

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **7 April 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **7 April 2025**. 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](#)

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[Ward B06 – Corstorphine/Murrayfield](#)

[Ward B07 – Sighthill/Gorgie](#)

[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

[Ward B10 – Morningside](#)

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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

25/01663/TPO (Treework)	4 sycamores behind number 12 reduce east branches back from boundary by 1-2m, 5 sycamores behind 10 foxhall gait reduce overhanging branches back by 3m. at Woodland Foxhall Gait Kirkliston	Hardie., FAO: Mr Greg Hardie 23 Pikes Pool Drive Kirkliston EH29 9GH	Delegated Decision	GRANTED	4 April 2025
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Community Council: Kirkliston

25/00473/FUL (Planning Permission)	Rear one storey extension for living space and internal alterations. at 2 Whitehead Grove South Queensferry EH30 9JW	Mr MacLennan., 2 Whitehead Grove South Queensferry EH30 9JW	Local Delegated Decision	GRANTED	2 April 2025
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Community Council: Queensferry & District

25/00412/FUL (Planning Permission)	Attic conversion. A dormer to the front elevation (requires planning permission) and other alterations including dormer to rear elevation and roof light to side. Associated internal alterations. at 46 Silverknowes Drive Edinburgh EH4 5HH	Dr & Mrs J Twynam Perkins., 46 Silverknowes Drive Edinburgh UK EH4 5HH	Local Delegated Decision	GRANTED	31 March 2025
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Community Council: Silverknowes (Not Active)

23/07027/MPR (Mineral Permission Review)	Planning application for Mineral Permission Review. at Hillwood Quarry 2 Harvest Road Newbridge EH28 8LU	Tarmac Northern Ltd., Technical Services Dept PO BOX 8723 Bellshill ML4 3WF	Committee Decision	GRANTED	31 March 2025
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Community Council: Ratho

23/06733/FUL (Planning Permission)	Erection of 141 new homes and associated landscaping, drainage, and infrastructure works (as amended). at Land At Turnhouse Road Edinburgh	Miller Homes & Honourable Lord Dalmeny., Dalmeny Estate Office Damleny Estate South Queensferry EH30 9TQ	Committee Decision	GRANTED WITH LEGAL AGREEMENT	3 April 2025
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Community Council: Corstorphine

[Wards](#)

Ward No. B02 – Pentland Hills

25/01262/FUL (Planning Permission)	Removal of existing garage to side of house. Revised application for construction of single storey extension to side of existing house, formed with flat roof. Alter roof over existing house to re-tile and remove existing chimney, together with fitting of revised velux roof lights. Install cladding to rear wall of existing house. at 44 Lanark Road West Currie EH14 5JY	Mr Grant And Mrs Joanna Dalglish., 44 Lanark Road West Edinburgh EH14 5JY	Local Delegated Decision	GRANTED	4 April 2025
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Community Council: Currie

25/01258/TCO (Treework Within a Conservation Area)	T1 Beech remove tree. at 508 Lanark Road Woodhall Juniper Green EH14 5DH	Mr John Elliot., 508 Lanark Road Juniper Green Edinburgh EH14 5DH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 April 2025
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Community Council: Juniper Green

25/01089/FUL (Planning Permission)	Single storey flat roof extension to the side of existing detached house, comprising of bedroom/family roof to front and an en-suite to rear. Finish to front to be facing brick matched the existing house and rendered to side/rear, again to match existing. at 14 Nether Currie Road Currie Edinburgh EH14 5JA	Mr Ryan Bertram., 14 Nether Currie Road Currie Edinburgh EH14 5JA	Local Delegated Decision	GRANTED	4 April 2025
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Community Council: Currie

25/00908/FUL (Planning Permission)	Demolition of existing explosion-damaged residential terrace and construction of new residential terrace (6x properties) at 23 -33 Baberton Mains Avenue Baberton Mains Edinburgh EH14 3EQ	Residents Of Property No. 23 - 33., 23-33 Baberton Mains Avenue Edinburgh EH14 3EQ	Local Delegated Decision	GRANTED	3 April 2025
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Community Council: Juniper Green

25/00507/FULS TL (Planning Permission STL)	Change of use from residential flat to short term holiday let use. at Flat 1 10 Calder Gardens Edinburgh EH11 4JD	Mr Fernando Sommacal., Flat 1 10 Calder Gardens Calders Edinburgh EH11 4JD	Local Delegated Decision	REFUSED	1 April 2025
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Community Council: Wester Hailes

25/00200/FUL (Planning Permission)	The installation of an automated teller machine and associated signage. at 540A Lanark Road Juniper Green EH14 5EL	Cardtronics UK Ltd., Cardtronics Head Office 9th Floor 5 Merchant Square Paddington W2 1BQ	Delegated Decision	GRANTED	2 April 2025
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Community Council: Juniper Green

