

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **12 May 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **12 May 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

25/01031/FUL (Planning Permission)	Installation of 20m street furniture style mast (RAL7035 grey); 6 No. antennas (RAL7035 grey); 1 No. 300mm (RAL7035 grey); 3 No. cabinets (1 No. 1821x640x1900mm; 1 No. 1821x640x800mm; 655x264x1015mm) (RAL6009 Green); and all ancillary development. at Proposed Telecoms Apparatus 47 Metres West Of 632 Queensferry Road Edinburgh	Cornerstone., Hive 2 1530 Arlington Business Park Hive 2 Theale RG7 4SA	Local Delegated Decision	GRANTED	8 May 2025
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Community Council: Cramond

[Wards](#)

Ward No. B02 – Pentland Hills

25/01702/TPO (Treework)	T1,T2 and T3 Birch tree remove tree. T4 Larch remove tree. at 7 Ravelrig Hill Ravelrig Balerno EH14 7DJ	Mr Steven Cowie., 7 Ravelrig Hill Edinburgh EH14 7DJ	Delegated Decision	MIXED DECISION	8 May 2025
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Community Council: Balerno

25/01539/TCO (Treework Within a Conservation Area)	T1 Poplar customer wishes to fell tree as the fear the tree may fall. at 15 Hermiston Riccarton Currie EH14 4AW	Mrs Allie Johnston., 15 Hermiston Currie EH14 4AW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 May 2025
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Community Council: Currie

25/01266/TCO (Treework Within a Conservation Area)	1 x Norway Spruce 3 x Sycamore - As per report. at 54 Hermiston Riccarton Currie EH14 4AQ	Ms Anne Heller-Murphy., 54 Hermiston Riccarton Currie EH14 4AQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 May 2025
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Community Council: Currie

24/06100/FUL (Planning Permission)	Section 42 planning application by Tarmac for planning permission to operate not in compliance with Conditions 1, 10, 11, 15, 21, 34, 35 and 36 planning permission 08/00140/FUL. at Ravelrig Quarry Long Dalmahoy Road Kirknewton	Tarmac., FAO: Stephen Cowan PO Box 5 Fellbank Birtley Chester-le-Street County Durham DH3 2ST	Committee Decision	GRANTED	6 May 2025
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Community Council: Balerno

24/06106/FUL (Planning Permission)	Extension of Ravelrig quarry to allow further extraction of hard rock; change of use from woodland and grassland to quarry. at Ravelrig Quarry Long Dalmahoy Road Dalmahoy Kirknewton	Tarmac., FAO: Stephen Cowan PO Box 5 Fellbank Birtley Chester-le-Street County Durham DH3 2ST	Committee Decision	GRANTED	6 May 2025
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Community Council: Balerno

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/01587/FUL (Planning Permission)	Construction of a single storey extension to the side (North) of a two storey residential dwelling. at 16 North Bughtlinrig Edinburgh EH12 8XY	Mr Magid Shafir, 16 North Bughtlinrig Bughtlin Edinburgh EH12 8XY	Local Delegated Decision	GRANTED	5 May 2025
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Community Council: Drumbrae

25/01029/CLP (Certificate of Lawfulness (proposed))	It is proposed to change the existing roof covering from a tile to a natural slate. at 21 Clermiston Road North Barnton Edinburgh EH4 7BN	Mr & Mrs Graham Whyte., 21 Clermiston Road North Edinburgh EH4 7BN	Delegated Decision	GRANTED	9 May 2025
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Community Council: Drumbrae

Ward No. B04 – Forth

25/00799/FUL (Planning Permission)	Proposed installation of an air source heat pump. at 6 Boswall Road Edinburgh EH5 3RH	Mr & Mrs J Clarke., 6 Boswall Road Edinburgh EH5 3RH	Local Delegated Decision	GRANTED	7 May 2025
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Community Council: Trinity

25/00346/FUL (Planning Permission)	Installation of external plant and associated fence. at 51 - 53 Newhaven Place Edinburgh EH6 4TX	Premier Inn Hotels Ltd.,	Local Delegated Decision	GRANTED	6 May 2025
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Community Council: Leith Harbour And Newhaven

24/05980/FUL (Planning Permission)	Application for relocation and temporary development of Social Bite Village for 16 Nesthouses, Community Hub and new community growing space. at Land 150 Metres West Of 40A West Shore Road Edinburgh	Social Bite Fund., 1 Leith Walk Edinburgh EH6 8LN	Committee Decision	GRANTED	8 May 2025
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Community Council: West Pilton/West Granton

