

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **21 April 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **21 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](#)

[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

25/01301/TCO (Treework Within a Conservation Area)	T1, T2 Ash group. Fell to ground level.. T3 Heavily leaning Oak. Withdrawn from Notice T4 Oak reduce single limb on eastern aspect only by no more than 2.5m to suitable anatomical growth point. at Rosshill House 41 Station Road Dalmeny South Queensferry EH30 9JP	Mr Robert Gray., Rosshill House 41 Station Road Edinburgh EH30 9JP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 April 2025
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Community Council: Queensferry & District

25/01308/CLP (Certificate of Lawfulness (proposed))	Upgrade existing dormers to dwelling with new external cladding, roof covering and windows. at 1 Fair-a-far Shot Cramond Edinburgh EH4 6LD	Mr Nigel Falcon., 1 Fair-a-far Shot Cramond Edinburgh EH4 6LD	Delegated Decision	GRANTED	17 April 2025
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Community Council: Cramond

25/00913/FUL (Planning Permission)	Alter and change of use from office to residential. at 53 Main Street Davidson's Mains Edinburgh EH4 5BZ	Mr E & A Venters., 16 Blinkbonny Gardens Edinburgh EH4 3HG	Local Delegated Decision	GRANTED	17 April 2025
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Community Council: Silverknowes (Not Active)

25/00698/FUL (Planning Permission)	Alterations and extension to property, along with all associated works. at 41 Barnton Park Gardens Edinburgh EH4 6HL	Mrs Sara Armstrong., 41 Barnton Park Gardens Edinburgh EH4 6HL	Local Delegated Decision	GRANTED	17 April 2025
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Community Council: Cramond

25/00483/FUL (Planning Permission)	Retrospective installation of three no 4m high security poles with natural galvanised finish and fitted with dome cameras on swan neck pole mount. at 167 & 167B Glasgow Road Edinburgh EH12 9BG	NatWest Group., FAO: Alan Finlayson Gogarburn Po Box 1000 Edinburgh United Kingdom EH12 9BH	Local Delegated Decision	GRANTED	15 April 2025
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Community Council: Ratho

24/04946/AMC (Approval of Matters Specified in Conds)	Application for matters specified in conditions 1, 4, 5, 6 and 7 of planning permission in principle 21/04016/PPP to allow the construction of a retail foodstore (Class 1a), two retail / food and drink units (Class 1a & 3 / Sui Generis) and EV charging / petrol filling-station / retail kiosk / carwash (Class 1a Sui Generis) together with access, landscaping, parking and associated works. at Land 288 Metres Southwest Of 10 Builyeon Road South Queensferry	Chargemaster Ltd TBP Pulse., Breckland Linford Wood Milton Keynes MK14 6GY	Delegated Decision	APPROVED	14 April 2025
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Community Council: Queensferry & District

[Wards](#)

Ward No. B02 – Pentland Hills

25/01461/FUL (Planning Permission)	New single storey porch extension to front of house. at 43 East Croft Ratho Newbridge EH28 8PD	Mr Marcin Well., 43 East Croft Edinburgh EH28 8PD	Local Delegated Decision	GRANTED	16 April 2025
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Community Council: Ratho

25/01429/FUL (Planning Permission)	Replace existing porch to front with new porch of approximately 4.3 square metres internal floor area. at 48 Lanark Road West Currie EH14 5JY	Mr Neil Gall., 48 Lanark Road West Edinburgh EH14 5JY	Local Delegated Decision	GRANTED	16 April 2025
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Community Council: Currie

25/00855/ADV (Advert Consent)	Advertisement of the following types: Hoarding. at Multiplex Cinema 120 Wester Hailes Road Wester Hailes Edinburgh EH14 3HR	Vivid Outdoor Media Solutions (A) Ltd., FAO: Mr Paul Hardy Bridgeway House Mellor Road Cheadle Hulme Stockport SK8 5AU	Delegated Decision	GRANTED	16 April 2025
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Community Council: Wester Hailes

25/00726/FUL (Planning Permission)	Two storey self contained annexe on the side of the existing semi-detached house with separate front and back entrance for rental purposes. External side wall of the annexe would be lined with the boundary. External finishes and colours to match existing. at 49 Clovenstone Park Edinburgh EH14 3BW	Mr Jakub & Ms Marta Sobanski., 49 Clovenstone Park Edinburgh EH14 3BW	Local Delegated Decision	WITHDRAWN	15 April 2025
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Community Council: Wester Hailes

