 Comely Bank Edinburgh EH4 1AN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Stockbridge/Inverleith

24/00512/FUL (Planning Permission)	Demolish existing conservatory structure and erect new rear extension at 12 Gardiner Road Blackhall Edinburgh EH4 3RR	Mr Will Greenwell., 12 Gardiner Road Edinburgh EH4 3RR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Craigleith/Blackhall

24/00431/FUL (Planning Permission)	Conversion of attic to form habitable accommodation to the top floor flat of 2 storey tenemental property, including formation of dormer to roof plane. at 12 Warriston Gardens Edinburgh EH3 5NG	Mr & Mrs S & K Gardner., 12 Warriston Gardens Warriston Edinburgh EH3 5NG	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>14 March 2024</b>
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Community Council: Stockbridge/Inverleith

24/00276/LBC (Listed Building Consent)	Internal alterations to form new shower rooms and new access into the kitchen. at 1F2 2 Eyre Crescent Edinburgh EH3 5ET	Mr Metha., 1F2 2 Eyre Crescent Edinburgh EH3 5ET	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: New Town/Broughton



24/00210/FUL (Planning Permission)	Replace stone cladding on approved rear extension with timber. Omit window to side porch extension. at 6 House O'hill Terrace Edinburgh EH4 2AA	Mr Dick., 6 House O'hill Terrace Edinburgh EH4 2AA	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>11 March 2024</b>
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Community Council: Craigleith/Blackhall

23/07142/FUL (Planning Permission)	Roof-top plant upgrade. at 20 Brandon Street Edinburgh EH3 5DX	BlackRock.,	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: New Town/Broughton

[Wards](#)

### **Ward No. B06 – Corstorphine/Murrayfield**

24/00580/ADV (Advert Consent)	To install illuminated letters on the existing signage structure. These will be mounted on the existing skeletal frames but without the previous backing panels. The letters will be face illuminated in white with a cyan blue halo to the rear. The proposed signage occupies exactly the same area as the previous BT Murrayfield signage but due to the inclusion of the word mark Scottish Gas the overall letter height is reduced. These will be displayed on the east and north stands (in retrospect) at Murrayfield Stadium 102A Roseburn Street Edinburgh EH12 5PJ	Scottish Rugby Union /Murrayfield Stadium., FAO: Gerry Devine 102A Roseburn Street Edinburgh EH12 5PJ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>14 March 2024</b>
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Community Council: Murrayfield

23/06590/FUL (Planning Permission)	Take-down existing sunroom & form new balcony. at 16 Cairnmuir Road Edinburgh EH12 6LP	Mrs Sarah Ogden., 16 Cairnmuir Road Edinburgh EH12 6LP	<b>Local Delegated Decision</b>	<b>WITHDRAWN</b>	<b>12 March 2024</b>
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Community Council: Corstorphine

**Ward No. B07 – Sighthill/Gorgie**

24/00430/FUL (Planning Permission)	Single level rear extension. at GF1 5 Parkhead Place Parkhead Edinburgh EH11 4RQ	Mrs Sarah Macfarlane., GF1 5 Parkhead Place Parkhead Edinburgh EH11 4RQ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>14 March 2024</b>
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Community Council: Sighthill/Broomhouse/Parkhead

23/05902/FUL (Planning Permission)	Demolition of existing building and erection of a purpose-built student accommodation development (Sui Generis) with associated amenity space, access, cycle parking, and landscaping (as amended). at Murrayfield Sports Bar 20 Westfield Road Edinburgh EH11 2QR	EH1 Students (Gorgie) Ltd.,	<b>Committee Decision</b>	<b>REFUSED WITH LEGAL AGREEMENT</b>	<b>15 March 2024</b>
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Community Council: Gorgie/Dalry

23/04495/CLES TL (Certificate of Lawfulness Existing STL)	Change of use from residential to short term lets. at Flat 1 15 Caledonian Road Edinburgh EH11 2DA	Ms Candusso, 27 Albyn Drive Livingston EH54 9JN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: Gorgie/Dalry

