

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **25 March 2024**

Decision List

Applications contained in **this** Decision List were determined during the week ending **25 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

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

23/05568/CLES TL (Certificate of Lawfulness Existing STL)	The existing use of a boathouse as holiday let accommodation for more than 10 years of uninterrupted lettings. at Boathouse Dundas Estate Newbigging South Queensferry	Danzan 2003 Trust., Rose Lane C/o FBRSeed Kelso TD5 7AP	Delegated Decision	GRANTED	20 March 2024
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Community Council: Queensferry & District

[Wards](#)

Ward No. B02 – Pentland Hills

24/00763/TCO (Tree work Within a Conservation Area)	T1 Eucalyptus, Fell to ground level. at 9 Juniperlee Juniper Green EH14 5UA	Mrs Riches, 9 Juniperlee Juniper Green EH14 5UA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 March 2024
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Community Council: Juniper Green

24/00714/LBC (Listed Building Consent)	Internal alterations at Kiwi Cottage 3 Dalmahoy Kirknewton EH27 8EB	St Mary's Church., FAO: Christine Downey Wilkieston Road Ratho EH28 8RH	Delegated Decision	GRANTED	20 March 2024
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Community Council: Ratho

22/04501/FUL (Planning Permission)	The proposal is for a change of use of annex to allow short term let use. at 62 Belmont Road Juniper Green EH14 5ED	Mrs Gillian Hutchison., 62 Belmont Road Juniper Green EH14 5ED	Committee Decision	GRANTED	19 March 2024
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Community Council: Juniper Green

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

[Wards](#)

Ward No. B04 – Forth

24/00995/TCO (Treework Within a Conservation Area)	T2 Yew, Crown reduce height & canopy by up to 1m. T4 Birch, Crown reduce height & canopy by up to 1m. T5 Birch, Crown reduce height & canopy by up to 1m. at 186 Newhaven Road Edinburgh EH6 4QB	Mr Nesbitt, 186 Newhaven Road Edinburgh EH6 4QB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 March 2024
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Community Council: Trinity

23/07380/TPO (Treework)	Lime T301, remove deadwood & hanging branches. Lime T302, prune branches to 5.2m allow for vehicle access, remove deadwood. Horse Chestnut T303, crown reduce to 1.5m to reduce stress on limb junctions and overhang to property. Lime T304, prune branches to 5.2m for vehicle access and remove deadwood. Lime T308, prune branches to 5.2m for vehicle access and remove deadwood. Horse Chestnut T311, reduce limb at 2m above ground. Horse Chestnut T314, reduce limb by 1.5m to reduce stress. Lime T322, crown lift to 3m for pedestrian access. Horse Chestnut T323, reduce limb by 2m to reduce stress. Lime T324, crown lift to 3m for pedestrian access. Sycamore T332, cut to stump. Lime T338, prune back branches at 3m for pedestrian access. Apple T339, reduce crown from wall head. Lime T341, remove limb for access. Lime T342, crown lift branches to 3m for access, sever lvy at base & reduce limb from house No. 53 by 3m. Lime T343, prune branches at 3m for access. Elm T343, prune branches at 3m for access. at Woodland To Front Of Larkfield Gardens Edinburgh	Trinity Factoring Services., 209 Bruntsfield Place Edinburgh EH10 4DH	Delegated Decision	MIXED DECISION	22 March 2024
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Community Council: Trinity

23/06483/FULS TL (Planning Permission STL)	Change of use from residential to a short term let. at 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW	Mrs Maria De Carmen Valcarcel., 12A Seaton Road Mitcham Surrey CR4 3ER	Local Delegated Decision	REFUSED	22 March 2024
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B05 – Inverleith

24/01369/TPO (Treework)	Ash Tree it is recommended that three major branches are retained, reducing the most overhanging branches. Holly tree 2 lower branches trimmed to stop damage to shed roof. at Treeworks Eildon Street Warriston Edinburgh	Miss Naomi Elvin., 13/2 Eildon Street Edinburgh EH3 5JU	Delegated Decision	GRANTED	22 March 2024
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Community Council: Stockbridge/Inverleith

24/01301/TCO (Treework Within a Conservation Area)	Bay Tree, 3.5m x 30cm, cut to stump. at 5 Saxe-coburg Place Edinburgh EH3 5BR	Mrs Lindsay., 5 Saxe-coburg Place Edinburgh EH3 5BR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 March 2024
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Community Council: Stockbridge/Inverleith

24/00975/TCO (Treework Within a Conservation Area)	2 x Ash. All over Crown reduction by no more than 2.0m to leave a tree no less than 8m in height and remove dead branches and rubbing branches. at 34 Raeburn Place Edinburgh EH4 1HN	Mrs Kinroy., 34 Raeburn Place Edinburgh EH4 1HN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 March 2024
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Community Council: Stockbridge/Inverleith

24/00718/TCO (Treework Within a Conservation Area)	Weeping Ash, removal due to the tree dying. at 63B Dean Path Edinburgh EH4 3AT	The Dean Cemetery Trust., FAO: John Duffy 63B Dean Path Edinburgh EH4 3AT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 March 2024
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Community Council: West End

