

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **28 April 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **28 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](#)

[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

25/01650/CLP (Certificate of Lawfulness (proposed))	Internal alterations to create a bedroom, bathroom and utility space on the ground floor. at 15 Malachi Gait Eilston Kirkliston EH29 9FR	Mr and Mrs D. & S. Hughes, 15 Malachi Gait Edinburgh United Kingdom EH29 9FR	Delegated Decision	GRANTED	23 April 2025
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Community Council: Kirkliston

25/01312/FUL (Planning Permission)	Installation of tiled roof on existing conservatory. at 54 Stoneyflatts Park Echline South Queensferry EH30 9YL	Mr & Mrs Walker., 54 Stoneyflatts Park South Queensferry EH30 9YL	Local Delegated Decision	GRANTED	25 April 2025
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Community Council: Queensferry & District

25/00914/FUL (Planning Permission)	Take down existing garage and replace with single storey extension to the side of the property. at 4 Silverknowes Hill Silverknowes Edinburgh EH4 5HE	Mr & Mrs Peter Foley., 4 Silverknowes Hill Edinburgh EH4 5HE	Local Delegated Decision	GRANTED	25 April 2025
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Community Council: Silverknowes (Not Active)

25/00156/FUL (Planning Permission)	Retrospective application for small extension to the West end of the existing house. Removal of a south facing window (cut down to floor level). Install Bifold Doors to the external South facing wall. at The Old Dairy House Dundas Home Farm South Queensferry EH30 9SS	Mr Gilbert, The Old Dairy House Dundas Home Farm Newbigging South Queensferry EH30 9SS	Local Delegated Decision	GRANTED	22 April 2025
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Community Council: Queensferry & District

[Wards](#)

Ward No. B02 – Pentland Hills

25/01185/CLP (Certificate of Lawfulness (proposed))	Proposed rear extension to existing semi-detached dwelling. at 63 Nether Currie Crescent Currie Edinburgh EH14 5JH	Mr A Tulloch., 63 Nether Currie Crescent Currie EH14 5JH	Delegated Decision	GRANTED	25 April 2025
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Community Council: Currie

25/01028/CLP (Certificate of Lawfulness (proposed))	Proposal for food and beverage units within car park of Westside Shopping Plaza. Sui Generis - Hot food takeaways, Food and beverage units - nom 15m2 floor area per unit. 14No units proposed, totalling 210m2 floor area. at Unit 39 Car Park Westside Plaza Shopping Centre 6 Westside Plaza Hailesland Edinburgh	U & S Investment Ltd., FAO: Mr Syed Etizaz Salford Innovation Forum Room 224 51 Frederick Road Salford M6 6FP	Delegated Decision	WITHDRAWN	24 April 2025
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Community Council: Wester Hailes

25/00707/FUL (Planning Permission)	Erection of food container units, with associated landscape and ground works. Erection of centre signage totem (internally illuminated). at Unit 39 Car Park Westside Plaza Shopping Centre 6 Westside Plaza Edinburgh	U & S Investment Ltd., FAO: Syed Etizaz Salford Innovation Forum Room 224 51 Frederick Road Salford M6 6FP	Local Delegated Decision	WITHDRAWN	24 April 2025
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Community Council: Wester Hailes

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/01703/CLP (Certificate of Lawfulness (proposed))	Internal alterations and garage conversion of existing integral garage. at 50 Torwood Crescent South Gyle Edinburgh EH12 9GJ	Mr R Donaldson., 50 Torwood Crescent Edinburgh EH12 9GJ	Delegated Decision	GRANTED	23 April 2025
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Community Council: Corstorphine

25/00641/LBC (Listed Building Consent)	The proposal is to replace the existing modern-build conservatory that includes render, uPVC windows and slate roof, with a contemporary garden room. at 1 North Gyle Farm Court Edinburgh EH12 8LQ	Ms Pei Ferguson., 1 North Gyle Farm Court Edinburgh EH12 8LQ	Delegated Decision	REFUSED	23 April 2025
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Community Council: Corstorphine