24/03075/FUL (Planning Permission)	Proposed 2-bedroom detached villa. at Land 15 Meters North West Of 158A Lanark Road West Currie	Mr MacFarlane., 160 Lanark Road West Edinburgh EH14 5NY	Local Delegated Decision	GRANTED	15 April 2025
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Community Council: Currie

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/01344/FUL (Planning Permission)	New single storey pitched roof side extension. at 54 Fauldburn Bughtlin Edinburgh EH12 8YH	Mrs Neelum Yousaf., 54 Fauldburn Bughtlin Edinburgh EH12 8YH	Local Delegated Decision	GRANTED	16 April 2025
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Community Council: Drumbrae

25/01335/CLP (Certificate of Lawfulness (proposed))	Erection of an extension. at 12 Craigs Gardens Craigmount Edinburgh EH12 8HB	Mr & Mrs Dempsey., 12 Craigs Gardens Edinburgh EH12 8HB	Delegated Decision	GRANTED	17 April 2025
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Community Council: Corstorphine

25/01076/FUL (Planning Permission)	External alterations. at C Gyle Avenue South Gyle Edinburgh EH12 9JX	Nando's Chickenland Ltd., Broadwall House C/o Firstplan London SE1 9PL	Local Delegated Decision	GRANTED	15 April 2025
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Community Council: Corstorphine

25/01077/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, box sign. at C Gyle Avenue South Gyle Edinburgh EH12 9JX	Nando's Chickenland Ltd., Broadwall House C/o Firstplan London SE1 9PL	Delegated Decision	GRANTED	15 April 2025
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Community Council: Corstorphine

25/00610/FUL (Planning Permission)	Construction of extension to rear of existing dwelling house. Extension comprises a combination of single storey and double storey, forming kitchen on ground floor level and en-suite at first floor level. Resubmission relating to 24/04863/FUL. at 9 Clermiston Gardens Edinburgh EH4 7DX	Mrs Nafisa Saleem., 9 Clermiston Gardens Edinburgh EH4 7DX	Delegated Decision	REFUSED	16 April 2025
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Community Council: Drumbrae

[Wards](#)

Ward No. B04 – Forth

25/01281/FUL (Planning Permission)	Single storey rear extension. at 3 Boswall Terrace Boswall Edinburgh EH5 2EE	Mr L Dunnin., 3 Boswall Terrace Edinburgh EH5 2EE	Local Delegated Decision	GRANTED	17 April 2025
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Community Council: Granton + District

25/01282/CLP (Certificate of Lawfulness (proposed))	Proposed Replacement Window And Door. at 3 Spencer Place Trinity Edinburgh EH5 3HG	Mr Gordon Macrae., 3 Spencer Place Trinity Edinburgh EH5 3HG	Delegated Decision	GRANTED	17 April 2025
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Community Council: Trinity

25/01030/FUL (Planning Permission)	Proposed window cut down at rear of semi detached dwelling. at 10 York Road Trinity Edinburgh EH5 3EH	Mrs A Fotheringham., 10 York Road Edinburgh EH5 3EH	Local Delegated Decision	GRANTED	15 April 2025
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Community Council: Trinity

25/00655/FUL (Planning Permission)	Erect rear extension. at 7 Stanley Road Edinburgh EH6 4SE	Ms Fiona Pounds., 7 Stanley Road Edinburgh EH6 4SE	Local Delegated Decision	GRANTED	17 April 2025
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

25/01585/TCO (Treework Within a Conservation Area)	Holly & Portuguese laurel + dead cherry small removal holly, & Portuguese laurel + dead cherry small. at GF 15 Inverleith Place Inverleith Edinburgh EH3 5QE	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2025
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Community Council: Stockbridge/Inverleith

25/01184/FUL (Planning Permission)	Proposed single storey rear extension. at 20 Queen's Avenue Craigleith Edinburgh EH4 2DF	Mr & Mrs Christopher Dick., 20 Queen's Avenue Edinburgh EH4 2DF	Local Delegated Decision	GRANTED	16 April 2025
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Community Council: Craigleith/Blackhall

19/05133/TCO (Treework Within a Conservation Area)	Eucalyptus on boundary wall - Dismantle at 5 Mary's Place Edinburgh EH4 1JH	Mr Mungo Bovey, 5 Mary's place Edinburgh Scotland eh4 1jh	Delegated Decision	TCO LEGACY	16 April 2025
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Community Council: Stockbridge/Inverleith

Ward No. B06 – Corstorphine/Murrayfield

25/01862/WINP A (Prior Approval Windows)	Replacement of existing PVCu window to principal elevation for new upgraded PVCu double glazed windows. Proposed design to match existing with the removal of lead pattern for clear glazing to top pane. at 15 Corstorphine House Avenue Edinburgh EH12 7AD	Mr & Mrs McColgan, 15 Corstorphine House Avenue Edinburgh EH12 7AD	Local Delegated Decision	APPROVED	16 April 2025
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Community Council: Corstorphine