24/00434/FUL (Planning Permission)	Proposed alteration and extensions, no change of use. at 5 - 7 Hamilton Place Edinburgh	The Owners Group., 5 - 7 Hamilton Place Edinburgh EH3 5BA	Local Delegated Decision	WITHDRAWN	20 March 2024
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Community Council: Stockbridge/Inverleith

24/00401/FUL (Planning Permission)	Demolish existing rear extension and create new extension to the side and rear of the house. Minor alterations to existing house. New roof lights and solar panels to the roof. Erection of garden room within the grounds. at 1 Avenue Villas Inverleith Edinburgh EH4 2HU	Mrs Oonagh Hancox., 1 Avenue Villas Comely Bank Edinburgh EH4 2HU	Delegated Decision	REFUSED	22 March 2024
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Community Council: Stockbridge/Inverleith

24/00324/FUL (Planning Permission)	Internal alterations to extend and add to existing sanitary accommodation and bedrooms. Extension to rear of property to maximise kitchen and dining spaces on ground floor and further bedrooms upstairs. Off road parking space to be formed within existing front garden. at 32 Eildon Street Warriston Edinburgh EH3 5JX	Mr And Mrs A Semple., 32 Eildon Street Warriston Edinburgh EH3 5JX	Delegated Decision	WITHDRAWN	20 March 2024
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Community Council: Stockbridge/Inverleith

24/00337/LBC (Listed Building Consent)	Reinstate former cupboard door in drawing room. Replace glazing with 7mm Finneo double glazing. at 9 Ann Street Stockbridge Edinburgh EH4 1PL	Mr Glan MacLachlan., 9 Ann St Edinburgh EH1 4PL	Delegated Decision	GRANTED	20 March 2024
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Community Council: Stockbridge/Inverleith

23/07119/FUL (Planning Permission)	Change all windows in the property from timber framed single glazing to UPVC double glazing. at 3F3 11 Comely Bank Road Stockbridge Edinburgh EH4 1DR	Miss Julia Clark., 11/9 Comely Bank Road Edinburgh EH4 1DR	Local Delegated Decision	WITHDRAWN	19 March 2024
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Community Council: Stockbridge/Inverleith

23/06875/ADV (Advert Consent)	External wayfinding and information signs (as amended) at Scottish National Gallery Of Modern Art 75 Belford Road Edinburgh EH4 3DR	The Board Of Trustees Of The National Galleries Of Scotland., Modern Two 73 Belford Road Edinburgh EH4 3DS	Delegated Decision	GRANTED	21 March 2024
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Community Council: West End

23/06876/ADV (Advert Consent)	External wayfinding and information signs (as amended). at The Dean Gallery 73 Belford Road Edinburgh EH4 3DS	The Board Of Trustees Of The National Galleries Of Scotland., Modern Two 73 Belford Road Edinburgh EH4 3DS	Delegated Decision	GRANTED	21 March 2024
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Community Council: West End

23/06877/LBC (Listed Building Consent)	External alterations comprising the installation of replacement wayfinding and information signage and other associated works. at Scottish National Gallery Of Modern Art 75 Belford Road Edinburgh EH4 3DR	The Board Of Trustees Of The National Galleries Of Scotland., Modern Two 73 Belford Road Edinburgh EH4 3DS	Delegated Decision	GRANTED	21 March 2024
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Community Council: West End

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

24/01252/TPO (Treework)	8 Scots Pine, 3 Sitka Spruce, 1 Japanese Larch, list and location uploaded. Felling for the purpose of replanting in accordance with the consented management plan. at Woodland To West Of 69-85 Ravelston Dykes Road Edinburgh EH4 3NU	TRA., FAO: James Baillie 79 69 To 85 Ravelston Dykes Road Edinburgh EH4 3NU	Delegated Decision	REFUSED	20 March 2024
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Community Council: Murrayfield

24/00851/TCO (Treework Within a Conservation Area)	T1884 Ash. Fell to ground level. T2132 Whitebeam. Remove limb T2133 Whitebeam. Fell to ground level. T2307 Whitebeam. remove branch/limb. at St Georges School For Girls 2A Garscube Terrace Edinburgh EH12 6BQ	St George's School., FAO: Bruce Dawson St George's School Garscube Terrace Edinburgh Scotland EH12 6BG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 March 2024
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Community Council: Murrayfield

23/04977/FULS TL (Planning Permission STL)	Change of use, in order that it may be legally operated as short term let accommodation. at 48 Corstorphine Road Edinburgh EH12 6JQ	Mr Oriston, 8 Viscount Drive Dalkeith EH22 3FX	Local Delegated Decision	REFUSED	19 March 2024
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

23/07039/FUL (Planning Permission)	Change of use from industrial premises (classes 4 /5 /6) to sui generis waste management (metal handling) facility. at 9 Bankhead Crossway North Edinburgh EH11 4BP	Dalton Group., Dalton House 15 Youngs Road Broxburn EH52 5LY	Local Delegated Decision	GRANTED	22 March 2024
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Community Council: Sighthill/Broomhouse/Parkhead

23/03708/CLP (Certificate of Lawfulness (proposed))	Installation of replacement sash and case windows. at Flat 3 3 Gorgie Road Edinburgh EH11 2FA	Ms Bermudez., Flat 3 3 Gorgie Road Edinburgh EH11 2FA	Delegated Decision	GRANTED	21 March 2024
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Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