[Wards](#)

Ward No. B04 – Forth

25/00495/FUL (Planning Permission)	Proposed Internal alterations including structural works and extension to replace existing sun room structure. at 7 Netherby Road Edinburgh EH5 3LW	Mr & Mrs King., 7 Netherby Road Edinburgh EH5 3LW	Local Delegated Decision	GRANTED	25 April 2025
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

25/01520/CLP (Certificate of Lawfulness (proposed))	Form new enlarged structural openings to basement of existing dwelling. at 58A March Road Blackhall Edinburgh EH4 3SZ	Mr Ryan Sackett., 58A March Road Edinburgh EH4 3SZ	Delegated Decision	GRANTED	23 April 2025
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Community Council: Craighleith/Blackhall

25/01357/FUL (Planning Permission)	Creation of new driveway to front, including forming opening in existing wall, installation of new railings and gates, and new surface finishes. New bin store and bike shed. Cleaning of stonework to front elevation of house. at 12 East Fettes Avenue Inverleith Edinburgh EH4 1DN	Mr & Mrs Alastair Duncan., 12 East Fettes Avenue Edinburgh EH4 1DN	Local Delegated Decision	GRANTED	23 April 2025
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Community Council: Stockbridge/Inverleith

25/01274/FUL (Planning Permission)	Alter ground floor flat to form new door opening through the existing gable wall, to provide direct access to enclosed private side garden. Stonework rebuilt around new opening with dressed rybats and lintel. New stone steps formed at base of opening. Fit new part glazed composite doorset to the new opening. at 6 Bangholm Terrace Edinburgh EH3 5QN	Mr Andrew Ellis., 6 Bangholm Terrace Edinburgh EH3 5QN	Local Delegated Decision	GRANTED	23 April 2025
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Community Council: Stockbridge/Inverleith

25/01220/LBC (Listed Building Consent)	Replacement sash and case windows in a like-for-like format as slimline double glazed sashes. at 3F2 90 Hamilton Place Edinburgh EH3 5AZ	Ms Sophie Rutherford., 90/3F2 Hamilton Place Edinburgh EH3 5AZ	Delegated Decision	GRANTED	23 April 2025
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Community Council: Stockbridge/Inverleith

25/01035/LBC (Listed Building Consent)	To install a new garden gate as a disabled access alteration in the communal boundary wall between the garden and the shared car park. at 19D Clarence Street Edinburgh EH3 5AE	Mrs Joan Beattie., 19D Clarence Street Edinburgh EH3 5AE	Delegated Decision	GRANTED	23 April 2025
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Community Council: Stockbridge/Inverleith

25/01036/FUL (Planning Permission)	To install a new garden gate as a disabled access alteration in the communal boundary wall between the garden and the shared car park. at 19D Clarence Street Edinburgh EH3 5AE	Mrs Joan Beattie., 19D Clarence Street Edinburgh EH3 5AE	Local Delegated Decision	GRANTED	23 April 2025
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Community Council: Stockbridge/Inverleith

25/00811/LBC (Listed Building Consent)	The existing single glazing is to be removed and replaced with double glazed units along with installing draught seals to the sashes and associated repairs. at 1F 14 Belgrave Place Edinburgh EH4 3AW	Mr Alistair Harvey., 1F 14 Belgrave Place Edinburgh EH4 2AW	Delegated Decision	GRANTED	23 April 2025
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Community Council: West End

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/01518/CLP (Certificate of Lawfulness (proposed))	Construction of unheated garden room to garden of existing dwelling house. at 5 Kaimes Road Corstorphine Edinburgh EH12 6JR	Mrs Kerry Dewar., 5 Kaimes Road Edinburg EH12 6JR	Delegated Decision	GRANTED	23 April 2025
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Community Council: Corstorphine