Ward No. B05 – Inverleith

25/01755/TCO (Treework Within a Conservation Area)	T1 cherry fell tree to ground level. at 8B Clarence Street Stockbridge Edinburgh EH3 5AF	Mr Duncan Blues., 8B Clarence Street Edinburgh EH3 5AF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 May 2025
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Community Council: Stockbridge/Inverleith

25/01457/LBC (Listed Building Consent)	Replacement timber windows in like-for-like format as slimline double glazed windows. at 21A Dean Terrace Stockbridge Edinburgh EH4 1NL	Ms Sally Herrmann., 21A Dean Terrace Edinburgh EH4 1NL	Delegated Decision	GRANTED	9 May 2025
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Community Council: Stockbridge/Inverleith

25/01458/LBC (Listed Building Consent)	Relocate access into first floor dressing room to be via master bedroom and make good drawing room wall. at 8 Carlton Street Stockbridge Edinburgh EH4 1NJ	Ms Yvonne More., 8 Carlton Street Edinburgh EH4 1NJ	Delegated Decision	PERMISSION IS NOT REQUIRED	8 May 2025
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Community Council: Stockbridge/Inverleith

25/01437/LBC (Listed Building Consent)	To construct new ensuite and dressing area off rear bedroom on 2nd floor. at 2F 16 Buckingham Terrace Dean Edinburgh EH4 3AD	Mr D Murray, 16 Flat C Buckingham Terrace Edinburgh EH4 3AD	Delegated Decision	PERMISSION IS NOT REQUIRED	8 May 2025
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Community Council: West End

25/01158/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 5 Mary's Place Stockbridge Edinburgh EH4 1JH	Mr John Reid., 5 Mary's Place Edinburgh EH4 1JH	Delegated Decision	GRANTED	7 May 2025
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Community Council: Stockbridge/Inverleith

25/00950/FUL (Planning Permission)	Internal alterations and attic conversion to existing flat to create two separate dwellings. at 3F3 3 Henderson Row Stockbridge Edinburgh EH3 5DH	Ms Katie Pedri., 3 (3F3) Henderson Row Edinburgh EH3 5DH	Local Delegated Decision	REFUSED	7 May 2025
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Community Council: New Town/Broughton

25/00595/FUL (Planning Permission)	The proposal involves combining an existing self contained basement flat with the upper level townhouse. Installing a stair to connect the two properties and providing access from the GF to the BF. The windows are to be upgraded to double glazed and a new door is to be installed with access out to the garden. at 23 Dean Park Crescent Edinburgh EH4 1PH	Ms Clare Duggan., 23 Dean Park Crescent Edinburgh EH4 1PH	Local Delegated Decision	GRANTED	9 May 2025
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Community Council: Stockbridge/Inverleith

24/04136/CLP (Certificate of Lawfulness (proposed))	Installation of replacement door/window (as amended). at 45C Inverleith Gardens Edinburgh EH3 5PR	Mrs N Sharkey, 45C Inverleith Gardens Edinburgh United Kingdom EH3 5PR	Delegated Decision	GRANTED	8 May 2025
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Community Council: Stockbridge/Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/01732/FUL (Planning Permission)	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 Corstorphine Edinburgh EH12 8QU	Heritage Residences Ltd., FAO: Mr Kieran Goudie 6/2 Inverleith Avenue Edinburgh EH3 5PT	Local Delegated Decision	GRANTED	7 May 2025
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Community Council: Corstorphine

25/01690/TPO (Treework)	T1 Willow -Crown lift secondary growth only to provide 5m vertical clearance over the road; prune by 1m to provide clearance from building; crown reduce height by 1.5m and laterally/radially by 1m. T2 Cherry - reduce x1 branch by 1.5m, T3 Cherry - Remove x1 vehicle damaged branch, T4 Rowan- -Crown reduce height by 1m and sides radially by 0.5m T5Ccherry - Crown reduce height by 1.5m and sides radially by 0.5m T6 purple plum - Crown reduce height by 1m and sides radially by 0.5m; remove deadwood. All as illustrated in marked-up photographs. at 9 Blinkbonny Terrace Ravelston Edinburgh EH4 3LL	Mr James McLean., 9 Blinkbonny Terrace Ravelston Edinburgh EH4 3LL	Delegated Decision	GRANTED	8 May 2025
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Community Council: Murrayfield