24/00505/TPO (Treework)	Oak T0705 remove deadwood greater than 25mm. Oak T0706 remove deadwood greater than 25mm., Oak T0710 remove deadwood greater than 25mm., Oak T0714 remove deadwood greater than 25mm. Sycamore T0735 remove due to Ganoderma wood decay fungus at base. Ash T0737 remove. at Woodland Queen Margaret Close Fairmilehead Edinburgh	Charles White Ltd., FAO: Ms Pamela Moreton 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	GRANTED	19 March 2024
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Community Council: Fairmilehead

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

23/07502/FUL (Planning Permission)	Attic conversion including 2 roof lights on front elevation and 3x roof lights on rear elevation. at 7 Morham Lea Edinburgh EH10 5GL	Mrs Hilary Saunders., 7 Morham Lea Greenbank Edinburgh EH10 5GL	Local Delegated Decision	GRANTED	20 March 2024
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Community Council: Craiglockhart

23/07176/FUL (Planning Permission)	Installation of bike shelter for local residents and promotion of cycling in Edinburgh. at Proposed Bike Shelter Rosemount Buildings Fountainbridge Edinburgh	Wheatley Group., FAO: Peter Osbourne Wheatley House 25 Cochrane Street Glasgow G1 1HL	Local Delegated Decision	REFUSED	21 March 2024
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Community Council: Tollcross

[Wards](#)

Ward No. B10 – Morningside

24/00990/TCO (Treework Within a Conservation Area)	T1 - Copper Beech. reduce away from buildings on both sides and top of canopy by no more than 1.2m in branch length to a suitable anaotmical growth point. thin canopy by no more than 15% at 26 Hermitage Drive Edinburgh EH10 6BY	Mrs Natalie Chisholm., 26 Hermitage Drive Edinburgh EH10 6BY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 March 2024
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Community Council: Morningside

24/00882/TCO (Treework Within a Conservation Area)	Sycamore tree, crown lift and crown thin by 15%. at 37 Cluny Gardens Edinburgh EH10 6BL	Mrs Watson, 37 Cluny Gardens Edinburgh EH10 6BL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 March 2024
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Community Council: Morningside

24/00744/TPO (Treework)	Lime tree that overhangs Greenhill Terrace reduce height by up to 3m and prune back from flats to give 2m clearance. at Flat 1 1 Greenhill Court Bruntsfield Edinburgh EH9 1BF	Charles White Ltd., FAO: Ms Sarah Wilson 14 New Mart Road Edinburgh	Delegated Decision	GRANTED	19 March 2024
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Community Council: Merchiston

24/00675/TCO (Treework Within a Conservation Area)	Sycamore (Acer Pseudoplatanus) #1 overall significant and irreversible decline, remove tree. Sycamore (Acer Pseudoplatanus) #2 occlusions, fungal fruiting bodies of Kretzschmaria Deusta at base, remove tree. at 40 Colinton Road Edinburgh EH10 5BT	Cameron Tree Surgeons., FAO: Alasdair Cameron 5 Kilmaurs Road Edinburgh EH16 5DA	Delegated Decision	WITHDRAWN	20 March 2024
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Community Council: Merchiston

24/00677/TCO (Treework Within a Conservation Area)	T1 Pine, remove lowest lateral limb in conflict with garage (as shown on submitted photo). T2 Leylandii, cut back lower lateral limbs over garage leaving 2m clearance. T3 Cherry, crown reduce extended branches outside of the canopy line by no more than 3.5m and reshape remaining canopy by no more than 1.0m at 1B Abbotsford Crescent & 2, 4 Abbotsford Park Edinburgh EH10 5DY	Ms Dickson., Fairacre Court Flat 3 1B Abbotsford Crescent Edinburgh EH10 5DY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 March 2024
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Community Council: Merchiston

24/00651/LBC (Listed Building Consent)	Internal alterations. at 1F1 91 Marchmont Road Edinburgh EH9 1HB	Mrs Yassin, Flat 1 91 Marchmont Road Edinburgh EH9 1HB	Delegated Decision	GRANTED	18 March 2024
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Community Council: Marchmont/Sciennes

24/00397/LBC (Listed Building Consent)	Replace and enlarge existing skylight in the corridor and in the existing kitchen. Moving kitchen to the existing living room creating an extra bedroom and replace windows. at 3F2 70 Marchmont Crescent Edinburgh EH9 1HD	Renfrewshire Property Company Limited., 60 The Causeway Edinburgh EH15 3PZ	Delegated Decision	GRANTED	21 March 2024
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Community Council: Marchmont/Sciennes

23/07244/LBC (Listed Building Consent)	Installation of external ducts to rear of property. at 24 Marchmont Road Edinburgh EH9 1HZ	KAA Foods Ltd., 24 Marchmont Road Edinburgh EH9 1HZ	Delegated Decision	GRANTED	20 March 2024
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Community Council: Marchmont/Sciennes

23/05239/CLES TL (Certificate of Lawfulness Existing STL)	Continued use of property as a short term let. at 6C Canaan Lane Morningside Edinburgh EH10 4SY	Mr Tim Visser.,	Local Delegated Decision	WITHDRAWN	20 March 2024
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Community Council: Morningside