25/01497/TPO (Treework)	T1 Wych Elm cut to stump. at Treeworks Ravelston Dykes Road Ravelston Edinburgh	Erskine Stewarts Melville School, Ravelston Dykes Road Edinburgh EH4 3NT	Delegated Decision	GRANTED	25 April 2025
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Community Council: Murrayfield

25/01382/FUL (Planning Permission)	To extend and alter the house, adding rooms above the existing single storey area, and conversion of the attic and forming new dormers. at 25 Broomhall Road Broomhall Edinburgh EH12 7PL	Mr G Cuda., 25 Broomhall Road Edinburgh EH12 7PL	Local Delegated Decision	GRANTED	23 April 2025
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Community Council: Corstorphine

25/01392/FUL (Planning Permission)	Proposed wrap-around extension and internal alterations. at 39 Gordon Road Corstorphine Edinburgh EH12 6LZ	Mr & Mrs N McCaig., 39 Gordon Road Edinburgh EH12 6LZ	Local Delegated Decision	GRANTED	23 April 2025
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Community Council: Corstorphine

25/01416/FUL (Planning Permission)	Extension to form bedroom, office and utility area. at 17 Queensferry Road Ravelston Edinburgh EH4 3HB	Mrs Lauren Howie., 17 Queensferry Road Ravelston Edinburgh EH4 3HB	Local Delegated Decision	GRANTED	23 April 2025
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Community Council: Craighleith/Blackhall

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/01912/PAN (Proposal of Application Notice)	Demolition of existing buildings and development of purpose-built student accommodation with landscaping, infrastructure, access, and associated works. at 36 Russell Road Edinburgh EH11 2LP	Russell Road Edinburgh Ltd.,	Delegated Decision	PRE-APPLICATION CONSULTATION APPROVED.	25 April 2025
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Community Council: Gorgie/Dalry

25/00842/CLP (Certificate of Lawfulness (proposed))	Proposed construction of single storey extension to rear of dwelling house, to replace existing conservatory. at 121 Redhall Road Kingsknowe Edinburgh EH14 2DH	Ms Abigail Brown., 121 Redhall Road Edinburgh EH14 2DH	Delegated Decision	GRANTED	25 April 2025
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Community Council: Longstone

25/00583/FUL (Planning Permission)	Replacement garden shed in the rear garden of the property. The replacement shed is larger in plan than the existing shed. at 377 Calder Road Sighthill Edinburgh EH11 4AJ	Mr Romaio Michalari., 377 Calder Road Edinburgh EH11 4AJ	Local Delegated Decision	GRANTED	24 April 2025
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Community Council: Sighthill/Broomhouse/Parkhead

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/01643/TCO (Treework Within a Conservation Area)	Lawson cypress dismantle and remove. at 5 Woodhall Road Colinton Edinburgh EH13 0DQ	Mr Alistair Merrill., 5 Woodhall Road Edinburgh EH13 0DQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 April 2025
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Community Council: Colinton

25/01267/LBC (Listed Building Consent)	11 No. existing windows to be replaced with new timber windows with slimline double glazed units. at 8 Pentland Avenue Hailes Edinburgh EH13 0HZ	Mr N Murray., 8 Pentland Avenue Edinburgh EH13 0HZ	Delegated Decision	GRANTED	24 April 2025
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Community Council: Colinton

25/00870/FUL (Planning Permission)	Proposed rear extension with internal alterations. at 11 Oxfangs Farm Loan Oxfangs Edinburgh EH13 9QD	Mr Kasim Syed., 11 Oxfangs Farm Loan Edinburgh EH13 9QD	Local Delegated Decision	GRANTED	25 April 2025
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Community Council: Firrhill

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

[Wards](#)

Ward No. B10 – Morningside

25/01921/CLP (Certificate of Lawfulness (proposed))	To convert an existing garage into accommodation, i.e. study and utility, with alterations to external elevations to create windows. at 4 Greenbank Rise Edinburgh EH10 5RW	Ms Hynd., 4 Greenbank Rise Edinburgh EH10 5RW	Delegated Decision	GRANTED	23 April 2025
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Community Council: Morningside