**Ward No. B08 – Colinton/Fairmilehead**

24/00295/FUL (Planning Permission)	Removal of conservatory to rear of house. Excavation of raised rear garden and construction of new retaining wall. Construction of single storey to rear and double storey extension to side. Conversion of garage to habitable room with new window to front elevation. at 104 Woodfield Avenue Edinburgh EH13 0QR	Dr & Mrs Samarasekara, 104 Woodfield Avenue Edinburgh EH13 0QR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>11 March 2024</b>
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Community Council: Colinton

23/07391/FUL (Planning Permission)	Adding a fabricated open metal trellis /panel atop existing stone wall in front garden not to exceed a total height of 1.5m. That measurement includes the existing wall and added trellis. at 455 Lanark Road Juniper Green EH14 5BA	Ms Cobb., 455 Lanark Road Juniper Green EH14 5BA	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>15 March 2024</b>
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Community Council: Colinton

23/06095/FUL (Planning Permission)	Change of use from office (class 2) to hot food takeaway (class 3). at 50 Moredunvale Road Edinburgh EH17 7RZ	Mr Irshad, 13 Leeburn View Peebles EH45 9LS	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>15 March 2024</b>
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Community Council: Firrhill (pre 17 Nov 2006)

[Wards](#)

### **Ward No. B09 – Fountainbridge/Craiglockhart**

24/00780/ADV (Advert Consent)	Fascia sign. at 79 Grove Street Edinburgh EH3 8FG	Marcos Leisure Ltd., 10-11 New Market Road Edinburgh EH14 1RJ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>14 March 2024</b>
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Community Council: Tollcross

24/00228/ADV (Advert Consent)	Box sign. Vinyl building brand application to window. at 129 Fountainbridge Edinburgh EH3 9QG	Capreon AM., 30 Market Place London W1W 8AP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Tollcross

24/00082/FUL (Planning Permission)	Extension to existing decked area. at Flat 14 1 Mcewan Square Edinburgh EH3 8EN	Mr & Mrs A McLaren., Flat 14 1 Mcewan Square Edinburgh EH3 8EN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>14 March 2024</b>
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Community Council: Tollcross

23/02776/FUL (Planning Permission)	Change of use from ground floor retail premises to a dwelling (original use). Alter and extend existing ground floor property to form a dwelling with a private patio garden. Alter existing upper floor dwelling, adjusting the external access stair; infilling small windows; altering rear window to form patio doors; and forming a terrace at 1st floor level. Forming private parking, with cycle storage and bin storage areas at the rear of the building. at 485 & 487 Gorgie Road Edinburgh EH11 3AD	Walker Commercial Properties Ltd., Alderstone House Macmillan Road Livingston EH54 7AW	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: Hutchison/Chesser

23/02665/FUL (Planning Permission)	Demolish existing bungalow and erect four storey residential development comprising 6 No. 2 bed and 1 No. 3 bed flats with associated access and landscaping, including change of use. (as amended) at 191 Colinton Road Edinburgh EH14 1BJ	J + J Property Development., 13 - 15 Morningside Drive Edinburgh EH10 5LZ	<b>Committee Decision</b>	<b>GRANTED WITH LEGAL AGREEMENT</b>	<b>12 March 2024</b>
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Community Council: Craiglockhart

[Wards](#)

### **Ward No. B10 –Morningside**

24/01223/TCO (Treework Within a Conservation Area)	Aesculus Hippocastanum in front garden, crown reduction by 2m, all works to bs 3998 standard. at 12 Abbotsford Park Edinburgh EH10 5DZ	Mrs Cairns., 12 Abbotsford Park Edinburgh EH10 5DZ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>13 March 2024</b>
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Community Council: Merchiston

24/00261/FUL (Planning Permission)	Alterations to form first floor accommodation revised ground floor layout and associated exterior doors and windows plus the addition of a solid fuel stove and flue. at 21 Braid Hills Avenue Edinburgh EH10 6LH	Mr Guy & Ms Nims, 21 Braid Hills Avenue Edinburgh EH10 6LH	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>11 March 2024</b>
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Community Council: Morningside

24/00264/ADV (Advert Consent)	Fascia and projecting signs at 336 Morningside Road Edinburgh EH10 4QJ	Glenshire Brands (1) Ltd., Glenshire House, Unit 14 Randolph Place Randolph Industrial Estate Kirkcaldy KY1 2YX	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Morningside