25/00201/ADV (Advert Consent)	Fascia sign. at 540A Lanark Road Juniper Green EH14 5EL	Cardtronics UK Ltd., Cardtronics Head Office 9th Floor 5 Merchant Square Paddington W2 1BQ	Delegated Decision	GRANTED	2 April 2025
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Community Council: Juniper Green

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/01071/FUL (Planning Permission)	Single storey extension to rear of house and enclose entrance porch on front elevation. at 28 Maplewood Park Clerwood Edinburgh EH12 8WU	Mr. & Mrs Kenny Morton., 28 Maplewood Park Edinburgh Scotland EH12 8WU	Local Delegated Decision	GRANTED	4 April 2025
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Community Council: Drumbrae

25/00636/FUL (Planning Permission)	Convert existing loft to bedroom with en-suite with Velux rooflights at 39 Parkgrove Drive Edinburgh EH4 7QG	Mr Kieran Sinclair., 39 Parkgrove Drive Edinburgh EH4 7QG	Local Delegated Decision	GRANTED	4 April 2025
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Community Council: Drumbrae

24/03738/CLES TL (Certificate of Lawfulness Existing STL)	Existing use of property for home share /home let short-term letting. at 41 Craigmount Brae Edinburgh EH12 8XD	Mr Barry., 41 Craigmount Brae Edinburgh EH12 8XD	Delegated Decision	REFUSED	2 April 2025
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Community Council: Drumbrae

[Wards](#)

Ward No. B04 – Forth

25/00856/WINP A (Prior Approval Windows)	works involve the replacement of poor-quality timber tilt and turn windows with new upvc double glazed sliding sash windows. The new windows will improve the thermal performance, whilst improving the historical and architectural value of the building. The design of the proposed windows will be sliding sash windows sympathetic to the original frame design from 1904. at 24 Netherby Road Trinity Edinburgh EH5 3NA	Mr Andrew Paxton, 24 Netherby Road Trinity Edinburgh EH5 3NA	Delegated Decision	APPROVED	1 April 2025
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

25/01086/TCO (Treework Within a Conservation Area)	T3540 Horse Chestnut 24 m x 60cm reduce back selected branches over pavement by up to 2m. at Treeworks East Fettes Avenue Inverleith Edinburgh	The Edinburgh Academy., 42 Henderson Row Edinburgh United Kingdom EH3 5BL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 March 2025
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Community Council: Stockbridge/Inverleith

25/01055/TCO (Treework Within a Conservation Area)	3036a, 3037 Horse Chestnut removal. 3045 Wych Elm removal. 3071 Cherry removal. at College East Fettes College 2 Carrington Road Inverleith Edinburgh EH4 1QX	Fettes College., Ms Karen Nugent 2 Carrington Road Edinburgh EH4 1QX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 April 2025
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Community Council: Stockbridge/Inverleith

25/00800/LBC (Listed Building Consent)	Minor internal alterations for a more functional finish. Improvements to existing ensuite and kitchen. Creation of new ensuite. Removal of non-original attic space. at 1F1 5 Belgrave Crescent Dean Edinburgh EH4 3AQ	Mr Rhu Wishart., 40 Constitution Street Edinburgh EH6 6RS	Delegated Decision	GRANTED	2 April 2025
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Community Council: West End

25/00334/FULS TL (Planning Permission STL)	Retrospective change of use from residential colony flat to STL (sui generis). at 7 Kemp Place Edinburgh EH3 5HU	Mr Bob Flynn., 46 Avondale Avenue East Kilbride G74 1NS	Committee Decision	REFUSED	3 April 2025
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Community Council: Stockbridge/Inverleith

24/06137/FUL (Planning Permission)	Conversion of existing properties as a single dwelling with external landscaping works to enlarge the rear usable garden area and construct a replacement single garage to the front of the property (as amended). at 5 & 5A Belford Park Edinburgh EH4 3DP	Strathedin Property Limited., FAO: Dr H Reza 21 Hill Street Edinburgh EH3 2JP	Local Delegated Decision	GRANTED	3 April 2025
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Community Council: West End

24/05522/FUL (Planning Permission)	Proposal is to change existing residential use to commercial. Proposal creates a new eye clinic, with associated retail space, art gallery displaying work of local artists and a community hub which will facilitate charitable fund-raising events for organisations. Hub also provides meeting place for local community with potential to offer workshops /seminars. at 42 Raeburn Place Edinburgh EH4 1HL	Concept Eye Clinic., FAO: Vik Kumar 4 Bradling Park Jessmond Newcastle Upon Tyne NE24 4QA	Local Delegated Decision	REFUSED	4 April 2025
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Community Council: Stockbridge/Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/00688/LBC (Listed Building Consent)	Amendment to the door design from application 24/05532/LBC. at 10 Ravelston Garden Edinburgh EH4 3LD	Mrs M Saunders., 10 Ravelston Garden Edinburgh EH4 3LD	Delegated Decision	GRANTED	2 April 2025
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Community Council: Murrayfield