25/01748/TCO (Treework Within a Conservation Area)	1 Ash tree removal affected by Ash dieback. at 8 Eden Lane Morningside Edinburgh EH10 4SD	Mr Geoffrey Wyatt., 8 Eden Lane Edinburgh EH10 4SD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	25 April 2025
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Community Council: Morningside

25/01638/TCO (Treework Within a Conservation Area)	Copper Beech in the rear garden on the east boundary overhanging the driveway of No.2A crown lift secondary growth only to 5m and remove large diameter deadwood. (Clarification 25 apr) at 3A Strathearn Place Bruntsfield Edinburgh EH9 2AJ	Mrs Wendy Paterson., 3A Strathearn Place Bruntsfield Edinburgh EH9 2AJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	25 April 2025
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Community Council: Merchiston

25/01481/TCO (Treework Within a Conservation Area)	3 stemmed Betula Jacquemontii to lightly prune to ensure street lighting is not imapaired. at 20 Leamington Terrace Viewforth Edinburgh EH10 4JN	Mrs Annette Pollock., 20 Leamington Terrace Edinburgh EH10 4JN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 April 2025
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Community Council: Merchiston

25/01303/LBC (Listed Building Consent)	Replacement of existing timber sash and case windows on a like for like basis with new windows, custom fitted with slimline IGUs. All historical detail to be matched / reinstated. at 63 Morningside Park Morningside Edinburgh EH10 5EZ	Ms Pamela Cairns., 63 Morningside Park Edinburgh EH10 5EZ	Delegated Decision	GRANTED	24 April 2025
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Community Council: Morningside

25/01309/LBC (Listed Building Consent)	Existing single glazed timber sash and case windows replaced with new double glazed timber sash and case windows to match existing. at 1F1 70 Marchmont Crescent Edinburgh EH9 1HD	Mrs Yvonne Treacy., 1F1 70 Marchmont Crescent Marchmont Edinburgh EH9 1HD	Delegated Decision	GRANTED	23 April 2025
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Community Council: Marchmont/Sciennes

25/01210/LBC (Listed Building Consent)	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with Fineo 8 (7.7mm vacuum sealed IGU). All historical detail to be matched / reinstated. Existing cases to be refurbished in situ. at 2F1 9 Warrender Park Terrace Marchmont Edinburgh EH9 1JA	Mr Robert Walker., 2F1 9 Warrender Park Terrace Marchmont Edinburgh EH9 1JA	Delegated Decision	GRANTED	22 April 2025
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Community Council: Marchmont/Sciennes

25/00878/LBC (Listed Building Consent)	Application for replacement sash double glazed timber windows in a like-for-like format. at 3F2 5 Argyle Park Terrace Marchmont Edinburgh EH9 1JY	Mr David Blease., 5/3F2 Argyle Park Terrace Edinburgh EH9 1JY	Delegated Decision	GRANTED	23 April 2025
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Community Council: Marchmont/Sciennes

25/00535/FUL (Planning Permission)	Convert attic to living space. Erect dormer window, install velux windows and re-slate roof. at 90 Braid Road Edinburgh EH10 6AP	Dr John Livesey., 90 Braid Road Braid Hills Edinburgh EH10 6AP	Local Delegated Decision	GRANTED	23 April 2025
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Community Council: Morningside

25/00309/FUL (Planning Permission)	Stone wall taken down and re-built due to structural instability. Proposed wall to include new pedestrian entrance gate. at 19 Corrennie Drive Edinburgh EH10 6EG	Mr Thomas Mulhall., 19 Corrennie Drive Edinburgh EH10 6EG	Local Delegated Decision	GRANTED	25 April 2025
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Community Council: Morningside

25/00172/FUL (Planning Permission)	Erection of a two-storey side extension, first floor side extension and alterations. at 31 Canaan Lane Edinburgh EH10 4SX	Mr Ross & Mrs Tammes, 31 Canaan Lane Dinburgh EH10 4SX	Local Delegated Decision	GRANTED	23 April 2025
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Community Council: Morningside