24/00191/FUL (Planning Permission)	Front and rear extension, and internal alterations of existing dwelling. Creation of pedestrian access in boundary wall. at 47 Spylaw Road Edinburgh EH10 5BP	Dr Smail., 47 Spylaw Road Edinburgh EH10 5BP	<b>Local Delegated Decision</b>	<b>WITHDRAWN</b>	<b>12 March 2024</b>
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Community Council: Merchiston

24/00192/LBC (Listed Building Consent)	Form new opening in existing external wall. Form new opening in existing internal wall. Relocation of existing fireplace surround. Form opening in existing northern boundary stone wall to create pedestrian entrance to property. Replacement of windows. Windows in original villa to be refurbished by expert to create double glazing. at 47 Spylaw Road Edinburgh EH10 5BP	Dr Smail, 47 Spylaw Road Edinburgh EH10 5BP	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>12 March 2024</b>
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Community Council: Merchiston

24/00203/FUL (Planning Permission)	Partial removal of damaged low front boundary wall and railing, widen driveway access. at 8 Craighill Gardens Edinburgh EH10 5PY	Mr Maling., 8 Craighill Gardens Edinburgh EH10 5PY	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>15 March 2024</b>
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Community Council: Morningside

23/05626/FULS TL (Planning Permission STL)	Change of use for the property from residential to short term let. at 56 Marchmont Road Marchmont Edinburgh EH9 1HS	Mrs Ruth McColl, Nether Cambushinnie Braco Cromlix UK FK15 9JU	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>11 March 2024</b>
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Community Council: Marchmont/Sciennes

**Ward No. B11 – City Centre**

24/01117/TCO (Treework Within a Conservation Area)	1 beech reduce by up to 1m and 2 conifer trim all three trees reducing crowns by up to 2m. at 96 Dundas Street New Town Edinburgh EH3 6RQ	Mr Kristofor Banks., 96 Dundas Street Edinburgh EH3 6RQ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>15 March 2024</b>
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Community Council: New Town/Broughton

24/00987/TCO (Treework Within a Conservation Area)	T4 Willow - Remove, T5 Cordylone - Reduction, T6 Maple - Reduce. at 5 Rothesay Place Edinburgh EH3 7SL	Walker Gardens Committee., FAO: Ilona Borland 5 Rothesay Place Edinburgh EH3 7SL	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>15 March 2024</b>
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Community Council: West End

24/00711/TCO (Treework Within a Conservation Area)	T1 - Ash. Laterally tip reduce westerley stem only by no more than 3.0m in branch length and reshape reaining canopy to leave a natural flowing form. at Beehive 18 - 20 Grassmarket Edinburgh EH1 2JU	Cameron Tree Surgeons., FAO: Alasdair Cameron 5 Kilmaurs Road Edinburgh EH16 5DA	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>12 March 2024</b>
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Community Council: Old Town

24/00656/LBC (Listed Building Consent)	Relocation of kitchen and minor alteration work. at Flat 2 5 Northumberland Street Edinburgh EH3 6LL	Mr & Mrs H Andrew., 5 Northumberland Street Edinburgh EH3 6LL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: New Town/Broughton

24/00468/FUL (Planning Permission)	Change of use altering existing office to create residential flat. at 7 Torphichen Street Edinburgh EH3 8HX	Mr Trevor Webster., 53 Braid Road Edinburgh EH10 6AR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: West End

24/00469/LBC (Listed Building Consent)	Construct kitchen, construct en-suite shower room (bedroom 1), alter existing toilet to provide hall cupboard and en-suite shower room (bedroom 3), construct floor over internal stair to office below to create storage cupboard, alter door and fit kitchen, Fit shower in main toilet and upgrade plumbing and electrical services. at 7 Torphichen Street Edinburgh EH3 8HX	Mr Trevor Webster., 53 Braid Road Edinburgh EH10 6AR	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: West End