25/00787/FUL (Planning Permission)	Demolition of existing conservatory and separate garage. Proposed two storey extension with front porch to existing property to create open plan kitchen, living, dining area at ground floor and additional bedroom at first floor. Alterations to existing kitchen to form ground floor shower room and utility with gas boiler replaced and relocated. Alter existing stair to suit new extension. Upgrade existing heating and electrics with new external air source heat pump to rear. at 38 Riversdale Grove Saughtonhall Edinburgh EH12 5QS	Mr & Mrs . Stirling., 38 Riversdale Grove Saughtonhall Edinburgh EH12 5QS	Local Delegated Decision	GRANTED	16 April 2025
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Community Council: Murrayfield

25/00523/FUL (Planning Permission)	Converting the existing garage to form additional utilities space. at 18 Corstorphine High Street Edinburgh EH12 7ST	Mr James Nicol., 18 Corstorphine High Street Edinburgh EH12 7ST	Local Delegated Decision	NOT DEVELOPMENT	16 April 2025
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Community Council: Corstorphine

25/00459/FUL (Planning Permission)	Convert attic space. Construct new dormer to front and back. Install 2 no. rooflights. at 41 Hillview Crescent Edinburgh EH12 8QF	Mrs Dods., 41 Hillview Crescent Edinburgh EH12 8QF	Local Delegated Decision	GRANTED	16 April 2025
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Community Council: Corstorphine

25/00415/CLP (Certificate of Lawfulness (proposed))	Partial demolition of previous single storey extensions at rear of dwelling house and reconstruction to create family kitchen; replacement of existing roof window to rear pitch of roof with two roof windows. at 107 Caroline Terrace Edinburgh EH12 8QU	Heritage Residences Ltd., FAO: Kieran Goudie 6/2 Inverleith Avenue Edinburgh EH3 5PT	Delegated Decision	REFUSED	17 April 2025
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Community Council: Corstorphine

24/06131/FUL (Planning Permission)	Alterations and single storey extension to the rear lower floor of the house along with extending the existing balcony at ground floor level (as amended). at 34 Corstorphine Hill Avenue Edinburgh EH12 6LE	Mr & Mrs Douglas Short., 34 Corstorphine Hill Avenue Edinburgh EH12 6LE	Local Delegated Decision	GRANTED	15 April 2025
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Community Council: Corstorphine

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/00487/FUL (Planning Permission)	For the conversion of the basement area into a home office and for the formation of a raised deck and new ASHP. at 46 Pentland View Edinburgh EH10 6PS	P Blackhall., FAO: Stuart Blackhall 5 New Lairdship Broomhall Edinburgh EH11 3UY	Local Delegated Decision	GRANTED	17 April 2025
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Community Council: Fairmilehead

24/05727/FUL (Planning Permission)	Replace existing conservatories to rear with contemporary extension to improve disabled access throughout along with 9x new holiday pods within existing rear beer garden (as amended). at 118 Biggar Road Edinburgh EH10 7DU	Caledonian Heritable Ltd., 46 Charlotte Square Edinburgh EH2 4HQ	Local Delegated Decision	GRANTED	14 April 2025
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Community Council: Fairmilehead

Ward No. B09 – Fountainbridge/Craiglockhart

25/01317/FUL (Planning Permission)	Proposed rear extension and internal alterations. at 5 Kingsknowe Terrace Kingsknowe Edinburgh EH14 2JJ	Mr & Mrs M Ford., 5 Kingsknowe Terrace Edinburgh EH14 2JJ	Local Delegated Decision	GRANTED	16 April 2025
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Community Council: Longstone

Ward No. B10 –Morningside

25/01898/TCO (Treework Within a Conservation Area)	Copper Beech, crown reduce height 1.5-2m and crown thin 10-15% focusing on defected branches. at 26 Cluny Drive Edinburgh EH10 6DP	Mr Ross, 26 Cluny Drive Edinburgh EH10 6DP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 April 2025
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Community Council: Morningside

25/01632/TCO (Treework Within a Conservation Area)	T1 - Rowan. crown reduce canopy by no more than 2.0m in height Pre- Height:6m Pre-Width:3m Post-Height:4m Post Width:3m to existing reduction points. at 31 Thirlestane Road Marchmont Edinburgh EH9 1AL	Mr Simon Hynd., 31 Thirlestane Road Edinburgh EH9 1AL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2025
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Community Council: Marchmont/Sciennes