25/01349/FUL (Planning Permission)	Single storey extension and garage conversion. at 87 Craigleith Crescent Ravelston Edinburgh EH4 3JX	Mr Paul Pacitti., 87 Craigleith Crescent Edinburgh United Kingdom EH4 3JX	Local Delegated Decision	GRANTED	7 May 2025
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Community Council: Murrayfield

25/01164/FUL (Planning Permission)	Demolition of an existing external wall and roof and replacement with new timber clad wall and single ply roof, including new window, door and roof lights. Also the erection of a new timber deck to cover an existing concrete yard with a new timber screen and timber clad storage shed. at 17 Station Road Edinburgh EH12 7AA	Mr David McCallum., 17 Station Road Edinburgh EH12 7AA	Local Delegated Decision	GRANTED	9 May 2025
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Community Council: Corstorphine

25/00963/TPO (Treework)	Gean near number 5. Extensive basal decay caused by Laetiporus sulphureus remove there are large tear-out wounds. Storm damaged Leylandii stems which are part of the hedge remove. Elm over the street at the SE corner which is cracking the stone boundary wall remove. No room for it to grow more. 4 Limes and 4 Sycamores at entrance area remove major deadwood. at Woodland At Beechwood Mains Murrayfield Edinburgh	Beechwood Mains Residents Association., Mr Bryan Donaghey. 10 Beechwood Mains Murrayfield Edinburgh EH12 6XN	Delegated Decision	MIXED DECISION	7 May 2025
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Community Council: Murrayfield

25/00928/FUL (Planning Permission)	Demolition of house and erection of replacement house in lieu of alteration and extension of house granted consent under reference 22/00339/FUL. (in retrospect) at 9 Corstorphine Road Murrayfield Edinburgh EH12 6DB	Mr & Mrs Mark & Kate Noble., 9 Corstorphine Road Murrayfield Edinburgh EH12 6DB	Local Delegated Decision	GRANTED	5 May 2025
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/01447/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, projecting sign. at 392 Gorgie Road Edinburgh EH11 2RN	GPS Rainbow Group Ltd., FAO: Raja Kakumanu 6 Flat 9 Stoddart Way Edinburgh EH7 4FD	Delegated Decision	GRANTED	7 May 2025
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Community Council: Gorgie/Dalry

25/00904/LBC (Listed Building Consent)	Internal alterations to create kitchen and bedroom (as amended). at 2F2 18 Ardmillan Terrace Edinburgh EH11 2JW	Mr Mark Cartner., Carruchan Farm Troqueer Dunfries DG2 8LZ	Delegated Decision	GRANTED	6 May 2025
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Community Council: Gorgie/Dalry

24/01813/CLES TL (Certificate of Lawfulness Existing STL)	The property has been used as a short-term rental for a number of years, Edinburgh Council have changed the regulations hence this application. at Flat 8 5 Northcote Street Edinburgh EH11 2HL	Mr Bisset, Silverbirch Finzean Banchory AB31 6LX	Delegated Decision	REFUSED	8 May 2025
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Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/00486/LBC (Listed Building Consent)	Replacement windows and doors, internal alterations. at 2 Barnshot Road Edinburgh EH13 0DH	Mr Ben Panter., 23 Broomyknowe Edinburgh EH14 1JZ	Delegated Decision	GRANTED	8 May 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/01020/CLP (Certificate of Lawfulness (proposed))	Lower front roof (over integral garage) of detached house is damaged, with significant water ingress as a result. The roof requires to be fully stripped and re-slatted. This will be done on a like-for-like basis using Spanish slate, with temporary scaffolding provided for safe roof access. at 16 The Steils Greenbank Edinburgh EH10 5XD	Mr Alistair Hector., 16 The Steils Edinburgh EH10 5XD	Delegated Decision	GRANTED	9 May 2025
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Community Council: Craiglockhart

[Wards](#)

Ward No. B10 – Morningside

25/01826/FUL (Planning Permission)	Alter and convert existing garage to side of current house, together with construction of single storey extension to rear of garage. Full extent of converted garage and extension to form study and utility room, formed with pitched roof, extending onto the side pitch of the existing roof. at 39 Greenbank Drive Edinburgh EH10 5RF	Mr And Mrs Michael And Janis Clinton., 39 Greenbank Drive Edinburgh EH10 5RF	Local Delegated Decision	GRANTED	5 May 2025
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Community Council: Morningside