24/00445/LBC (Listed Building Consent)	Propose to install branded signed on the exterior, front of the building. at 87 - 87A George Street Edinburgh EH2 3ES	Hamilton & Inches., FAO: Kimberley Stevenson-Grant 87 - 87A George Street Edinburgh EH2 3EY	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: New Town/Broughton

24/00323/FUL (Planning Permission)	Remove existing windows and install new uPVC double glazed windows. at Flat 9 17 Lauriston Gardens Edinburgh EH3 9HH	Ms Jim, Flat 9 17 Lauriston Gardens Edinburgh EH3 9HH	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>11 March 2024</b>
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Community Council: Tollcross

24/00326/LBC (Listed Building Consent)	The proposal is to amend the location of the 3rd bedroom to where the existing main bathroom and en-suite are and change the location of the bathroom back to where the original plumbing was located whilst fitting the 2nd shower room in the existing cupboard. No structural works are required as walls removed are all non-load bearing and amended by previous owner. at 1F 12 Darnaway Street New Town Edinburgh EH3 6BG	Mr & Mrs Neil & Jessica Swinton-Gow., 1F 12 Darnaway Street New Town Edinburgh EH3 6BG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: New Town/Broughton

24/00257/FUL (Planning Permission)	Change of use, alteration, and extension to former class 4 office to form class 7 hotel incorporating new restaurant and bar facilities. at 28 St Andrew Square New Town Edinburgh EH2 1AF	Dalata UK Limited., Clayton Hotel Cardiff St Mary Street Cardiff CF10 1GD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: New Town/Broughton

24/00258/LBC (Listed Building Consent)	Alteration, and extension to former class 4 office to form class 7 hotel incorporating new restaurant. at 28 St Andrew Square Edinburgh EH2 1AF	Dalata UK Limited., Clayton Hotel Cardiff St Mary Street Cardiff CF10 1GD	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: New Town/Broughton

24/00222/LBC (Listed Building Consent)	Replace existing sash windows on a like-for-like basis with new sashes, custom fitted with slimline IGUs. All historical detail to be matched /reinstated. Existing cases to be refurbished in situ. at 2F 8 Great King Street Edinburgh EH3 6QL	Mr Turner., 2F 8 Great King Street Edinburgh EH3 6QL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: New Town/Broughton

24/00233/ADV (Advert Consent)	Fascia sign. at 22 - 24 Earl Grey Street Edinburgh EH3 9BN	Matthew's Foods Scotland Ltd., 267 Garscube Road Glasgow G4 9QU	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: Tollcross

24/00197/LBC (Listed Building Consent)	Replacement glazing, internal rearrangement and refurbishment, rear platt /bridge, and minor landscaping works. at 18 Grove Street Edinburgh EH3 8BB	Mr Harrower., 18 Grove Street Edinburgh EH3 8BB	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>12 March 2024</b>
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Community Council: West End

24/00157/ADV (Advert Consent)	External signs x22 at 1 Morrison Link Edinburgh EH3 8DN	Leonardos., 245 Broad Street Court North, Earlsway, Team Valley Birmingham B1 2HQ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>14 March 2024</b>
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Community Council: West End



24/00116/FULS TL (Planning Permission STL)	Change of use from office (Class 1A) to short term holiday let accommodation (Sui Generis). at 22A Rutland Square Edinburgh EH1 2BB	Gregor Global Limited.,		<b>APPEAL IN PROGRESS</b>	<b>11 March 2024</b>
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Community Council: West End

24/00095/LBC (Listed Building Consent)	Internal fit out and external signage and upgrading works. at 11 - 15 Victoria Street Edinburgh EH1 2HE	Knoops., 4th Floor, 18 St Cross Street London EC1N 8UN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Old Town

24/00096/ADV (Advert Consent)	Advertisement of the following types : Fascia Sign, Projecting Sign. at 11 - 15 Victoria Street Old Town Edinburgh EH1 2HE	Knoops., 4th Floor 18 St Cross Street London EC1N 8UN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Old Town

23/07327/FUL (Planning Permission)	To increase the number of children from 65 to 90, we have two unused rooms and new build extension. at 9C Doune Terrace Stockbridge Edinburgh EH3 6DY	Earlydays Nurseries., 10 Walker Street Edinburgh United Kingdom EH3 7LA	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: New Town/Broughton