25/01548/WINP A (Prior Approval Windows)	To replace old (perhaps 60+ years old), single glazed, timber framed sash and case windows with replacement PVC double glazed units. The only change in appearance will be that the dimensions of the frames will be slightly different - the timber frames are slightly thinner than the replacement ones. Frame colour/number/orientation/co lour of panes + opening mechanism remain the same. at 3F2 16 Marchmont Crescent Marchmont Edinburgh EH9 1HL	Mr Stephen Burt., Marine View Edinburgh Road Dunbar EH42 1TS	Delegated Decision	APPROVED	17 April 2025
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Community Council: Marchmont/Sciennes

25/01062/TELE (Prior Approval)	To install a 20m monopole mast with 6no antennas, 1no dish, 4 cabinets and all ancillary development. at Proposed Telecoms Apparatus 45 Metres West Of 13A Corniston Road Morningside Edinburgh	Cornerstone., Hive 2 1530 Arlington Business Park Theale RG7 4SA	Delegated Decision	REFUSED	17 April 2025
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Community Council: Morningside

25/00522/FUL (Planning Permission)	Proposed attic conversion including new dormer to rear and new roof lights to front and rear elevations. at 115 Greenbank Road Edinburgh EH10 5RR	Chris Boyd & Elaine Nimmo., 115 Greenbank Road Edinburgh EH10 5RR	Local Delegated Decision	GRANTED	17 April 2025
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Community Council: Morningside

24/06215/FUL (Planning Permission)	Replacement of side porch and removal of garage in driveway. Erection of new garage and side porch to driveway. Replacement of rear doorset and widening of existing window. Sundry internal alterations. at 30A Cluny Gardens Edinburgh EH10 6BJ	Mr Alan Phillips & Ms Jenny Cooper., 30A Cluny Gardens Edinburgh United Kingdom EH10 6BJ	Local Delegated Decision	GRANTED	15 April 2025
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Community Council: Morningside

24/05791/FUL (Planning Permission)	Proposed landscaping works. (AS AMENDED) at 151 Morningside Drive Edinburgh EH10 5NR	Carr Gomm., FAO: Mr Keith Milligan 151 Morningside Drive Edinburgh EH10 5NR	Local Delegated Decision	GRANTED	14 April 2025
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Community Council: Morningside

Ward No. B11 – City Centre

25/01515/FUL (Planning Permission)	47 and 48 Queen Street are offices in single occupation, internal openings were formed between Nos. 47 and 48 Queen Street in the 1990s to allow internal connection between the properties. Reinstatement of the division between Nos. 47 and 48 is proposed with the infilling of the 3 No. internal openings to allow separate occupation. at 47 - 48 Queen Street New Town Edinburgh EH2 3NR	Noble Grossart Limited., Mr Roger Brown 47 - 48 Queen Street New Town Edinburgh EH2 3NR	Local Delegated Decision	NOT DEVELOPMENT	17 April 2025
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Community Council: New Town/Broughton

25/01300/TCO (Treework Within a Conservation Area)	Large Ash tree full removal of the tree. at 32A Royal Circus Stockbridge Edinburgh EH3 6SS	Ms Dana McDonald., 32A Royal Circus Edinburgh EH3 6SS	Delegated Decision	WITHDRAWN	17 April 2025
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Community Council: Stockbridge/Inverleith

25/00990/LBC (Listed Building Consent)	Removal of 6 No. antennas and all ancillary development. Replacement with 8 No. antennas and all ancillary development (all of which will be painted to match existing stonework). at Balmoral Hotel 1 Princes Street Edinburgh EH2 2EQ	Cornerstone., Hive 2 1530 Arlington Business Park Hive 2 Theale RG7 4SA	Delegated Decision	GRANTED	17 April 2025
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Community Council: Old Town

25/00952/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. at 99 Princes Street New Town Edinburgh EH2 3AA	Chisholm Hunter Ltd., Mr Stevie Florence 146 Argyle Street Glasgow G2 8BL	Delegated Decision	WITHDRAWN	17 April 2025
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Community Council: New Town/Broughton

25/00953/FUL (Planning Permission)	New timber shopfronts. Application No: 24/02513/FUL. Adding concealed shutter at entrance for security and to avoid entrance vestibule being used as toilet in early morning hours. (AS AMENDED) at 99 Princes Street New Town Edinburgh EH2 3AA	Chisholm Hunter Ltd., FAO: Mr Stevie Florence 146 Argyle Street Glasgow G2 8BL	Local Delegated Decision	GRANTED	17 April 2025
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Community Council: New Town/Broughton