24/00510/CLES TL (Certificate of Lawful Use Proposed STL)	To continue operating as a Short Term Let. at 9 Roseneath Terrace Marchmont Edinburgh EH9 1JS	Dr Paul Phillips., 9 Roseneath Terrace Edinburgh EH9 1JS	Delegated Decision	GRANTED	23 April 2025
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Community Council: Marchmont/Sciennes

[Wards](#)

Ward No. B11 – City Centre

25/01609/WINP A (Prior Approval Windows)	Alterations to category B listed dwelling within Old Town Conservation Area / UNESCO World Heritage Site to include new and replacement roof lights and window. at 4F1 6 St Giles Street Old Town Edinburgh EH1 1PT	Mr Stephen Feltham., 4F1 6 St Giles Street Old Town Edinburgh EH1 1PT	Delegated Decision	REFUSED	24 April 2025
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Community Council: Old Town

25/00945/LBC (Listed Building Consent)	Residential flat with reinstated traditional style 6- over-9 pane timber sash and case windows incorporating slimline double glazing. This proposal aims to restore historical accuracy, improve energy efficiency, and address the condition of the existing windows. at 1F 3 Great Stuart Street Edinburgh EH3 6AP	Mr William Hurrell., 1F 3 Great Stuart Street Edinburgh EH3 6AP	Delegated Decision	GRANTED	25 April 2025
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Community Council: New Town/Broughton

25/00958/LBC (Listed Building Consent)	Installation of stair lift to first floor landing of common stair to residential property. at 1F 3 Moray Place Edinburgh EH3 6DS	Mr Bryce Crawford., 3 Moray Place Edinburgh EH3 6DS	Delegated Decision	GRANTED	25 April 2025
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Community Council: New Town/Broughton

25/00863/CLP (Certificate of Lawfulness (proposed))	Internal alterations to remove internal walls to form open plan kitchen and dining space at basement level. Additional and associated minor works. at 27 London Street Broughton Edinburgh EH3 6LY	Mr Jordan Gibson., 27 London Street Edinburgh EH3 6LY	Delegated Decision	NOT DEVELOPMENT	24 April 2025
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Community Council: New Town/Broughton

25/00805/FUL (Planning Permission)	Proposal erection of windbreak roof structure and creates a new covered seating and garden area within courtyard. at 2 Warriston's Close Old Town Edinburgh EH1 1PG	Continuum Attractions., Mr Richard Briggs The Real Mary Kings Close 2 Warristons Close Edinburgh EH1 1PG	Local Delegated Decision	WITHDRAWN	25 April 2025
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Community Council: Old Town

25/00815/FUL (Planning Permission)	Change of use from residential dwelling to 8x bedroom HMO; associated external and internal alterations. at 26 Old Tolbooth Wynd Old Town Edinburgh EH8 8EQ	Mr Shahid Aziz., 44 Clerk Street Edinburgh EH8 9HX	Local Delegated Decision	REFUSED	22 April 2025
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Community Council: Old Town

25/00826/LBC (Listed Building Consent)	Erection of windbreak roof structure and creates a new covered seating and garden area within courtyard improved signage to shop. at 2 Warriston's Close Old Town Edinburgh EH1 1PG	Continuum Events., FAO: Mr Richard Briggs The Real Mary Kings Close 2 Warristons Close Edinburgh EH1 1PG	Delegated Decision	WITHDRAWN	25 April 2025
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Community Council: Old Town

25/00790/LBC (Listed Building Consent)	Replacement of existing timber, single-glazed windows on a like-for-like basis with new windows, custom fitted with Slimline IGUs. All historical detail to be matched reinstated. at 2F1 95 Broughton Street Edinburgh EH1 3RZ	Ms Fraser., 2F1 95 Broughton Street Edinburgh EH1 3RZ	Delegated Decision	GRANTED	23 April 2025
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Community Council: New Town/Broughton