25/00567/FUL (Planning Permission)	Replacement and new rear single storey extensions and proposed entry porch to side of dwelling. at 7 Kaimes Road Edinburgh EH12 6JR	Mr David Morrison., 7 Kaimes Road Corstorphine Edinburgh EH12 6JR	Local Delegated Decision	GRANTED	4 April 2025
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Community Council: Corstorphine

25/00080/FUL (Planning Permission)	Proposal for internal alterations of an existing C-listed building. Installation of roof PV panels, vertical bar removal and rear door replacement. (AS AMENDED) at 38 Murrayfield Avenue Edinburgh EH12 6AY	Mrs Catherine Leech., 38 Murrayfield Avenue Edinburgh EH12 6AY	Local Delegated Decision	GRANTED	4 April 2025
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Community Council: Murrayfield

25/00082/LBC (Listed Building Consent)	Proposal for internal alterations. Installation of roof PV panels, vertical bar removal at rear windows and rear door replacement. (AS AMENDED) at 38 Murrayfield Avenue Edinburgh EH12 6AY	Mrs Catherine Leech., 38 Murrayfield Avenue Edinburgh EH12 6AY	Delegated Decision	GRANTED	4 April 2025
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

24/04106/CLES TL (Certificate of Lawfulness Existing STL)	The property is used as a short term let and has been since 2021. at 141 Whitson Road Stenhouse Edinburgh EH11 3BP	Mr Eneas Duffy, 143 Whitson Road Edinburgh Scotland EH11 3BP	Delegated Decision	REFUSED	3 April 2025
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Community Council: Stenhouse

24/00674/CLES TL (Certificate of Lawfulness Existing STL)	To continue operating as a short term let. at Flat 1 7 Gorgie Road Edinburgh EH11 2FA	Ms Gare., Springwell House Flat 1 7 Gorgie Road Edinburgh EH11 2FA	Delegated Decision	REFUSED	3 April 2025
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Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/01618/WINP A (Prior Approval Windows)	Alteration or replacement of an existing window. at 1 Spylaw Street Colinton Edinburgh EH13 0JS	Mr Charles Owen., 1 Spylaw Street Edinburgh EH13 0JS	Delegated Decision	APPROVED	2 April 2025
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Community Council: Colinton

25/01124/WINP A (Prior Approval Windows)	To replace the windows and cladding at the rear of the property in order to improve the energy efficiency of the house. Many of the other houses in the development have done the same thing in the past few years. Our intention is to replicate the work (in style and colour) that other neighbours have done in order to maintain the uniform appearance of the properties. at Flat 18 40 Woodhall Road Colinton Edinburgh EH13 0DU	Mr Stuart Walker., 18 West Colinton House 40 Woodhall Road Edinburgh EH13 0DU	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	4 April 2025
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Community Council: Colinton

25/01133/TCO (Treework Within a Conservation Area)	Mature Atlas Cedar - Lateral tip reduction of scaffold branches by no more than 0.5-1.0m in radial length. at 2 Bonaly Road Colinton Edinburgh EH13 0EA	Mr John Maciver., 2 Bonaly Road Edinburgh Scotland EH13 0EA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 April 2025
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Community Council: Colinton

25/00794/FUL (Planning Permission)	Removal of rear conservatory and construction of single story rear extension. at 4 Trench Knowe Swanston Edinburgh EH10 7HL	Mrs Kirstie Maciver., 4 Trench Knowe Swanston Edinburgh EH10 7HL	Local Delegated Decision	GRANTED	3 April 2025
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Community Council: Fairmilehead

25/00453/FUL (Planning Permission)	Rear extension. at 114 Buckstone Terrace Edinburgh EH10 6QR	Mr Scott., 114 Buckstone Terrace Edinburgh Scotland EH10 6QR	Local Delegated Decision	GRANTED	4 April 2025
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Community Council: Fairmilehead

25/00431/LBC (Listed Building Consent)	Replacement of 8 No existing sash and case windows with new timber sash and case windows with double glazed slimline glazing. at 6 Barnshot Road Edinburgh EH13 0DH	Dr H Miles., 6 Barnshot Road Edinburgh EH13 0DH	Delegated Decision	GRANTED	2 April 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/01507/TCO (Treework Within a Conservation Area)	Mature copper beech reduce width of crown by 1.5m and height by 1.5m. at 33 The Steils Greenbank Edinburgh EH10 5XD	Mr Arthur Milson., 33 The Steils Edinburgh EH10 5XD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 April 2025
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Community Council: Craiglockhart