25/00935/LBC (Listed Building Consent)	Proposed installation of awning over outdoor seating area. at 1 North West Circus Place Edinburgh EH3 6ST	Hula One Ltd., FAO: Mr Peter Borgen - Nielsen 1 North West Circus Place Edinburgh EH3 6ST	Delegated Decision	GRANTED	16 April 2025
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Community Council: Stockbridge/Inverleith

25/00936/LBC (Listed Building Consent)	New timber shopfronts and shop fascia signs; internal works comprising new flooring, suspended ceilings, and wall display units. Approval Ref No: 24/02408/LBC. Proposing to add a concealed entrance shutter to Princes Street for security and to prevent this area being used as a toilet in early hours of morning. (AS AMENDED) at 99 Princes Street Edinburgh EH2 3AA	Chisholm Hunter Ltd., FAO: Mr Stevie Florence 146 Argyle Street Glasgow G2 8BL	Delegated Decision	GRANTED	17 April 2025
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Community Council: New Town/Broughton

25/00891/FUL (Planning Permission)	Proposal is for a garden room extension and ground floor internal renovation. at 9 Randolph Lane New Town Edinburgh EH3 7TD	Mrs Betty Thompson., 14 Great Stuart Street Edinburgh EH3 7TN	Local Delegated Decision	GRANTED	16 April 2025
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Community Council: New Town/Broughton

25/00893/LBC (Listed Building Consent)	Proposal is for a garden room extension + ground floor internal renovation. at 9 Randolph Lane Edinburgh EH3 7TD	Mrs Betty Thompson., 14 Great Stuart Street Edinburgh EH3 7NT	Delegated Decision	GRANTED	17 April 2025
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Community Council: New Town/Broughton

25/00757/FUL (Planning Permission)	Removal of 3 No. antennas, 2 No. cabinets and all ancillary development. Installation of 12 No. antennas (on 3 No. supports), 3 No. cabinets and all ancillary development. All transmission apparatus will be coloured Grey RAL7035 with support poles and bracketing being galvanised grey steel. at 1 Greenside Place Edinburgh EH1 3AA	Cornerstone., Hive 2 1530 Arlington Business Park Theale RG7 4SA	Local Delegated Decision	GRANTED	14 April 2025
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Community Council: New Town/Broughton

25/00719/ADV (Advert Consent)	Fascia & projecting signs. Installation of replacement signs to include 1x set of 1x set of halo illuminated letters, 1x externally illuminated projecting sign, 5x non illuminated amenity boards, 1x non illuminated building number, 6x half lanterns, 1x lantern on bow bracket, 1x menu case with back lit illumination and 1x non illuminated door plaque. at 7 Hunter Square Edinburgh EH1 1QW	Greene King., FAO: Alan Millar Advocate 7 Hunter Square Edinburgh EH1 1QW	Delegated Decision	GRANTED	15 April 2025
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Community Council: Old Town

25/00720/LBC (Listed Building Consent)	Installation of replacement illuminated and non-illuminated signs to the exterior of the building. at 7 Hunter Square Edinburgh EH1 1QW	Greene King., FAO: Alan Millar Advocate 7 Hunter Square Old Town Edinburgh EH1 1QW	Delegated Decision	GRANTED	17 April 2025
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Community Council: Old Town

25/00732/FUL (Planning Permission)	Creation of a new entertainment suite and landscaped deck on the existing 6th-floor roof, the screening of the existing plant area on that level, and the addition of new bike storage within the existing car park. at 19 Canning Street Edinburgh	Cervidae., 70-78 West Hendon Broadway London NW9 7BT	Local Delegated Decision	GRANTED	15 April 2025
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Community Council: West End

25/00681/LBC (Listed Building Consent)	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with IGU's. All historical detail to be matched / reinstated. Existing cases to be refurbished in situ. at 2F2 43 Dublin Street Edinburgh EH3 6NL	Ms Mary Callander., 2F2 43 Dublin Street Edinburgh EH3 6NL	Delegated Decision	GRANTED	17 April 2025
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Community Council: New Town/Broughton

25/00684/LBC (Listed Building Consent)	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with IGU's. All historical detail to be matched /reinstated. Existing cases to be refurbished in situ. at 1F1 21 Nelson Street Edinburgh EH3 6LJ	Mrs Linda Gamble., 1F1 21 Nelson Street Edinburgh EH3 6LJ	Delegated Decision	GRANTED	17 April 2025
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Community Council: New Town/Broughton

25/00536/LBC (Listed Building Consent)	Install replacement gas boiler with powered flue on east elevation. (AS AMENDED) at 18 Hart Street Broughton Edinburgh EH1 3RN	Mr Hugh Pringle., 2-3 Mary's Place Stockbridge Edinburgh EH4 1JH	Delegated Decision	GRANTED	15 April 2025
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Community Council: New Town/Broughton