25/01687/TCO (Treework Within a Conservation Area)	T1 Cherry -topical crown reduction by 1m and lateral radial reduction by 500mm. T2 Lime reduce, shape and deadwood. T3 Cherry remove diseased limb, prune and shape. T4 Lime re-pollard to old cuts. T5 Ash remove limb. T6 Sycamore remove end load and prune. As clarified confirmed 27 Apr) at 1 Morningside Court Morningside Edinburgh EH10 5NY	Trinity Factors., FAO: Gillian Reekie Morningside Court Morningside Court Development Edinburgh EH10 5NY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 May 2025
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Community Council: Morningside

25/01700/FUL (Planning Permission)	Proposed alterations to change rear window to door. at 94 Braid Road Braid Hills Edinburgh EH10 6AP	Mr Nick Best., 94 Braid Road Braid Hills Edinburgh EH10 6AP	Local Delegated Decision	GRANTED	5 May 2025
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Community Council: Morningside

25/01439/LBC (Listed Building Consent)	Extend existing second floor landing with glass panel in floor and frameless glass balustrade. at Flat 2 8 Bruntsfield Crescent Bruntsfield Edinburgh EH10 4EZ	Mr Martin Cleary., 8 Bruntsfield Crescent Flat 2 Edinburgh EH10 4EZ	Delegated Decision	REFUSED	6 May 2025
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Community Council: Merchiston

25/01334/FUL (Planning Permission)	Alterations to driveway opening. at 27 Merchiston Avenue Merchiston Edinburgh EH10 4PH	Mr David Watson., 27 Merchiston Avenue Edinburgh Scotland EH10 4PH	Local Delegated Decision	GRANTED	7 May 2025
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Community Council: Merchiston

25/01341/FUL (Planning Permission)	Alterations to external doors to rear and new roof light. at 11 St Clair Terrace Morningside Edinburgh EH10 5NW	Mr Rory Alberigo., 11 St Clair Terrace Edinburgh EH10 5NW	Local Delegated Decision	GRANTED	6 May 2025
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Community Council: Morningside

25/00480/LBC (Listed Building Consent)	Replace the glass with fineo glazing and keeping all the remaining materials as is. at 1F2 13 Warrender Park Crescent Edinburgh EH9 1EA	Mr Koller., Flat 4 13 Warrender Park Crescent Edinburgh EH9 1EA	Delegated Decision	GRANTED	5 May 2025
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Community Council: Marchmont/Sciennes

[Wards](#)

Ward No. B11 – City Centre

25/02285/LBC (Listed Building Consent)	Improvements to an existing flatted dwelling (B Listed). Proposals include the installation of a new gas combi boiler and flue, and new radiators to replace existing electric storage heaters. at 2F 7 Coates Gardens Edinburgh EH12 5LG	Warmworks., 1 Carmichael Place Edinburgh EH6 5PH	Local Delegated Decision	PERMISSION IS NOT REQUIRED	9 May 2025
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Community Council: West End

25/02184/LBC (Listed Building Consent)	Installation of new power supply unit and battery packs. The work will utilise existing cable runs from the front of the building (See Fig 1&2.) to the ancillary buildings (garage) at the rear. This will require a hole through the wall between the security team office and the garage for a cable (See Fig 3.). Minor alterations to cable conduit/ boxing which sits above a window. Works will not impact the existing windows or opening. Works will have no visual impact. at Bute House 6 Charlotte Square New Town Edinburgh EH2 4DR	Scottish Government., Mr Mark Keeble Bute House 6 Charlotte Square Edinburgh EH2 4DR	Local Delegated Decision	PNR CONFIDENTIAL	9 May 2025
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Community Council: New Town/Broughton

25/01805/TCO (Treework Within a Conservation Area)	T1 Cherry remove. at 11 Northumberland Street South West Lane New Town Edinburgh EH3 6JD	Mr Rory Anderson., 11 Northumberland Street SW Lane Edinburgh EH3 6JD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 May 2025
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Community Council: New Town/Broughton

25/01511/LBC (Listed Building Consent)	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	Delegated Decision	PERMISSION IS NOT REQUIRED	8 May 2025
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Community Council: New Town/Broughton