25/01428/TPO (Treework)	Two large sycamore trees 2.5m reduction of one sycamore to 17m overall and removal of ivy and deadwooding of another sycamore. at 21 Craiglockhart Grove Wester Craiglockhart Edinburgh EH14 1ET	Mr Alan Jewsbury., 21 Craiglockhart Grove Edinburgh EH14 1ET	Delegated Decision	GRANTED	31 March 2025
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Community Council: Craiglockhart

25/01042/TPO (Treework)	Copper Beach tree reference T31 tree collapsed during Storm Eowyn. Complete removal required. Sycamore tree reference T35 Tree damaged by adjacent Copper Beach (T31) as it collapsed during Storm Eowyn. at Edinburgh Napier University Craiglockhart Campus 219 Colinton Road Edinburgh EH14 1DJ	Edinburgh Napier University., FAO: Mr Jamie Pearson Sighthill Campus 9 Sighthill Court Edinburgh EH11 4BN	Delegated Decision	GRANTED	31 March 2025
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Community Council: Craiglockhart

25/00867/LBC (Listed Building Consent)	Seeking Listed Building Consent to replace the existing single glazed sash and case windows with double glazed upgrades. Full restoration of the original case, manufacture and install like-for-like sashes with Heritage 'slimlite' double glazing. Careful attention will be given when manufacturing new like for like sashes. All window moulds, dimensions and features of the original sashes will be retained and replicated on the new sashes. at 3 Sassoon Grove Craiglockhart Edinburgh EH10 5FA	Ms Kay Burns., 3 Sassoon Grove Edinburgh EH10 5FA	Delegated Decision	GRANTED	4 April 2025
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Community Council: Craiglockhart

[Wards](#)

Ward No. B10 – Morningside

25/01307/TCO (Treework Within a Conservation Area)	T1 Birch reduce and prune. T2 and T3 Cherry reduce and shape. T4 Cherry reduce. at GF1 8 Colinton Road Edinburgh EH10 5DS	Mr Arfon Smith., Napier House 8 Colinton Road Edinburgh Scotland EH105DS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 April 2025
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Community Council: Merchiston

25/01188/TCO (Treework Within a Conservation Area)	T1 Maple reduced. T2 Limes rRe-pollarded. at 51 Braid Avenue Morningside Edinburgh EH10 6EB	Mr Grant Mackie., 51 Braid Avenue Edinburgh EH10 6EB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 March 2025
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Community Council: Morningside

25/01098/TCO (Treework Within a Conservation Area)	Prunus tree - Removal of Prunus tree., Cherry tree - Crown reduction of cherry tree, current height:7.5; proposed: 6,5m Current width: 7m.Proposed: 6m. at 14 Plewlands Avenue Morningside Edinburgh EH10 5JY	Mr Stuart Aiken., 14 Plewlands Avenue Morningside Edinburgh EH10 5JY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 March 2025
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Community Council: Morningside

25/00902/TCO (Treework Within a Conservation Area)	Beech tree reduction by 1.5m, 15%. Shape & balance. Cherry tree reduction by 2m, 10%. Shape & balance. (clarified by email 25/3) at 51 Braid Road Braid Hills Edinburgh EH10 6AR	Mr Colin Crawford., 51 Braid Crescent Edinburgh EH10 6AR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 March 2025
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Community Council: Morningside

25/00633/FUL (Planning Permission)	Internal alterations new dormers to front and rear elevations. at 27 Greenbank Grove Edinburgh EH10 5ST	Mr P Bowman., 27 Greenbank Grove Greenbank Edinburgh EH10 5ST	Local Delegated Decision	GRANTED	31 March 2025
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Community Council: Morningside

25/00582/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at GF1 25 Roseneath Place Edinburgh EH9 1JD	Dr Nina Maryanji, 1 East Albert Road Sefton Park Liverpool England L17 3BH	Local Delegated Decision	REFUSED	4 April 2025
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Community Council: Marchmont/Sciennes

25/00076/CLP (Certificate of Lawfulness (proposed))	Proposal of 2 No. rear elevation ventilation outlets & 1 No. drainage pipe. at 67 Leamington Terrace Edinburgh EH10 4JT	Mr Alfred Kollaritsch., 67 Leamington Terrace Edinburgh EH10 4JT	Local Delegated Decision	NOT DEVELOPMENT	31 March 2025
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Community Council: Tollcross

24/04896/CON (Conservation Area Consent)	Complete demolition in a Conservation Area. Demolition of existing building and erection of a hotel, restaurant / bar and bakery with associated facilities, plant and infrastructure (as amended) at 265 Morningside Road Edinburgh EH10 4RD	Pentland Investments LTD., Mr Archie Maclean. 112 Raeburn Place Edinburgh EH4 1HG	Committee Decision	GRANTED	3 April 2025
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Community Council: Morningside

24/04382/CLES TL (Certificate of Lawfulness Existing STL)	I have been using this 2-bed flat as a short term let for the past 8 years without any complaints. at 4F1 5 Montpelier Edinburgh EH10 4LZ	RD Legal., FAO: Paul Murray 2B Ashley Drive Lavender Cottage Edinburgh EH10 4LZ	Delegated Decision	REFUSED	2 April 2025
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Community Council: Merchiston