23/07281/FUL (Planning Permission)	Garden room to property. at 5A Lauriston Gardens Edinburgh EH3 9HH	Mr Ian Harty., 5A Lauriston Gardens Tollcross Edinburgh EH3 9HH	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: Tollcross

23/07056/LBC (Listed Building Consent)	The proposal involves the removal of an inner wall to the rear of the property and the installation of partitions to form some much needed storage spaces. The existing windows are to be replaced with double glazed sash and case windows to match existing and a non original rear door is to be replaced with a new door to match profile / style of the windows. It is proposed to install an air source heat pump to the rear of the property. at 25B Great King Street New Town Edinburgh EH3 6QW	Mr Duncan Innes., 25B Great King Street Edinburgh EH3 6QW	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: New Town/Broughton

23/06524/FUL (Planning Permission)	Change of use from residential to form annexe of adjoining guest house. at 49 Gilmore Place Edinburgh EH3 9NG	Balmore House Limited., 7 - 11 Melville Street Edinburgh EH3 7PE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: Tollcross

23/05854/CLES TL (Certificate of Lawfulness Existing STL)	Use as a short-term residential letting. at Flat 6 11 Old Fishmarket Close 190 High Street Edinburgh EH1 1RW	Mr Jaime Imbernon, Recanto Diogo Cao 1 Flat 1 Esq Moncao Viana Do Castelo Portugal 4950-517	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: Old Town

23/04986/CLES TL (Certificate of Lawfulness Existing STL)	The property has been used as a short let for in excess of 10 years. at 3F1 7 Glengyle Terrace Tollcross Edinburgh EH3 9LL	Dr John Mccafferty., 2 Vantor Terrace Edinburgh EH9 2BW	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: Tollcross

23/04165/CLES TL (Certificate of Lawfulness Existing STL)	Been used as short term let since 2006. at 1F 2 Chester Street Edinburgh EH3 7RA	Mr Mackenzie., 2 Chester Street Edinburgh EH3 7RA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: West End

**Ward No. B12 – Leith Walk**

24/00630/LBC (Listed Building Consent)	The construction of a new door opening in an existing wall. The wall is a non-original, concrete block wall. The construction of a stud wall, providing access to the existing bathroom. The refurbishment of the kitchen. The conversion of the existing shower room into a home office. at 27A Pilrig Street Edinburgh EH6 5AN	Mr O'Dell, 27A Pilrig Street Edinburgh EH6 5AN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: Leith Central

24/00145/FUL (Planning Permission)	Change of Use from office to dwelling at 2A Hopetoun Street Broughton Edinburgh EH7 4ND	Thrive For Business Ltd., FAO: Ms Amanda Kremer 164 Ferry Road Edinburgh EH6 4NS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: New Town/Broughton

23/06924/FUL (Planning Permission)	Existing sash and case traditional timber windows replaced with white PVC vertical sliding sash and case style double glazed windows. Type is vertical sliding with solid astragals to form 2 paned sashes. at 3F1 29 Iona Street Edinburgh EH6 8SP	Mr Ritchie, The Eton Residencies 34N 122 Legaspi Street San Lorenzo Makati Philippines 1223	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>13 March 2024</b>
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Community Council: Leith Central

**Ward No. B13 – Leith**

24/00753/TCO (Tree work Within a Conservation Area)	Approx. 20m tall sycamore tree removal of tree to safeguard neighbouring garden and industrial unit. at 40 Kirk Street Pilrig Edinburgh EH6 5EZ	Mr Peter How., 40 Kirk Street Edinburgh EH6 5EZ	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>13 March 2024</b>
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Community Council: Leith Harbour And Newhaven

24/00620/FUL (Planning Permission)	Building a single storey garden room in the back garden. at 46 Portland Street Edinburgh EH6 4BA	Urban Pods., FAO: Ross Iwaniec Unit 19 Houston Industrial Estate Napier Square Livingston EH54 5DG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: Leith Harbour And Newhaven