25/01529/LBC (Listed Building Consent)	Alter existing property internal work upgarded windows to sash case new timber door. at 25 Circus Lane Edinburgh EH3 6SU	Andrew Rule Architectural Technologist., FAO: Mr Andrew Rule 25 Circus Lane Edinburgh EH3 6SU	Delegated Decision	PERMISSION IS NOT REQUIRED	8 May 2025
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Community Council: Stockbridge/Inverleith

25/01478/LBC (Listed Building Consent)	Alterations required for the conversion from offices to serviced apartments, in retrospect. at 21 Alva Street New Town Edinburgh	Alva Developments Edinburgh Limited., 24a Stafford Street Edinburgh United Kingdom EH3 7BD	Delegated Decision	GRANTED	7 May 2025
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Community Council: West End

<p>25/01351/TCO (Treework Within a Conservation Area)</p>	<p>2x ash- remove from Regent Road frontage wall, Scots pine #6463-Crown lift by 3.0 m from tree base south laterals and crown lift by 4.5m east and west laterals, pruning off to branch collar. Removal of deadwood; Scots pine #6467 - Crown lift by 4.5m from base north, west and south laterals, pruning off minor laterals to branch collar. Removal of deadwood and ivy from trunk; Scots pine #6470- Crown lift by 3.2m from tree base west and south side laterals (to approx. height of bifurcation retaining both co-dominants) and crown lift by 4.5m from tree base north side laterals by 4.5m. Remove deadwood; scots pine #6473- Crown lift by 1.5m from tree base north and west side laterals retaining the major lateral branch and crown lift east and south side by 2m. Remove deadwood and ivy from trunk.All works as illustrated on tree works plan overview dwg No. NCM-OPE-ZZ-ZZ-SK-L-981218 Rev P01; refer to 150863_RHS_OPE_100704 719-001-Appendix A at New Parliament House 5 - 7 Regent Road Calton Hill Edinburgh EH7 5BL</p>	<p>Royal High School Preservation Trust., FAO: Ms Morven Davis Strathmore Offices 91 George Street Edinburgh EH2 3ES</p>	<p>Delegated Decision</p>	<p>NOT MAKE A TREE PRESERVATION ORDER</p>	<p>8 May 2025</p>
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Community Council: New Town/Broughton

<p>25/01328/LBC (Listed Building Consent)</p>	<p>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 12C Wester Coates Gardens Wester Coates Edinburgh EH12 5LT</p>	<p>Mr Alasdair Jones., 12C Wester Coates Gardens Edinburgh EH12 5LT</p>	<p>Delegated Decision</p>	<p>GRANTED</p>	<p>6 May 2025</p>
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Community Council: Murrayfield

25/01238/LBC (Listed Building Consent)	Remove non-original ground floor non-loadbearing partitions to rear of building, to allow new configuration of rooms. Reconfigure second floor en-suite and laundry space, with new pocket door access to en-suite. Re-glaze all existing timber sash-and-case windows with thin vacuum glazing panes to reduce heat loss in property. at 35 Drummond Place Edinburgh EH3 6PW	Mr Angus Davidson., 35 Drummond Place Edinburgh EH3 6PW	Delegated Decision	GRANTED	6 May 2025
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Community Council: New Town/Broughton

25/01239/CLP (Certificate of Lawfulness (proposed))	Remove non-original ground floor non-loadbearing partitions to rear of building, to allow new configuration of rooms. Reconfigure second floor en-suite and laundry space, with new pocket door access to en-suite. Re-glaze all existing timber sash-and-case windows with thin vacuum glazing panes at 35 Drummond Place New Town Edinburgh EH3 6PW	Mr Angus Davidson., 35 Drummond Place Edinburgh EH3 6PW	Delegated Decision	GRANTED	6 May 2025
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Community Council: New Town/Broughton

25/01176/FUL (Planning Permission)	Proposed mixed used development with ground floor 40sq/m commercial unit for Class 3 use and 5 No. 1 bed apartments on upper floors with roof terrace. at 5 West Tollcross Tollcross Edinburgh	Kusbia & Landa Properties Ltd., 2 Duddingston Crescent Edinburgh EH15 3AS	Local Delegated Decision	REFUSED	9 May 2025
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Community Council: Tollcross

25/01191/ADV (Advert Consent)	Temporary scaffolding shroud incorporating advertising display panel. at 70 Princes Street New Town Edinburgh EH2 2DF	MediaCo Out Of Home Limited., FAO: Mr Joe Arshed Churchill Point Churchill Way Trafford Park, Manchester M17 1BS	Delegated Decision	GRANTED	6 May 2025
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Community Council: New Town/Broughton