22/04057/FUL (Planning Permission)	Use of the annexe section of the existing residential dwelling for short term let rental (in retrospect), (amended). at 15 & 15A Eden Lane Edinburgh EH10 4SD	Mr Chalmers, 15A Eden Lane Edinburgh EH10 4SD	Committee Decision	GRANTED	19 March 2024
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Community Council: Morningside

[Wards](#)

Ward No. B11 – City Centre

24/01335/TCO (Treework Within a Conservation Area)	T1 Laburnum, reduce & deadwood. T2 Elm, fell & grind stump. T3 Lime, reduce & deadwood. T4 Eucalyptus, fell & grind stump. T5 Lime, reduce & deadwood. T6 Lime, reduce & deadwood. at 45 Coates Gardens Edinburgh EH12 5LF	Mr Stevenson., 45 Coates Gardens Edinburgh EH12 5LF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 March 2024
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Community Council: West End

24/01299/CLP (Certificate of Lawfulness (proposed))	Existing sash and case to be repaired and replaced with double glazing, interior alterations to existing residential flat whereby proposed kitchen is to be located at the front of the property and bedroom to be located at the rear of the property. at 2F2 15 Leven Terrace Edinburgh EH3 9LW	Ms Vermeulen., Flat 4 15 Leven Terrace Edinburgh EH3 9LW	Delegated Decision	GRANTED	22 March 2024
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Community Council: Tollcross

24/00826/ADV (Advert Consent)	Fascia & projecting sign. at 14 Antigua Street Edinburgh EH1 3NH	Powerhouse Fitness., FAO: Steve Reeve Rutherglen Links Business Park 3 Rutherglen Links Farmeloean Road Glasgow G73 1DF	Delegated Decision	GRANTED	20 March 2024
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Community Council: New Town/Broughton

24/00544/LBC (Listed Building Consent)	The proposed works are to infill under the playfair stair with timber panelling to create a storage cupboard. The panelling would be fielded, painted white, recessed from the edge of the stair treads. New lighting track installed to underside of stairs, to provide art exhibition lighting. at Old College 68 South Bridge Edinburgh EH8 9YL	The University Of Edinburgh., The Department Of Estates 9 Infirmary Street Edinburgh EH1 1NP	Delegated Decision	REFUSED	19 March 2024
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Community Council: Old Town

24/00463/LBC (Listed Building Consent)	Internal alterations, relocation of kitchen, part wall removal, formation of additional bedroom and associated works (as amended). at 1F2 21 Gardner's Crescent Edinburgh EH3 8DE	Mr Shahbaz Mosavar-Rahmani.,	Delegated Decision	GRANTED	21 March 2024
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Community Council: Tollcross

24/00471/ADV (Advert Consent)	Advertisement of the following types : Projecting sign. Signage above doors, to glazing and a projecting sign to front elevation and sign adjacent door to rear elevation. at 85 Princes Street New Town Edinburgh EH2 2ER	Mountain Warehouse.,	Delegated Decision	GRANTED	22 March 2024
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Community Council: New Town/Broughton

24/00474/LBC (Listed Building Consent)	Erect new signage on premises. at 85 Princes Street Edinburgh EH2 2ER	Mountain Warehouse.,	Delegated Decision	GRANTED	22 March 2024
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Community Council: New Town/Broughton

24/00447/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 3 17 Cockburn Street Edinburgh EH1 1BP	The City Of Edinburgh Council., 4 Waverly Court The City Of Edinburgh Council EH8 8BG	Delegated Decision	GRANTED	22 March 2024
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Community Council: Old Town

24/00406/LBC (Listed Building Consent)	Internal alterations to third floor layout and replace existing glazing with slim line double glazing units. at 3F 9 Moray Place New Town Edinburgh EH3 6DS	Mr Graeme Hudson., 3F 9 Moray Place New Town Edinburgh EH3 6DS	Delegated Decision	GRANTED	21 March 2024
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Community Council: New Town/Broughton

24/00410/LBC (Listed Building Consent)	Add new toilet to 1st floor and alter. Ex en-suites and family bathroom. New dg slimline windows to match existing. at 1F 35 Heriot Row Edinburgh EH3 6ES	Mr Rowles., 1F 35 Heriot Row Edinburgh EH3 6ES	Delegated Decision	GRANTED	22 March 2024
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Community Council: New Town/Broughton

24/00318/LBC (Listed Building Consent)	Installation of double-glazed units to existing windows and for replacement of existing glazed doors with new double-glazed timber doors. at GF 5 Heriot Row Edinburgh EH3 6HU	Mr Turton, GF 5 Heriot Row Edinburgh EH3 6HU	Delegated Decision	GRANTED	19 March 2024
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Community Council: New Town/Broughton

24/00281/LBC (Listed Building Consent)	Works to replace existing defective fire doors like for like to meet fire standards. 13 No. timber panelled doors (including 5 No. double door sets) and 2 No. timber flush double door sets are to be replaced. at National Galleries Of Scotland 1 The Mound Old Town Edinburgh EH2 2EL	National Galleries Of Scotland., Modern Two Art Gallery 73 Belford Road Edinburgh EH4 3DS	Delegated Decision	GRANTED	21 March 2024
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Community Council: Old Town