25/00791/LBC (Listed Building Consent)	Replacement of existing timber, single-glazed windows on a like-for-like basis with new windows, custom fitted with Slimline IGUs. All historical detail to be matched reinstated. at 3F 5 Drumsheugh Gardens Edinburgh EH3 7QJ	Ms Sarah Dawes., 3F 5 Drumsheugh Gardens, Edinburgh EH3 7QJ	Delegated Decision	GRANTED	23 April 2025
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Community Council: West End

25/00747/LBC (Listed Building Consent)	Replacement of existing timber windows on a like-for-like basis with new windows, custom fitted with slimline IGUs all historical detail to be matched /reinstated. at 1F 8 Picardy Place Edinburgh EH1 3JT	Mr Stuart McGregor., 1F 8 Picardy Place Edinburgh EH1 3JT	Delegated Decision	GRANTED	23 April 2025
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Community Council: New Town/Broughton

25/00736/LBC (Listed Building Consent)	Replacement window (as amended). at 2F1 24 Gardner's Crescent Edinburgh EH3 8DE	Mr David Brown., 2F1 24 Gardner's Crescent Edinburgh EH3 8DE	Delegated Decision	GRANTED	23 April 2025
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Community Council: Tollcross

25/00690/FUL (Planning Permission)	Change of use from Class 1A to Class 3 (restricted). at 25 Home Street Edinburgh EH3 9JR	Square Bites Limited., 25 Home Street Edinburgh EH3 9JR	Local Delegated Decision	GRANTED	23 April 2025
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Community Council: Tollcross

25/00294/FULS TL (Planning Permission STL)	Retrospective change of use from residential to short term let (sui generis). at 78B Queen Street Edinburgh EH2 4NF	Mrs Caroline Graham-Campbell., The Stables Tweedhill Berwick-upon-Tweed TD15 1XQ	Local Delegated Decision	REFUSED	25 April 2025
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Community Council: New Town/Broughton

24/05873/ADV (Advert Consent)	Advertisement of the following types: Canopy (as amended.) at Omni Centre 61 Leith Street New Town Edinburgh	ECF Omni S.A.R.L., Mr Scott Dwyer 4A Rue Henri Schnadt Gasperich Luxembourg L-2530	Local Delegated Decision	GRANTED	23 April 2025
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Community Council: New Town/Broughton

24/05496/FUL (Planning Permission)	Annex installation and timber decking (as amended). at Flat 2 8 Donaldson Crescent Edinburgh EH12 5FB	Mr Pearson., Flat 2 8 Donaldson Crescent Edinburgh EH12 5FB	Local Delegated Decision	GRANTED	22 April 2025
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Community Council: West End

[Wards](#)

Ward No. B12 – Leith Walk

25/01668/CLP (Certificate of Lawfulness (proposed))	Proposed garage conversion. at 15 Pilrig Heights Edinburgh EH6 5AB	Mr Ian Slowey., 15 Pilrig Heights Edinburgh EH6 5AB	Delegated Decision	GRANTED	23 April 2025
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Community Council: Leith Central

25/00923/LBC (Listed Building Consent)	We are seeking consent for the removal of two fireplaces inc. their surrounds, one in the main bedroom and another in the second bedroom, and subsequently filling in the wall cavities. We need this in order to increase usable wall space. at 3F2 320 Leith Walk Edinburgh EH6 5BU	Mr Bence Saghy., 3F2 320 Leith Walk Edinburgh EH6 5BU	Delegated Decision	REFUSED	22 April 2025
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Community Council: Leith Central

25/00402/FUL (Planning Permission)	Change of Use from Class 1A (shops and financial, professional and other services) to Class 11 (assembly and leisure) for a Wellness Centre. at 378 Leith Walk Edinburgh EH7 4PE	Ms Marie Helen Fryman Kunert.,	Local Delegated Decision	GRANTED	22 April 2025
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Community Council: Leith Central