[Wards](#)

Ward No. B11 – City Centre

25/01747/TCO (Treework Within a Conservation Area)	Elm Tree - Crown reduction. Current height is 8m, proposed is 7m; current width is 7m, proposed width 5.5m. at 2F2 69 Broughton Street Broughton Edinburgh EH1 3RJ	Ms Fiona Macdonald., 2F2 69 Broughton Street Broughton Edinburgh EH1 3RJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 April 2025
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Community Council: New Town/Broughton

25/01688/TCO (Treework Within a Conservation Area)	T1 Ceanothus remove. at 20 Dublin Street Lane North Broughton Edinburgh EH3 6NT	Clan Gordon., 20 Dublin Street Lane North Edinburgh EH3 6NT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 April 2025
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Community Council: New Town/Broughton

25/01440/TCO (Treework Within a Conservation Area)	Elm & Sycamore - Reduce lateral growth to prevent growing onto buildings. Prune Elm and Sycamore to provide a maximum clearance of 2.5m from the building. at PF2 14 Ramsay Garden Old Town Edinburgh EH1 2NA	Springfield Landscapes Ltd., Mr John Lessels Springfield House Polton Road West Lasswade EH18 1EB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 March 2025
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Community Council: Old Town

25/00365/FULS TL (Planning Permission STL)	Application is to confirm change of use from residential to short term let for an existing and established short term let business operating since 2018. at Flat 1 21B Abercromby Place Edinburgh EH3 6QE	Mrs Fiona Johnston., Walstone Muir Nine Mile Burn Penicuik EH26 9LR	Local Delegated Decision	REFUSED	4 April 2025
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Community Council: New Town/Broughton

25/00277/LBC (Listed Building Consent)	Replacement windows and extract / boiler termination points to elevations. at 2F1 21 Nelson Street Edinburgh EH3 6LJ	Ms S Callander., Flat 3 21 Nelson Street Edinburgh EH3 6LJ	Delegated Decision	GRANTED	2 April 2025
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Community Council: New Town/Broughton

25/00227/FULS TL (Planning Permission STL)	Retrospective change of use of residential flat to short- term let STL (Sui Generis). at 14A Stafford Street Edinburgh EH3 7AU	Mr Geekie, 14 Stafford Street Edinburgh EH3 7AU	Local Delegated Decision	REFUSED	4 April 2025
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Community Council: West End

24/06286/FULS TL (Planning Permission STL)	The property has changed from residential use to a short term holiday let. at 11 King's Stables Lane Edinburgh EH1 2LQ	Mr Martin Mellor., 11 King's Stables Lane Edinburgh EH1 2LQ	Committee Decision	REFUSED	3 April 2025
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Community Council: Tollcross

24/06118/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 1F2 1 Bailie Fyfe's Close 107 High Street Edinburgh EH1 1SW	Ms Rhiannon McCrorie., 1 1F2 Baillie Fyfe's Close 107 High Street Edinburgh EH1 1SW	Delegated Decision	GRANTED	2 April 2025
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Community Council: Old Town

24/05854/FULS TL (Planning Permission STL)	Change of use from flat (Sui Generis) to short-term let (Sui Generis). at 4 Rutland Court Lane Edinburgh EH3 8ES	Mr Edward Pepperell., Brimpton Cottage London Road Milton Common Thame England OX9 2JN	Local Delegated Decision	REFUSED	1 April 2025
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Community Council: West End

24/05746/CLES TL (Certificate of Lawfulness Existing STL)	Use as short term let. at 3F1 113 Broughton Street Broughton Edinburgh EH1 3RZ	Mrs Ruth Longman., Roseland Salisbury Road Horsham RH13 0AL	Delegated Decision	REFUSED	2 April 2025
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Community Council: New Town/Broughton

24/05686/FULS TL (Planning Permission STL)	Proposed change of use from offices to short term let accommodation. at 1F2 45 Frederick Street New Town Edinburgh EH2 1EP	Crolla Group Ltd., 45 1F2 Frederick Street Edinburgh EH2 1EP	Local Delegated Decision	GRANTED	3 April 2025
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Community Council: New Town/Broughton

24/05687/LBC (Listed Building Consent)	Proposed internal alterations to form short term let accommodation. at 1F2 45 Frederick Street New Town Edinburgh EH2 1EP	Crolla Group Ltd., 45 1F2 Frederick Street Edinburgh EH2 1EP	Delegated Decision	GRANTED	3 April 2025
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Community Council: New Town/Broughton

24/04965/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 7A 5 Ramsay Garden Old Town Edinburgh EH1 2NA	Mr Michael Saunders., 5 Flat 7A Ramsey Garden Edinburgh EH1 2NA	Delegated Decision	REFUSED	2 April 2025
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Community Council: Old Town