24/00198/FUL (Planning Permission)	Internal rearrangement and refurbishment, replacement windows, rear doors, platt and bridge, and minor landscaping. at 18 Grove Street Edinburgh EH3 8BB	Mr Harrower, 18 Grove Street Edinburgh EH3 8BB	Local Delegated Decision	GRANTED	19 March 2024
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Community Council: West End

24/00126/LBC (Listed Building Consent)	Remove existing garage to form courtyard garden. at 1 Magdala Mews Edinburgh EH12 5BX	Mr Jeff Thompson., 1 Magdala Mews Edinburgh EH12 5BX	Delegated Decision	GRANTED	22 March 2024
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Community Council: West End

24/00094/LBC (Listed Building Consent)	Replace 3-bedroom windows with double glazed conservation units. To ground level at front and first floor level at rear. Front window not original (replaced with permission approx 10 years ago), rear 2 windows retain only 3-4 original panes of 12. The sills have deteriorated and need replacement. Permitted development has been allowed at rear. Existing units were draught proofed by Ventrolla approx 2012 but continue to be very cold unless shutters are kept closed. at 45 Dublin Street Edinburgh EH3 6NL	Ms Scholes., 45 Dublin Street Edinburgh EH3 6NL	Delegated Decision	GRANTED	19 March 2024
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Community Council: New Town/Broughton

23/07397/FUL (Planning Permission)	Conversion of flat and office into a single dwelling, alterations to kitchen and sanitary accommodation new double glazed windows (as amended). at 13 & 13A Coates Crescent Edinburgh EH3 7AF	Ms Grant., Unit 2, Orwell Farm Offices Kinross KY13 9HB	Local Delegated Decision	GRANTED	21 March 2024
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Community Council: West End

23/07373/LBC (Listed Building Consent)	Interior alterations which include forming new sanitary facilities, removal of partitions at basement level and new kitchen. Replacement micro double glazing and new door in existing window position at basement level (as amended). at 15 Dundonald Street New Town Edinburgh EH3 6RZ	Ms Christina Smith., 15 Dundonald Street Edinburgh EH3 6RZ	Delegated Decision	GRANTED	22 March 2024
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Community Council: New Town/Broughton

23/07231/LBC (Listed Building Consent)	Internal and external alterations. at Playhouse Theatre 18 - 20 Greenside Place Greenside Edinburgh EH1 3AA	The Ambassador Theatre Group., 39-41 Charing Cross Road London WC2H 0AR	Delegated Decision	GRANTED	20 March 2024
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Community Council: New Town/Broughton

23/07233/LBC (Listed Building Consent)	Conversion of flat and office into a single dwelling, alterations to kitchen and sanitary accommodation new double glazed windows (as amended). at 13 & 13A Coates Crescent Edinburgh EH3 7AF	Ms Grant., 2 Orwell Farm Kinross KY13 9HB	Delegated Decision	GRANTED	21 March 2024
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Community Council: West End

23/06618/FUL (Planning Permission)	Change of use from class 1 retail to class 3 restricted pizzeria. at 32 Home Street Tollcross Edinburgh EH3 9LZ	Ali Properties., Mr Atif Ali. 32 Home Street Tollcross Edinburgh Scotland EH3 9LZ	Local Delegated Decision	GRANTED	20 March 2024
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Community Council: Tollcross

23/06554/FUL (Planning Permission)	Alterations and new development including partial demolition and rear /rooftop extensions to form new hotel (Class 7) with ancillary uses and lower and ground floor commercial uses (Class 1A and Class 3), public and private amenity space, ancillary areas and external pend access with associated works. at 7 - 11 & 15 - 19 Hanover Street, 40 Rose Street & 70 Princes Street Edinburgh EH2 2DL	RRH Hanover A Limited., Caledonian Exchange 19A Canning Street Edinburgh EH3 8HE	Other Item at Committee	GRANTED	19 March 2024
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Community Council: New Town/Broughton

23/06565/LBC (Listed Building Consent)	Selective demolition and alterations to form hotel and ancillary uses with refurbished commercial units and associated works. at 7 - 11 & 15 - 19 Hanover Street, 40 Rose Street & 70 Princes Street Edinburgh EH2 2DL	RRH Hanover A Limited., Caledonian Exchange 19A Canning Street Edinburgh EH3 8HE	Other Item at Committee	GRANTED	19 March 2024
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Community Council: New Town/Broughton

23/05753/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short-term let visitor accommodation. at Flat 1 12 Carlton Terrace Calton Hill Edinburgh EH7 5DD	Mr Steven Lonsdale., 12/1 Carlton Terrace Edinburgh EH7 5DD	Local Delegated Decision	WITHDRAWN	20 March 2024
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Community Council: New Town/Broughton

23/05832/FULS TL (Planning Permission STL)	Change of use from long term rental to short term rental property. at 1F1 84 Haymarket Terrace Edinburgh EH12 5LQ	APEX Property Short Term Lets Ltd., 65A Berkeley Street Glasgow G3 7DX	Local Delegated Decision	REFUSED	22 March 2024
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Community Council: West End

23/05838/FULS TL (Planning Permission STL)	Change of use from long term rental to short term rental property. at 2F2 34 Haymarket Terrace Edinburgh EH12 5JZ	Apex Property Short Term Lets Ltd., 65A Berkeley Street Glasgow G3 7DX	Local Delegated Decision	REFUSED	22 March 2024
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Community Council: West End