24/00340/LBC (Listed Building Consent)	Internal alterations to existing bathroom layout, new door opening formed, internal wall removals and existing door infills. at Flat 14 100 Great Junction Street North Leith Edinburgh EH6 5LD	Miss K Whiteside., Flat 14 100 Great Junction Street North Leith Edinburgh EH6 5LD	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Leith Harbour And Newhaven

23/06828/FUL (Planning Permission)	Monopole mast with 6x antennas, 3x cabinets and all ancillary development. at Proposed Telecoms Apparatus 20 Metres East Of 6 Dock Street North Leith Edinburgh	Cornerstone., Hive 2 1530 Arlington Business Park Hive 2 Theale RG7 4SA	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>13 March 2024</b>
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Community Council: Leith Harbour And Newhaven

23/06771/FUL (Planning Permission)	Roof alterations to provide two additional bedrooms. at GF 8 Claremont Park Edinburgh EH6 7PJ	Mr Annan, GF 8 Claremont Park Edinburgh EH6 7PJ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Leith Links

23/04726/CLES TL (Certificate of Lawfulness Existing STL)	Flats 1-25, 4 Western Harbour Midway and the office at 2 Western Harbour Midway have operated as a serviced apartment facility for over 10 years. at 2 & 4 (Flats 1 - 25) Western Harbour Midway Edinburgh EH6 6PN	Ocean Serviced Apartments Ltd., 2 Western Harbour Midway Edinburgh EH6 6PN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: Leith Harbour And Newhaven

**Ward No. B14 – Craigentinny/Duddingston**

24/00436/FUL (Planning Permission)	Proposed attic conversion and dormer extension to create new bedroom and sitting room. at 60 Duddingston Road West Duddingston Edinburgh EH15 3PS	Mrs Janette Farquhar., 60 Duddingston Road West Edinburgh EH15 3PS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>11 March 2024</b>
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Community Council: Northfield/Willowbrae

24/00378/FUL (Planning Permission)	Provide 2 velux roof lights to the front elevation serving an existing attic bedroom. Alter internal layout to form a stair to the attic bedroom and include a velux roof light above stair well. Provide a single storey extension to side and rear of property, extending the existing kitchen area and forming a dining / lounge space with access to the rear garden. at 20 Marionville Crescent Meadowbank Edinburgh EH7 6AU	Mr Mathew McIlquham., 20 Marionville Crescent Edinburgh UK EH7 6AU	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: Craigentinny/Meadowbank

23/05636/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a holiday let for over 10 years. at 18 Kenmure Avenue Willowbrae Edinburgh EH8 7HD	Miss Boyle., 3 Dundas Grove Eskbank Dalkeith EH22 3EP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: Northfield/Willowbrae

**Ward No. B15 – Southside/Newington**

24/00639/FUL (Planning Permission)	Replacement of existing timber door with new timber door. at 10B Mayfield Terrace Edinburgh EH9 1SA	Mr Starford, 10B Mayfield Terrace Edinburgh EH9 1SA	<b>Local Delegated Decision</b>	<b>NOT DEVELOPMENT</b>	<b>14 March 2024</b>
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Community Council: Grange/Prestonfield

24/00497/LBC (Listed Building Consent)	Replacement windows. at 3F1 26 Rankeillor Street Edinburgh EH8 9HY	Mrs Maureen Gordon., 26 Rankeillor Street 3F1 Edinburgh EH8 9HY	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Southside

24/00502/FUL (Planning Permission)	To add a single, solid door to the garden from our annex building. The door would be on the north wall of the annex (Bright's Crescent elevation) and is behind our fence so cannot be seen from any street. at 21 Mayfield Road Edinburgh EH9 2NQ	Ms Barnes, 21 Mayfield Road Edinburgh EH9 2NQ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Grange/Prestonfield

24/00433/FUL (Planning Permission)	Installation of new rooflights to main house. at 3 Findhorn Place Edinburgh EH9 2JR	Ms S. Wolfe., 3 Findhorn Place Edinburgh EH9 2JR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Grange/Prestonfield

24/00329/FUL (Planning Permission)	Replacement of timber back door and timber rear windows with uPVC equivalents in matching style (sash and case for windows). at 78 Strathearn Road Edinburgh EH9 2AF	Mr Sean Marosi-McMahon., 78 Strathearn Road Edinburgh EH9 2AF	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>11 March 2024</b>
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Community Council: Marchmont/Sciennes