24/04384/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 16B Calton Hill Edinburgh EH1 3BJ	Mr Noble., 16B Calton Hill Edinburgh EH1 3BJ	Delegated Decision	REFUSED	2 April 2025
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Community Council: New Town/Broughton

24/04391/CLES TL (Certificate of Lawfulness Existing STL)	Use as a short term let since March 2017. at 3F3 112A West Bow Edinburgh EH1 2HH	Mr Newsam., 30 Martingale Close Cambridge CB4 3TA	Delegated Decision	REFUSED	2 April 2025
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Community Council: Old Town

24/04250/CLES TL (Certificate of Lawfulness Existing STL)	Short-term let (STL). at 26 Randolph Lane New Town Edinburgh EH3 7TD	Ms Fiona Lee., 16 Castle Street Dumfries DG1 1DR	Delegated Decision	REFUSED	3 April 2025
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Community Council: New Town/Broughton

24/03397/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 16A Circus Lane Edinburgh EH3 6SU	Mr Fleet., 16A Circus Lane Edinburgh EH3 6SU	Delegated Decision	REFUSED	2 April 2025
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Community Council: Stockbridge/Inverleith

24/03350/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 1F2 5 East London Street Edinburgh EH7 4BN	Ms Anderson., 1F2 5 East London Street Edinburgh EH7 4BN	Delegated Decision	REFUSED	2 April 2025
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Community Council: New Town/Broughton

24/03012/CLES TL (Certificate of Lawfulness Existing STL)	Continue operating as a short term lets. at Flat 10 227 High Street Edinburgh EH1 1PE	Ms Edwards, Flat 10 227 High Street Edinburgh EH1 1PE	Delegated Decision	GRANTED	1 April 2025
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Community Council: Old Town

23/04393/CLES TL (Certificate of Lawfulness Existing STL)	Use as short term self- catering holiday let. at 18 Niddry Street South Edinburgh EH1 1NS	Mrs Rowan-Harney., 18 Niddry Street South Edinburgh EH1 1NS	Delegated Decision	GRANTED	2 April 2025
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Community Council: Old Town

[Wards](#)

Ward No. B12 – Leith Walk

25/01590/TCO (Treework Within a Conservation Area)	Ash tree - Reduce overhanging branches into no.15 (N) back by 2-4m. at 13 Brunton Terrace Hillside Edinburgh EH7 5EH	Mr Greg Hardie., 23 23 Pikes Pool Drive, Kirkliston kirkliston United Kingdom eh299gh	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 April 2025
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Community Council: Leith Central

25/00551/LBC (Listed Building Consent)	Replacement of existing windows on a like-for-like basis with new windows, custom-fitted with slimline IGUs. All historical detail to be matched re-instated. at 3F1 30 Hillside Crescent Edinburgh EH7 5EF	Mr Conor McCann., 3F1 30 Hillside Crescent Edinburgh EH7 5EF	Delegated Decision	GRANTED	2 April 2025
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Community Council: Leith Central

24/04572/CLES TL (Certificate of Lawfulness Existing STL)	Short term let (change of use to short term let took place within the last 10 years but is not material change of use). at Flat 2 1 Allanfield Hillside Edinburgh EH7 5YG	Scottish Stays., FAO: Mr Pier Rovella 40 Logie Green Road Edinburgh Scotland EH7 4HD	Delegated Decision	REFUSED	3 April 2025
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Community Council: Leith Central

24/01285/CLES TL (Certificate of Lawfulness Existing STL)	Currently used as holiday let. at Flat 4 8 Elliot Street Edinburgh EH7 5LU	Mr Shaban., Flat 4 8 Elliot Street Edinburgh EH7 5LU	Delegated Decision	REFUSED	2 April 2025
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

25/01608/WINP A (Prior Approval Windows)	We are proposing to replace the existing "rosewood" timber casements windows (top / fixed) with new white upvc windows. at PF2 7 Henderson Street North Leith Edinburgh EH6 6BT	Mr Gavin Johnstone., 7/2 Henderson Street North Leith Edinburgh EH6 6BT	Delegated Decision	APPROVED	2 April 2025
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Community Council: Leith Harbour And Newhaven

25/00454/FUL (Planning Permission)	Demolish existing old rear extension and slapping to rear wall to erect new extension. Internal alterations to form utility room. Replace and reposition existing rooflights and install additional rooflight. at 17 Restalrig Terrace Edinburgh EH6 8EA	Ms Mullins., 17 Restalrig Terrace Edinburgh EH6 8EA	Local Delegated Decision	GRANTED	4 April 2025
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Community Council: Leith Links