25/00343/LBC (Listed Building Consent)	Replacing deteriorated single glazed sash and case windows with new double glazed timber sash and case window like-for-like (as amended). at 2F2 2 Atholl Place Edinburgh EH3 8HP	Mr Allan Turnbull., 2 2F2 Atholl Place Edinburgh EH3 8HP	Delegated Decision	GRANTED	14 April 2025
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Community Council: West End

25/00351/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, canopy, projecting sign (as amended and part in retrospect) at 7 - 15 Rose Street Edinburgh EH2 2PR	Pizza Pilgrims., FAO: Mr Darren Newland 23 Carnaby Street London W1F 7DD	Delegated Decision	GRANTED	15 April 2025
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Community Council: New Town/Broughton

25/00352/LBC (Listed Building Consent)	Installation of signage details and facade canopies include facade fixings (as amended and part in retrospect) at 7 - 15 Rose Street Edinburgh EH2 2PR	Pizza Pilgrims., FAO: Mr Darren Newlands 23 Carnaby Street London W1F 7DD	Delegated Decision	GRANTED	15 April 2025
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Community Council: New Town/Broughton

25/00237/LBC (Listed Building Consent)	Internal alterations to flat revised. at 1F 67 Dublin Street Edinburgh EH3 6NS	Ms Cowell, 1F 67 Dublin Street Edinburgh EH3 6NS	Delegated Decision	GRANTED	16 April 2025
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Community Council: New Town/Broughton

24/06312/LBC (Listed Building Consent)	To convert the property from an office to a single flat with minor internal alterations including new floor, internal insulation to external walls, new glazing to existing sash windows and secondary glazing; New ventilation system and repainting of the external door and new extract / intake grilles for the ventilation system. at 33 India Street Edinburgh EH3 6HE	Mr Douglas Lennam., Freelands Ceres Fife KY15 5LW	Delegated Decision	GRANTED	17 April 2025
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Community Council: New Town/Broughton

24/05855/FUL (Planning Permission)	Installation of external VRF unit and associated pipework in car park. at 116 Cowgate Old Town Edinburgh EH1 1JN	Scottish Courts And Tribunals Service., FAO: Dean Gibb Saughton House Broomhouse Drive Edinburgh EH11 3XD	Local Delegated Decision	GRANTED	16 April 2025
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Community Council: Old Town

24/03973/CLES TL (Certificate of Lawfulness Existing STL)	Continue use as Short Term Let. at 2 Gayfield Place Broughton Edinburgh EH7 4AB	Mr Ed Clerk., 2 Gayfield Place Broughton Edinburgh EH7 4AB	Delegated Decision	REFUSED	15 April 2025
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Community Council: New Town/Broughton

[Wards](#)

Ward No. B12 – Leith Walk

25/01790/TCO (Treework Within a Conservation Area)	Bay tree 0.5m crown reduction and thinning. Unknown species but grows rapidly 0.5m crown reduction and thinning. at 1F3 19 Balfour Street Pilrig Edinburgh EH6 5DG	Miss Alexandra Burden., 19 Balfour Street, Flat 1f3 Edinburgh EH6 5DG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2025
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Community Council: Leith Central

25/01559/LBC (Listed Building Consent)	Removal of internal partition walls, associated doors, sympathetically making walls good ceiling and floor coverings, as well as reconfiguration of associated M&E. at 32 Annandale Street Lane Edinburgh EH7 4LS	Cyrenians., FAO: Mr Mohammad Abushaaban 57 Albion Road Norton Park Edinburgh EH7 5QY	Delegated Decision	PERMISSION IS NOT REQUIRED	16 April 2025
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Community Council: New Town/Broughton

25/00784/LBC (Listed Building Consent)	Addition of discrete external light to either side of front door. at 11 East Claremont Street Broughton Edinburgh EH7 4HT	Mr Grigor Brown., 11 East Claremont Street Edinburgh EH7 4HT	Delegated Decision	GRANTED	17 April 2025
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Community Council: New Town/Broughton

25/00105/CLP (Certificate of Lawfulness (proposed))	Planning permission for childminding service in the flat. The housing association agreed to business from home, to be reviewed every so often. Emergency contact to appoint in the near future. Max 4. children at the time in my care. Certificate of Lawfulness requested following Care Inspectorate suggestions. at Flat 5 2 Academy Park Edinburgh EH6 8JL	Miss Marotta, Flat 5 2 Academy Park Edinburgh EH6 8JL	Delegated Decision	REFUSED	14 April 2025
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Community Council: Leith Central