24/00313/FUL (Planning Permission)	Change of use from class 1 shop to class 3 restaurant with restricted cooking. at 8 Nicolson Street Edinburgh EH8 9DH	Mr Shen, 8 Nicolson Street Edinburgh EH8 9DH	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: Southside

[Wards](#)

### **Ward No. B16 – Liberton/Gilmerton**

24/00643/FUL (Planning Permission)	To erect a 4x3m garden room at the back of the rear garden. at 17 Kenilworth Drive Edinburgh EH16 6DD	Mr Vincent Bonnar., 17 Kenilworth Drive Edinburgh EH16 6DD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>11 March 2024</b>
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Community Council: Liberton

24/00347/FUL (Planning Permission)	Proposed removal and refurbishment of existing conservatory with upgrade to habitable space and internal alterations to existing dwellinghouse. at 45 Howden Hall Drive Edinburgh EH16 6UP	Mrs Thomson, 45 Howden Hall Drive Edinburgh EH16 6UP	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>11 March 2024</b>
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Community Council: Liberton

24/00220/FUL (Planning Permission)	The proposal is to convert an existing front garden into a driveway. The property is on the first floor of the maisonette. The proposed driveway will be made of permeable surfacing consisting of a tracked access with gravel infill and will provide 1 No. parking space for the property. A proposed vehicle access will be created, crossing the public footpath. The proposed dropped kerbs will tie in with adjacent dropped kerb crossing. at 180 Gilmerton Dykes Crescent Edinburgh EH17 8JG	Ms Talbot., 180 Gilmerton Dykes Crescent Edinburgh EH17 8JG	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>13 March 2024</b>
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Community Council: Gilmerton/Straiton/Inch

24/00155/FUL (Planning Permission)	Convert existing garage into new dwelling house to renew permission previously approved under 16/01371/FUL. at 23 Ferniehill Road Edinburgh EH17 7AE	Mr & Mrs Lewis, 23 Ferniehill Road Edinburgh EH17 7AE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Gilmerton/Straiton/Inch

**Ward No. B17 – Portobello/Craigmillar**

24/00570/CLP (Certificate of Lawfulness (proposed))	Refurbishment of existing office building. Including new main entrance glazing and sliding door, new window to be introduced into existing blank recess and the Introduction of external louvres to existing facades to support new internal air conditioning strategy. at Office 1, 4 Hay Avenue Edinburgh EH16 4AQ	Places For People., FAO: Martin Hassall-Lees South Rings Business Park 18 Craven Drive Preston PR5 6BZ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>14 March 2024</b>
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Community Council: Craigmillar

24/00408/FUL (Planning Permission)	Rear single storey extension, plus side single storey extension to domestic single storey bungalow. at 49 Coillesdene Avenue Joppa Edinburgh EH15 2JP	Ms Anna Moffat., 49 Coillesdene Avenue Joppa Edinburgh EH15 2JP	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: Portobello

23/07509/CLP (Certificate of Lawfulness (proposed))	Rear extension. at 53 Brunstane Crescent Brunstane Edinburgh EH15 2NU	Ms Beverley Gardiner., 53 Brunstane Crescent Edinburgh EH15 2NU	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>15 March 2024</b>
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Community Council: Portobello

23/07294/FUL (Planning Permission)	Alterations to form additional play area and staff room with new rooflights and windows. at 9C Bellfield Lane Edinburgh EH15 2BL	Brighton Nursery., FAO: Gregor Allison 9C Bellfield Lane Portobello EH15 2BL	<b>Local Delegated Decision</b>	<b>WITHDRAWN</b>	<b>14 March 2024</b>
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Community Council: Portobello

23/07077/FUL (Planning Permission)	Alter and extend existing detached garage to provide garden room on ground floor and gym / studio on first floor and all associated site works.(as amended). at 228 Milton Road East Joppa Edinburgh EH15 2PF	Mr John Williams., 228 Milton Road East Joppa Edinburgh EH15 2PF	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>12 March 2024</b>
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Community Council: Portobello