25/00435/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 22 5 Portland Gardens Edinburgh EH6 6NQ	Pro DBA Limited., Flat 22 5 Portland Gardens Edinburgh EH6 6NQ	Committee Decision	REFUSED	3 April 2025
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/00612/FUL (Planning Permission)	Remove existing garage and conservatory and erect a flat roof extension to side and rear of dwellinghouse (as amended). at 30 Mountcastle Terrace Edinburgh EH8 7SF	Mr David & Mrs Hazel Waddell., 30 Mountcastle Terrace Edinburgh EH8 7SF	Local Delegated Decision	GRANTED	4 April 2025
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Community Council: Northfield/Willowbrae

25/00549/FUL (Planning Permission)	Proposed extension and alterations to the existing dwelling. at 38 Sydney Terrace Edinburgh EH7 6SL	Mr Darragh Flanagan., 38 Sydney Terrace Edinburgh EH7 6SL	Local Delegated Decision	GRANTED	2 April 2025
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Community Council: Craigentinny/Meadowbank

25/00315/FUL (Planning Permission)	Convert left hand side front garden to driveway. at 68 Inchview Terrace Edinburgh EH7 6TH	Mr Jonathan Ditcher., 68 Inchview Terrace Edinburgh EH7 6TH	Local Delegated Decision	GRANTED	2 April 2025
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Community Council: Craigentinny/Meadowbank

24/04573/CLES TL (Certificate of Lawfulness Existing STL)	Short term let (change of use to short term let took place within the last 10 years but is not material change of use). at Flat 2 3 Loaning Mills Restalrig Edinburgh EH7 6LL	Scottish Stays., FAO: Mr Pier Rovella 40 Logie Green Road Edinburgh Scotland EH7 4HD	Delegated Decision	REFUSED	2 April 2025
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Community Council: Craigentiny/Meadowbank

[Wards](#)

Ward No. B15 – Southside/Newington

25/01075/TCO (Treework Within a Conservation Area)	Water shoots which are growing above the main crown. Minor thinning (10%) of dense areas. Apple H 4m, S 6m DBH 21cm reduce height to 3m. Minor reduction of spread to 5m, to keep the tree within bounds. Apple H 5m, S 8m, DBH 22, 18cm, twin stem from 1m. Crown lift over the pavement to 2.3 m clearance reduce height by 1.5m. Reduce spread by 1m radius. Crown thin by 10%. Remove water shoots. Purple cherry plum H 4m, S 5m all to NE, suppressed by the apple tree, DBH 10cm reduce height by 1.5m, reduced spread to the northeast by 1.5m., Sycamore H 14m, S 12m DBH 58cm. Cambium absent on stem to 2.5m Good callus, soft rot present reduce spread to the west by around 2.5m to reduce shading on the greenhouse and patio area. at 32 Findhorn Place Grange Edinburgh EH9 2JP	Mr Guy Martin., 32 Findhorn Place Grange Edinburgh EH9 2JP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 April 2025
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Community Council: Grange/Prestonfield

25/00933/TPO (Treework)	Elm tree - Complete removal due to infection of Dutch Elm Disease (as instructed by CEC Woodlands officer. at Flat 1 69 South Oswald Road Grange Edinburgh EH9 2HH	Hanover Scotland., Mr Alistair Hutton 75 McDonald Street Edinburgh EH7 4NS	Delegated Decision	GRANTED	31 March 2025
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Community Council: Grange/Prestonfield

25/00358/FUL (Planning Permission)	Convert existing monopitched garage outbuilding into art studio with pitched roof (as amended). at 2A Dick Place Edinburgh EH9 2JN	Mrs Freda Volans., 2A Dick Place Grange Edinburgh EH9 2JN	Local Delegated Decision	GRANTED	4 April 2025
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Community Council: Grange/Prestonfield

25/00359/LBC (Listed Building Consent)	Alter existing garage and the listed garden wall to form new double door opening to new art studio. at 2A Dick Place Edinburgh EH9 2JN	Mrs Freda Volans., 2A Dick Place Edinburgh EH9 2JN	Delegated Decision	GRANTED	4 April 2025
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Community Council: Grange/Prestonfield

24/06233/FUL (Planning Permission)	Alterations to existing windows, new French doors with external steps. at 12 Dryden Place Edinburgh EH9 1RP	Miss Alston, 12 Dryden Place Edinburgh EH9 1RP	Local Delegated Decision	GRANTED	31 March 2025
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Community Council: Grange/Prestonfield

24/05902/FUL (Planning Permission)	Remove window, modify opening and install new double door and top light to rear; install footbridge to link new door to garden. at 1 Dryden Place Edinburgh EH9 1RP	Mr Edward Mains., 1 Dryden Place Newington Edinburgh EH9 1RP	Local Delegated Decision	GRANTED	31 March 2025
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Community Council: Grange/Prestonfield