23/04950/FUL (Planning Permission)	Demolition of existing buildings and erection of mixed-use development comprising student accommodation, commercial uses (retail class 1A, cafe class 3 and gym class 11), amenity space, access, cycle parking and landscaping. at 3 -5 West Tollcross & 9 Thornybauk Edinburgh EH3 9BP	Silvermills Estates & Land Ltd., 11 Alva Street Edinburgh EH2 4PH	Other Item at Committee	GRANTED	20 March 2024
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Community Council: Tollcross

23/04896/FULS TL (Planning Permission STL)	Retrospective change of use to form short term holiday let from flat. at Flat 2 138 Calton Road Edinburgh EH8 8DP	Northern Lights Property Investments., Flat 2 138 Calton Road Edinburgh EH8 8DP	Local Delegated Decision	REFUSED	19 March 2024
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Community Council: Old Town

23/04678/LBC (Listed Building Consent)	Alterations to existing office premises to create mixed use office accommodation and 3 short term let bedrooms. at 17 Dublin Street Edinburgh EH1 3PG	K & S MIR LTD., 8 Johns Place Edinburgh EH6 7EP	Local Delegated Decision	GRANTED	20 March 2024
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Community Council: New Town/Broughton

23/04702/FULS TL (Planning Permission STL)	Change of use of existing office premises to create mixed use office accommodation and 3 short term let bedrooms. at 17 Dublin Street Edinburgh EH1 3PG	K & S MIR Ltd., 8 Johns Place Edinburgh EH6 7EP	Local Delegated Decision	REFUSED	20 March 2024
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Community Council: New Town/Broughton

23/04654/FULS TL (Planning Permission STL)	Retrospective change of use from office to short-term let (Sui Generis). at 2F 162 Rose Street Edinburgh EH2 3JD	Mr Bruce Casely., 4 Belgreve Terrace Dicq Road St Saviour Jersey JE2 7PZ	Committee Decision	GRANTED	19 March 2024
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Community Council: New Town/Broughton

22/04195/FUL (Planning Permission)	Use of part of residential dwelling for the purposes of short term letting. at 79 Dundas Street Edinburgh EH3 6SD	Mrs Weller, 79 Dundas Street Edinburgh EH3 6SD	Committee Decision	GRANTED	19 March 2024
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Community Council: New Town/Broughton

19/04527/FUL (Planning Permission)	An above ground vent stack and cabinet for new gas governor as part of the St James Centre Project. at Amenity Ground Bellevue Crescent Broughton Edinburgh	Scotland Gas Networks Plc., Axis House 5 Lonehead Drive Newbridge Edinburgh United Kingdom EH28 8TG	Delegated Decision	WITHDRAWN	20 March 2024
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Community Council: New Town/Broughton

18/02710/ADV (Advert Consent)	Edinburgh's West End BID would like to install 2 exhibition stands into the grassy space at Coates Crescent, Edinburgh (left side of Gladstone Memorial statue only), for a maximum of 30 days. These stands will exhibit photograph's of West End BID business owners, West End residents and documentary style shots of West End architecture. There will be a maximum of 30 business images displayed as part of the exhibition (max size A1), all of which will feature a business logo and business address. at Advertising Hoarding 29 Metres Southeast Of 12 Coates Crescent Edinburgh	Edinburgh's West End BID., FAO: Mrs Susan Mather 39-41 William Street Edinburgh EH3 7LW	Local Delegated Decision	WITHDRAWN	21 March 2024
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Community Council: West End

[Wards](#)

Ward No. B12 – Leith Walk

24/00642/LBC (Listed Building Consent)	The proposal is to install bi-fold doors in place if the existing fixed glazed restaurant frontage. This would enable customers to have access to the street pavement area adjacent to the restaurant for dining purposes. at 9 Elm Row Edinburgh EH7 4AA	Edinburgh Construction Group Joinery., FAO: Mrs Julie Darling 5B Karin Place Edinburgh EH6 7RE	Delegated Decision	GRANTED	19 March 2024
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Community Council: Leith Central

24/00146/FUL (Planning Permission)	Extension to lower ground floor level, new external terrace with overhanging roof and garden stores, garden room to rear. at PF 8 Claremont Crescent Edinburgh EH7 4HX	Mr & Mrs Fox., 8 Claremont Crescent Edinburgh EH7 4HX	Local Delegated Decision	GRANTED	22 March 2024
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Community Council: New Town/Broughton

24/00147/LBC (Listed Building Consent)	Extension to lower ground floor level, new external terrace with overhanging roof and garden stores, garden room to rear. at PF 8 Claremont Crescent Edinburgh EH7 4HX	Mr & Mrs Fox., 8 Claremont Crescent Edinburgh EH7 4HX	Delegated Decision	GRANTED	22 March 2024
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Community Council: New Town/Broughton

23/04394/CLES TL (Certificate of Lawfulness Existing STL)	To confirm existing short-term holiday let use at Flat 8 4 Elliot Street Edinburgh EH7 5LU	Mr Shaban., Flat 8 4 Elliot Street Edinburgh EH7 5LU	Delegated Decision	WITHDRAWN	18 March 2024
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