25/00324/PPP (Planning Permission in Principle)	Conversion of existing industrial unit to form new 15 bed Aparthotel with ancillary cafe facility and associated alterations. at 20 Gordon Street Edinburgh EH6 8NA	CCR Assets Ltd., 5 Brayford Square London E1 0SG	Local Delegated Decision	REFUSED	22 April 2025
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Community Council: Leith Central

25/00002/FUL (Planning Permission)	Form an opening in the existing hedge for a driveway with a vehicle gate. at PF2 183 Broughton Road Edinburgh EH7 4LN	Mr Stuart Gresham., Flat Pf2 183 Broughton Road Edinburgh EH7 4LN	Local Delegated Decision	GRANTED	22 April 2025
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

25/01615/ADV (Advert Consent)	Digitally printed mesh banner. at Ocean Terminal 98 Ocean Drive North Leith Edinburgh	Source-EV.,	Delegated Decision	GRANTED	25 April 2025
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Community Council: Leith Harbour And Newhaven

25/00803/CLP (Certificate of Lawfulness (proposed))	The warehouse and yard are proposed to be used for the storage of a fleet of buses and mini buses. It is proposed that general maintenance will be carried out on the buses and the offices for the company will operate from the existing offices within the warehouse. at 21 Albert Road Edinburgh EH6 7DP	Scotbrew Ltd., FAO: Nic Wood 2nd Floor, Blenheim House Fountainhall Road Aberdeen AB15 4DT	Delegated Decision	GRANTED	22 April 2025
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Community Council: Leith Harbour And Newhaven

24/06180/FUL (Planning Permission)	Change of use from office to 3x dwellings including external alterations. at Catchpell House 4 Carpet Lane Edinburgh EH6 6SS	Avonpeak Developments Ltd., 89 Giles Street Edinburgh EH6 6BZ	Delegated Decision	GRANTED WITH LEGAL AGREEMENT	22 April 2025
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/00909/FUL (Planning Permission)	New garage in position of existing. at 88 Wakefield Avenue Craigentinny Edinburgh EH7 6TW	Mr Daniel Long., 88 Wakefield Avenue Edinburgh EH7 6TW	Local Delegated Decision	GRANTED	23 April 2025
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Community Council: Craigentinny/Meadowbank

25/00911/FUL (Planning Permission)	Rear single storey extension, internal alterations to ground floor, and new landscaping to rear garden.(as amended). at 22 Christie Miller Avenue Craigentinny Edinburgh EH7 6ST	Mr Eunan & Mrs Ruth O'Brien., 22 Christiemiiller Avenue Edinburgh EH7 6ST	Local Delegated Decision	GRANTED	24 April 2025
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Community Council: Craigentinny/Meadowbank

25/00754/FUL (Planning Permission)	Formation of single storey metal clad industrial unit at Land 15 Meters North Of 18 - 20 West Telferton Craigentinny Edinburgh EH7 6UL	Mr Darren Flynn., 32 Moffat Place North Berwick EH39 4SD	Local Delegated Decision	WITHDRAWN	25 April 2025
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Community Council: Craigentinny/Meadowbank

[Wards](#)

Ward No. B15 – Southside/Newington

25/01848/TCO (Treework Within a Conservation Area)	Cherry, Silver birch and Holly to be felled. at 118 Findhorn Place Edinburgh EH9 2PB	Mr Will Townsend., 118 Findhorn Place Edinburgh EH9 2PB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	25 April 2025
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Community Council: Grange/Prestonfield

25/01633/TCO (Treework Within a Conservation Area)	Tree removal two trees with replacements. at 1 Blackford Road Edinburgh EH9 2DT	Mr David Mulligan., Elm Cottage West 1 Blackford Road Edinburgh EH9 2DT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 April 2025
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Community Council: Marchmont/Sciennes

25/00216/FUL (Planning Permission)	Remove existing conservatory. Extend existing house to rear over 2 levels. Internal alterations including layout reconfiguration, relocation of kitchen. at 65 Priestfield Road Edinburgh EH16 5HX	Mr King, 65 Priestfield Road Edinburgh EH16 5HX	Local Delegated Decision	GRANTED	23 April 2025
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Community Council: Grange/Prestonfield