25/00049/LBC (Listed Building Consent)	Refurbishment of existing property including structural and non-structural alterations and replacement of window with external door. at PF1 27 Hillside Crescent Edinburgh EH7 5EF	Mr + Mrs M Jenkinson., PF1 27 Hillside Crescent Edinburgh EH7 5EF	Delegated Decision	GRANTED	17 April 2025
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

25/01468/CLP (Certificate of Lawfulness (proposed))	Internal alterations. at 26 Leith Walk Edinburgh EH6 5AA	Gondolin Land & Water Ltd., 15 Quayside Street Edinburgh EH6 6EJ	Delegated Decision	GRANTED	17 April 2025
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Community Council: Leith Harbour And Newhaven

25/01286/CLP (Certificate of Lawfulness (proposed))	To confirm proposed development for loft conversion is lawful at 24 Fletcher Crescent North Leith Edinburgh EH6 6AS	Mr Tristan Grayford, 24 Fletcher Crescent North Leith Edinburgh EH6 6AS	Delegated Decision	GRANTED	17 April 2025
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Community Council: Leith Harbour And Newhaven

25/01006/FUL (Planning Permission)	Rear extension. at 55 Cornhill Terrace Lochend Edinburgh EH6 8EJ	Mr Bradley Leadbetter., 55 Cornhill Terrace Edinburgh EH6 8EJ	Local Delegated Decision	GRANTED	15 April 2025
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Community Council: Leith Links

24/06214/CLP (Certificate of Lawfulness (proposed))	The installation of Photovoltaic (PV) Panels onto the existing roofs at St Mary's RC Primary School, Leith. This is to produce on-site energy to reduce the CO2 impact of the existing building. Please refer to associated drawing package for layout details. at St Marys RC Primary School Leith 30 Links Gardens Edinburgh EH6 7JG	The City Of Edinburgh Council., FAO: Callum Russell Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	REFUSED	17 April 2025
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Community Council: Leith Links

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/01761/FUL (Planning Permission)	New entrance to office. at 2 East Telferton Craigentinny Edinburgh EH7 6XD	Danfoss., Wester Shawfair Danderhall Dalkeith EH22 1FD	Local Delegated Decision	PERMITTED DEVELOPMENT	17 April 2025
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Community Council: Craigentinny/Meadowbank

25/01486/FUL (Planning Permission)	Alteration to existing first floor dormer windows to the front elevation to form bay windowed dormers. at 3 Paisley Gardens Willowbrae Edinburgh EH8 7JN	Ms Kathryn Fisher., 3 Paisley Gardens Edinburgh EH8 7JN	Local Delegated Decision	GRANTED	17 April 2025
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Community Council: Northfield/Willowbrae

25/00207/FUL (Planning Permission)	The existing slate cladding on the side elevations of the roof extension dormer will be replaced with a timber composite board with vertical slatted design and slate colour. at 22 Craigentinny Crescent Edinburgh EH7 6QB	Mr Robertson, 22 Craigentinny Crescent Edinburgh EH7 6QB	Local Delegated Decision	NOT DEVELOPMENT	17 April 2025
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Community Council: Craigentinny/Meadowbank

[Wards](#)

Ward No. B15 – Southside/Newington

25/01830/TCO (Treework Within a Conservation Area)	Birch Tree 1 & 2 fell & cut to low stump. at 20 South Oswald Road Edinburgh EH9 2HG	Verdant Tree Services., FAO: Mr Michael Peace Flat 7 408 Morningside Road Edinburgh EH10 5HY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2025
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Community Council: Grange/Prestonfield

25/01783/TCO (Treework Within a Conservation Area)	x 18 Leylandii in sequence crown reduce by 4.5m and shape sides to create hedge. at 17 Newbattle Terrace Morningside Edinburgh EH10 4SF	Mitie., FAO: Mr Graeme Smith Unit 1 Cawburn Works Broxburn KY2 6XR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2025
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Community Council: Merchiston

25/01586/TCO (Treework Within a Conservation Area)	2 x small cedar reduce 1-2m reduction require general tidy for size and aesthetics (small). at 1F1 12 Gladstone Terrace Sciennes Edinburgh EH9 1LT	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 April 2025
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Community Council: Marchmont/Sciennes

25/00864/FUL (Planning Permission)	Single storey extension to the west elevation, internal alterations to kitchen to form utility room with WC and block-up rear entrance. This is an application for renewal of a current planning application. at GF2 27 South Oswald Road Grange Edinburgh EH9 2HH	Mr Michael Collee., GF2 27 South Oswald Road Edinburgh EH9 2HH	Local Delegated Decision	GRANTED	16 April 2025
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Community Council: Grange/Prestonfield