24/00716/LBC (Listed Building Consent)	Replacement of existing centre pivot windows with new sash and case windows. Replacements to be custom fitted with slimline IGUs. at Flat 1 51 Portland Street Edinburgh EH6 4AZ	Ms Robinson, Flat 1 51 Portland Street Edinburgh EH6 4AZ	Delegated Decision	GRANTED	18 March 2024
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Community Council: Leith Harbour And Newhaven

24/00441/LBC (Listed Building Consent)	Upgrade existing single glazed timber sash and case window with slimline double glazing, replace existing single glazed timber casement window with double glazed PVC window. Alter internal layout of lounge, kitchen, and bedroom. at 3F2 4 Portland Terrace Edinburgh EH6 6JZ	Miss Prifti, 3F2 4 Portland Terrace Edinburgh EH6 6JZ	Delegated Decision	GRANTED	22 March 2024
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Community Council: Leith Harbour And Newhaven

24/00306/FUL (Planning Permission)	The proposal is to site a shipping container for storage and for housing a Certuss steam generator. at 13 Jane Street Pilrig Edinburgh EH6 5HE	Newbarns Brewery., FAO:Mr Gordon McKenzie 13 Jane Street Edinburgh EH6 5HE	Local Delegated Decision	GRANTED	21 March 2024
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Community Council: Leith Harbour And Newhaven

23/07427/ADV (Advert Consent)	Advertisement of the following types : Fascia SignFairground style cabochon lighting. Painting of lower cladding and middle tiles. at Unit 2 Ocean Terminal 98 Ocean Drive North Leith Edinburgh EH6 6JJ	Club 3000., Ocean Terminal Unit S2 Edinburgh EH6 6JJ	Delegated Decision	GRANTED	20 March 2024
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Community Council: Leith Harbour And Newhaven

23/04877/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to STL. at Flat 2 44 Bernard Street Edinburgh EH6 6PR	Mr Alcock, 6 Apple Hey Appley Bridge Wigan Lancashire WN6 9HF	Local Delegated Decision	WITHDRAWN	20 March 2024
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Community Council: Leith Harbour And Newhaven

23/04090/LBC (Listed Building Consent)	Internal alterations to Category B-listed gas works building. at 1 - 5 Baltic Street & 7 - 27 Constitution Street Edinburgh EH6 7BR	Baltic Street (Edinburgh) LLP (London), 5 Duke Street St James London SW1Y 6BN	Local Delegated Decision	GRANTED	20 March 2024
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

24/00519/CLP (Certificate of Lawfulness (proposed))	Internal alterations including upgrading of existing attic to include refurbishing existing dormer and new velux roof lights. at 4 Meadowfield Avenue Edinburgh EH8 7NH	Mr David McLennan., 4 Meadowfield Avenue Edinburgh EH8 7NH	Delegated Decision	GRANTED	18 March 2024
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Community Council: Northfield/Willowbrae

24/00508/TPO (Treework)	T2 Sycamore, canopy reduction of 1.5m NW overhanging junction, 1m height reduction, remove deadwood. T3 Sycamore, canopy reduction of 1.5m S & W, 1m height reduction to balance canopy, remove deadwood. at 32 Woodlands Grove Edinburgh EH15 3PP	Mr Ballany, 32 Woodlands Grove Edinburgh EH15 3PP	Delegated Decision	GRANTED	20 March 2024
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Community Council: Northfield/Willowbrae

23/07433/LBC (Listed Building Consent)	The proposal seeks to provide a rear extension to connect the house to the garden and improve the internal configuration of the interior for modern family living (as amended). at 16 Old Church Lane Duddingston Edinburgh EH15 3PX	Mr Sean And Mrs Ashley Millan., 16 Old Church Lane Edinburgh EH15 3PX	Delegated Decision	GRANTED	22 March 2024
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Community Council: Northfield/Willowbrae

[Wards](#)

Ward No. B15 – Southside/Newington

24/01260/TCO (Treework Within a Conservation Area)	T0898 Laburnum, remove. T0896 Rowan, remove. at 20 Dick Place Edinburgh EH9 2JJ	Iain & Katie Murray., 42 Forbes Road Edinburgh EH10 4ED	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 March 2024
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Community Council: Grange/Prestonfield

24/01187/CLP (Certificate of Lawfulness (proposed))	Proposed demolition of Darwin Building and temporary growth facility. at University Of Edinburgh Darwin Building Max Born Crescent Edinburgh EH9 3BF	University Of Edinburgh., FAO: Jo White C/O Lichfields 115 George Street Edinburgh Scotland EH10 5UB	Delegated Decision	GRANTED	20 March 2024
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Community Council: Grange/Prestonfield

24/01133/TCO (Treework Within a Conservation Area)	Lime tree 577 - Remove basal epicormics and deadwood. Reduce from building SW to give 2m clearance , Lime tree 578 - Remove basal epicormics and deadwood. at 5B Hope Terrace Edinburgh EH9 2AP	Mr Greg Hardie., 23 Pikes Pool Drive Kirkliston EH29 9GH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 March 2024
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Community Council: Marchmont/Sciennes