24/06204/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 36 St Patrick Square Edinburgh EH8 9EU	Mr Connolly., 1F2 36 St Patrick Square Edinburgh EH8 9EU	Delegated Decision	REFUSED	23 April 2025
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Community Council: Southside

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/01446/CLP (Certificate of Lawfulness (proposed))	Internal works to create two additional bedrooms. at Northfield House Hotel 115 Lasswade Road Edinburgh EH16 6UD	1870 Ltd., 14 Rutland Square Edinburgh EH1 2BD	Delegated Decision	REFUSED	22 April 2025
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Community Council: Liberton

25/01160/FUL (Planning Permission)	New outbuilding to form replacement garage and ancillary family / guest accommodation. at 98 Liberton Brae Alnwickhill Edinburgh EH16 6LA	Mr Usman Akhtar., 98 Liberton Brae Alnwickhill Edinburgh EH16 6LA	Local Delegated Decision	REFUSED	25 April 2025
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Community Council: Liberton

25/01061/LBC (Listed Building Consent)	Creating vehicle access onto Claverhouse Drive in line with planning permission 16/02510/VAR2. at 1A Claverhouse Drive Liberton Edinburgh EH16 6BR	Mr Phil Argo., 1A Claverhouse Drive Edinburgh EH16 6BR	Delegated Decision	GRANTED	24 April 2025
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Community Council: Liberton

25/01019/TELE (Prior Approval)	Prior notification for electronic communication code operators. at Land 24 Metres North East Of 408 Gilmerton Road Gilmerton Edinburgh	Cornerstone., Hive 2 1530 Arlington Business Park Hive 2 Theale RG7 4SA	Delegated Decision	APPROVED	23 April 2025
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Community Council: Gilmerton/Straiton/Inch

25/00874/FUL (Planning Permission)	Retrospective change of use of derelict land to class 6 external storage yard. at Land 15 Metres East Of 3 Southhouse Broadway Burdiehouse Edinburgh	JH Scaffolding Ltd., FAO: Mr James Hunter 44 Gilmerton Dykes Drive Edinburgh EH17 8LB	Local Delegated Decision	GRANTED	25 April 2025
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Community Council: Gilmerton/Straiton/Inch

25/00065/FUL (Planning Permission)	Conversion from residential to HMO (as amended). at 13 Moredun Park View Edinburgh EH17 7LR	Malzer Properties Ltd., 13 Moredun Park View Edinburgh EH17 7LR	Local Delegated Decision	NOT DEVELOPMENT	25 April 2025
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/01644/FUL (Planning Permission)	Section 42 application to extend the granted temporary period under 24/02120/FUL from the 30 April 2025 to 30 April 2026 and restore the land to its pre-development condition by 31 May 2026. at Land 42 Metres Southeast Of 60 Hay Gardens Niddrie Edinburgh	Places For People Scotland Housing Association., FAO: Mr Russell Faktor-Jones 1 Hay Avenue Edinburgh EH16 4RW	Local Delegated Decision	GRANTED	25 April 2025
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Community Council: Craigmillar

25/01389/FUL (Planning Permission)	Replace existing single storey extension with another single storey extension and fit a dormer window to the front attic roof. at 321 Mountcastle Drive North Mountcastle Edinburgh EH15 1NQ	Mr & Mrs D Oughton., 321 Mountcastle Drive North Edinburgh EH15 1NQ	Local Delegated Decision	GRANTED	25 April 2025
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Community Council: Northfield/Willowbrae

25/00580/LBC (Listed Building Consent)	To replace the existing rear dormer bay window. at Flat 10 61 Park Avenue Magdalene Edinburgh EH15 1JP	Mr George Honisz-Greens., Flat 10 61 Park Avenue Magdalene Edinburgh EH15 1JP	Local Delegated Decision	GRANTED	25 April 2025
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Community Council: Portobello

[Wards](#)