24/04507/CLES TL (Certificate of Lawfulness Existing STL)	Short-term let (change of use to short-term let took place within the last 10 years but is not material change of use). at 2F1 20 Grange Loan Grange Edinburgh EH9 2NR	Mr Benjamin Jones., Bramblebank Glebe Road Muthill Creiff PH5 2AX	Delegated Decision	REFUSED	2 April 2025
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Community Council: Grange/Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/00894/FUL (Planning Permission)	A single-storey extension that partially incorporates the footprint of an existing garage. at 8 Alnwickhill Gardens Alnwickhill Edinburgh EH16 6NF	Mrs Frances Gunn., 8 Alnwickhill Gardens Edinburgh EH16 6NF	Local Delegated Decision	GRANTED	4 April 2025
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Community Council: Liberton

25/00829/CLP (Certificate of Lawfulness (proposed))	The erection of an outbuilding to the rear of the property. Proposed will be used as a office/gym space. at 64 Kirk Brae Liberton Edinburgh EH16 6HY	Mr Jonathan Foley., 64 Kirk Brae Edinburgh EH16 6HY	Delegated Decision	GRANTED	2 April 2025
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Community Council: Liberton

25/00638/FUL (Planning Permission)	Planning application in respect of single storey extension and decking to rear of property (in retrospect). at 8 Moredun Park Drive Edinburgh EH17 7EP	Mr Scott McKenzie., 8 Moredun Park Drive Moredun Edinburgh EH17 7EP	Local Delegated Decision	GRANTED	4 April 2025
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Community Council: Gilmerton/Straiton/Inch

24/05716/FUL (Planning Permission)	Position a modular cabin in my back garden to replace the existing concrete garage. The size of the old garage is 5.82m x 2.57m, the proposed cabin is 5.9m x 4.3m. I intend to position the cabin on the existing garage footprint in the same orientation. I would extend the base accordingly to support the additional width. The cabin comes in 3 modular parts. at 4 Ravenscroft Gardens Edinburgh EH17 8RP	Miss Reilly, 4 Ravenscroft Gardens Edinburgh EH17 8RP	Local Delegated Decision	GRANTED	2 April 2025
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Community Council: Gilmerton/Straiton/Inch

23/04831/FULS TL (Planning Permission STL)	Retrospective change of use from residential cottage to short-term let (sui generis). at 612A Old Dalkeith Road Edinburgh EH16 4SW	Mr More-Nisbett., The Drum Gilmerton Edinburgh EH17 8RX	Committee Decision	GRANTED	3 April 2025
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/00788/FUL (Planning Permission)	Single storey extension to side of house and internal alterations. at 82 Milton Road West Edinburgh EH15 1QY	Mr And Mrs S Spence., 82 Milton Road West Edinburgh EH15 1QY	Local Delegated Decision	GRANTED	4 April 2025
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Community Council: Northfield/Willowbrae

25/00802/FUL (Planning Permission)	Removal of existing conservatory and construction of a single storey rear extension. at 11 Duddingston Park South Bingham Edinburgh EH15 3NY	Mr Adam Smallwood., 11 Duddingston Park South Edinburgh EH15 3NY	Local Delegated Decision	GRANTED	3 April 2025
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Community Council: Craigmillar

25/00646/FUL (Planning Permission)	Alterations and extension to ground floor outshot to rear. at 4 Pittville Street Edinburgh EH15 2BY	Mrs Ruth Bonar., 4 Pittville Street Edinburgh EH15 2BY	Local Delegated Decision	GRANTED	3 April 2025
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Community Council: Portobello

25/00647/LBC (Listed Building Consent)	Alterations and extension to outshot to rear. at 4 Pittville Street Edinburgh EH15 2BY	Mrs Ruth Bonar., 4 Pittville Street Edinburgh EH15 2BY	Delegated Decision	GRANTED	2 April 2025
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Community Council: Portobello

25/00594/FUL (Planning Permission)	Erection of fence and gate including hedge planting on proposed boundary line to sub divide communal garden between two listed semi-detached properties. at 83 & 85 Milton Road East Edinburgh EH15 2NL	CrossReach, The Church Of Scotland., FAO: Craig Govan Charis House 47 Milton Road East Edinburgh EH15 2SR	Local Delegated Decision	GRANTED	3 April 2025
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Community Council: Portobello

25/00202/CLP (Certificate of Lawfulness (proposed))	To erect a log cabin style shed. at 2 Durham Drive Edinburgh EH15 1PG	Mr Horsburgh, 2 Durham Drive Edinburgh EH15 1PG	Delegated Decision	REFUSED	1 April 2025
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Community Council: Portobello

24/05039/CON (Conservation Area Consent)	Substantial demolition in a conservation area. at Development At Pittville Street Lane Edinburgh	Cabins In The Clty (PSL) Limited., 9 Ainslie Place Edinburgh EH3 6AT	Committee Decision	GRANTED	3 April 2025
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Community Council: Portobello

[Wards](#)