24/01134/TCO (Treework Within a Conservation Area)	534 Common Lime, crown lift to 5.5m over road S & remove deadwood. 538 Yew, crown reduce from road to kerb line 2m S. Crown lift over pavement to 3.5m. Crown lift W to 4m. 539 Yew, crown reduce from road to kerb line 2m S. Crown lift over pavement to 3.5m. Crown lift E to 4m. 565 Sycamore, crown lift over road S to 5.5m & remove deadwood. 563 Sycamore, crown lift over road S to 5.5m & remove deadwood. at 5B Hope Terrace Edinburgh EH9 2AP	Mr Hardie, 23 Pikes Pool Drive Kirkliston EH29 9GH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 March 2024
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Community Council: Marchmont/Sciennes

24/00707/TCO (Treework Within a Conservation Area)	Sycamore, dismantle. at 50 Blacket Place Edinburgh EH9 1RJ	Mr Sibbald, 50 Blacket Place Edinburgh EH9 1RJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 March 2024
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Community Council: Grange/Prestonfield

24/00678/TCO (Treework Within a Conservation Area)	Copper beech remove tree and cut stump low. at 18 Mortonhall Road Edinburgh EH9 2HW	Hardie., FAO: Greg Hardie 23 Pikes Pool Drive Kirkliston EH29 9GH	Delegated Decision	MAKE A TREE PRESERVATION ORDER	18 March 2024
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Community Council: Grange/Prestonfield

24/00043/FUL (Planning Permission)	Form new driveway. at 145 Dalkeith Road Edinburgh EH16 5HQ	Ms Mammolino, 145 Dalkeith Road Edinburgh EH16 5HQ	Local Delegated Decision	REFUSED	22 March 2024
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Community Council: Grange/Prestonfield

23/05605/FULS TL (Planning Permission STL)	Planning permission to operate the premises as a short term let (in retrospect). at Flat 6 17A West Crosscauseway Edinburgh EH8 9JW	Mr Mark Miller., 15 Mortonhall Park Drive Edinburgh EH17 8SS	Local Delegated Decision	REFUSED	19 March 2024
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Community Council: Southside

23/05471/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to STL. at 3F1 57 Montague Street Edinburgh EH8 9QS	Nikki Murray., 30 Christiemiiller Avenue Edinburgh EH7 6ST	Local Delegated Decision	REFUSED	22 March 2024
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Community Council: Southside

23/05194/FULS TL (Planning Permission STL)	Use of flat for short-term let use (Sui Generis) and residential flat (in retrospect). This property is available for letting all year. at 1F1 23 Lutton Place Edinburgh EH8 9PD	Mr Ali, Flat 1 23 Lutton Place Edinburgh EH8 9PD	Local Delegated Decision	REFUSED	19 March 2024
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Community Council: Southside

23/02631/FULS TL (Planning Permission STL)	Change of use of two flats from residential to short term holiday lets. at Southside Steamie 72 - 74 Newington Road Edinburgh EH9 1QN	TIRS Limited., 72 - 74 Newington Road Edinburgh EH9 1QN	Local Delegated Decision	WITHDRAWN	18 March 2024
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Community Council: Southside

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

24/00710/FUL (Planning Permission)	Monopole mast with headframe, 12x antennas, 4x dishes, 7x cabinets and all ancillary development. at Proposed Telecoms Apparatus 30 Metres East Of 29 Drum Street Edinburgh	Cornerstone., Hive 2 1530 Arlington Business Park Theale RG7 4SA	Local Delegated Decision	GRANTED	21 March 2024
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

24/01123/TCO (Tree work Within a Conservation Area)	T1 - Cherry. Reduce away from roofline by no more than 2m and crown lift to 3m from existing ground levels. at 25 Wilson's Park Edinburgh EH15 1HY	Mr Paterson, Flat 3 25 Wilson's Park Edinburgh EH15 1HY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 March 2024
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Community Council: Portobello

24/00736/FUL (Planning Permission)	New Local Centre, The Wisp, Edmonstone, Edinburgh, EH16 4SP. Proposal to install 1x ATM with new camera and light, 11x bollards and 1x wall mounted satellite dish. at Land 447 Metres Northeast Of 545 Old Dalkeith Road Edinburgh	Tesco., FAO: Andy Horwood Highwoods Kestrel Way Welwyn Garden City AL7 1GA	Local Delegated Decision	WITHDRAWN	19 March 2024
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Community Council: Craigmillar

24/00737/FUL (Planning Permission)	New Local Centre, The Wisp, Edmonstone, Edinburgh, EH16 4SP. Proposal to install 1x packaged CO2 gas cooler, 3x daikin azas 140 low noise AC units, 1.1m high armco barrier. at Land 447 Metres Northeast Of 545 Old Dalkeith Road Edinburgh	Tesco., FAO: Andy Horwood Highwoods Kestrel Way Welwyn Garden City AL7 1GA	Local Delegated Decision	WITHDRAWN	20 March 2024
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Community Council: Craigmillar

24/00641/LBC (Listed Building Consent)	All existing sash and case windows in the property, which are all in poor condition, are to be replaced with new double-glazed sash and case windows to match the configuration of the existing windows. New windows covered by previous applications, and the existing fixed arched window over the principal stair, are to be retained unaltered. at 77 Promenade Edinburgh EH15 2EL	Mr Harcourt., 77 Promenade Edinburgh EH15 2EL	Delegated Decision	GRANTED	21 March 2024
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Community Council: Portobello

[Wards](#)