25/00866/LBC (Listed Building Consent)	Single storey extension to the west elevation, internal alterations to kitchen to form utility room with WC and block-up rear entrance. at GF2 27 South Oswald Road Grange Edinburgh EH9 2HH	Mr Michael Collee., GF2 27 South Oswald Road Edinburgh EH9 2HH	Delegated Decision	GRANTED	16 April 2025
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Community Council: Grange/Prestonfield

25/00685/ADV (Advert Consent)	Fascia & box signs (in retrospect). at 1 - 3 St Patrick Street Edinburgh EH8 9ES	Deans Solicitors And Estate Agents LLP., FAO: Becky McDonald 3 St Patrick Street Edinburgh EH8 9ES	Delegated Decision	REFUSED	14 April 2025
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Community Council: Southside

25/00572/LBC (Listed Building Consent)	One of the original sash windows is now beyond economic repair and requires replacement. I would like to replace with modern sash windows of same layout but fitted with slim profile double glazing and understand this requires your consent as a Grade B. at 1F1 41 Newington Road Edinburgh EH9 1QW	Mr Keith Girdwood., 1F1 41 Newington Road Edinburgh EH91QW	Delegated Decision	GRANTED	17 April 2025
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Community Council: Southside

25/00591/FUL (Planning Permission)	Various external works including new lighting scheme, feature entrance jasmine arch, new timber fence and gate to bin store (as amended). at 58 Dalkeith Road Edinburgh EH16 5AD	Mitchells & Butlers.,	Local Delegated Decision	GRANTED	17 April 2025
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Community Council: Grange/Prestonfield

25/00592/ADV (Advert Consent)	Fascia, projecting, pictorial & free standing signs (as amended). at 58 Dalkeith Road Edinburgh EH16 5AD	Mitchells & Butlers.,	Delegated Decision	GRANTED	14 April 2025
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Community Council: Grange/Prestonfield

25/00593/LBC (Listed Building Consent)	New advertisement scheme (as amended). at 58 Dalkeith Road Edinburgh EH16 5AD	Mitchells & Butlers.,	Delegated Decision	GRANTED	14 April 2025
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Community Council: Grange/Prestonfield

25/00104/FUL (Planning Permission)	Proposed rear extension with internal alterations (as amended). at 18 St Alban's Road Edinburgh EH9 2LU	Mrs Livingstone, 18 St Alban's Road Edinburgh EH9 2LU	Local Delegated Decision	GRANTED	15 April 2025
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Community Council: Grange/Prestonfield

24/05338/FUL (Planning Permission)	Erect single storey extension to East elevation, add new timber pergola to rear, replace sliding doors and fixed glazing of existing extension with new timber-framed sliding doors, replace all existing PVC with new timber-framed double-glazed sash and case windows, widen driveway and access, replace existing flat garage roof with pitched roof with new PV panels and install ASHP in rear garden (as amended). at 24 Grange Road Edinburgh EH9 1UL	Mr Luca Lancerotto & Ms Natalie King., 24 Grange Road Edinburgh EH9 1UL	Local Delegated Decision	GRANTED	14 April 2025
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Community Council: Grange/Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/01449/FUL (Planning Permission)	Installation of semi permanent modular galvanised steel disabled access ramp. at 18 Ferniehill Place Moredun Edinburgh EH17 7AS	Mr Robert Buchan., 18 Ferniehill Place Edinburgh EH17 7AS	Local Delegated Decision	GRANTED	17 April 2025
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/00575/FUL (Planning Permission)	Replace windows on all elevations, demolish dilapidated conservatory, formation of new rear door and steps to patio area. at 18 Brunstane Road Edinburgh EH15 2QJ	Mr Dave & Mrs Rachael Ord., 18 Brunstane Road Edinburgh EH15 2QJ	Local Delegated Decision	GRANTED	16 April 2025
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Community Council: Portobello

25/00096/CLP (Certificate of Lawfulness (proposed))	Formation of driveway with drop kerb. at 42 Bath Street Edinburgh EH15 1HD	Mrs Sutton, 42 Bath Street Edinburgh EH15 1HD	Delegated Decision	GRANTED	16 April 2025
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Community Council: Portobello

24/05794/FUL (Planning Permission)	Works to remove a section of existing boundary wall and rebuild all removed sections. at 23 & 25 Mount Lodge Place Edinburgh EH15 2AD	City Of Edinburgh Council., Waverley Court G5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Local Delegated Decision	GRANTED	17 April 2025
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Community Council: Portobello

[Wards](#)