25/00993/LBC (Listed Building Consent)	Window upgrades to slimlite double glazing. at 3F 4 Randolph Crescent Edinburgh EH3 7TH	Dr. Alan McClelland., 4/ 3 Randolph Crescent Edinburgh EH3 7TH	Delegated Decision	GRANTED	8 May 2025
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Community Council: New Town/Broughton

25/00859/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 for a period over 10 years. at 618 Webster's Land Tollcross Edinburgh EH1 2RX	Ms Rhiannon McCrorie., 618 Websters Land Edinburgh EH1 2RX	Delegated Decision	GRANTED	7 May 2025
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Community Council: Tollcross

25/00765/LBC (Listed Building Consent)	Alterations associated with proposed change of use from Class 1A (Shops and financial, professional and other services) to Boutique Apart Hotel (Class 7 Hotels and Hostels). at 1 - 1A Abercromby Place Edinburgh EH3 6JX	Dunpark (Edinburgh) Ltd / Feshiebridge Ltd.,	Delegated Decision	GRANTED	6 May 2025
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Community Council: New Town/Broughton

25/00139/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 18 1B Grassmarket Edinburgh EH1 2HY	Ms Chow, Flat 18 1B Grassmarket Edinburgh EH1 2HY	Committee Decision	REFUSED	6 May 2025
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Community Council: Old Town

24/06287/FULS TL (Planning Permission STL)	The property in question will be changing from residential use to a short term holiday let. at 4B Northumberland Street South East Lane Edinburgh EH3 6LP	Ms Melissa Quinn., 4B Northumberland Street South East Lane Edinburgh EH3 6LP	Committee Decision	REFUSED	6 May 2025
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Community Council: New Town/Broughton

24/06087/FULS TL (Planning Permission STL)	Change of use from office (Class 4) to serviced apartments (Sui Generis), including external alterations, in retrospect (as amended). at 21 Alva Street Edinburgh EH2 4PS	Alva Developments Edinburgh Ltd (C/O Agent), 24A Stafford Street Edinburgh EH37BD	Local Delegated Decision	GRANTED	7 May 2025
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Community Council: West End

24/05969/FULS TL (Planning Permission STL)	Use of the property known as Flat 4 as a serviced apartment (Sui Generis), in retrospect. at 15A Dundas Street Edinburgh EH3 6QG	Scotsman Group., FAO: David Scanlon 70 Hamilton Drive Glasgow G12 8DR	Committee Decision	REFUSED	6 May 2025
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Community Council: New Town/Broughton

24/04406/FULS TL (Planning Permission STL)	Conversion of Class 1A (retail) building to Class 3 use (restaurant) at basement, ground, and first floors with serviced apartments at the rear and upper floors including internal, external alterations and additions to form new apartments, replacement and new plant areas and ancillary works and upgrades (as amended). at 89 - 89A George Street Edinburgh EH2 3ES	Learmonth Property Investment Company Limited., FAO: Gidon Amar Quatermile Two Lister Square Edinburgh EH3 9GL	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	8 May 2025
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Community Council: New Town/Broughton

24/03821/FULS TL (Planning Permission STL)	Use of flat for short-term let use (Sui Generis) and residential flat (in retrospect). Re-submission of 23/03677/FULSTL with added economic report. at 2F1 19 Queen Street Edinburgh EH2 1JX	Stay In Style Ltd., FAO: Stephen Caswell The Crosshouse The Cross Ceres Cupar KY15 5NE	Committee Decision	REFUSED	6 May 2025
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Community Council: New Town/Broughton

24/00249/WINP A (Prior Approval Windows)	this is a test applicaiton at City Of Edinburgh Council Waverley Court 4 East Market Street Old Town Edinburgh EH8 8BG	CEC., FAO: Heather Harding 8 East Market Street Edinburgh EH8 8BG	Delegated Decision	PNR CONFIDENTIAL	8 May 2025
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Ward No. B12 – Leith Walk

25/01361/LBC (Listed Building Consent)	Alteration to western elevation to facilitate the installation of a new electricity transformer. 3 windows replaced with louvres. 1 additional window removed and replaced with door. at 55 Annandale Street Broughton Edinburgh EH7 4AZ	Lothian Buses., 55 Annandale Street Edinburgh EH7 4AZ	Delegated Decision	GRANTED	7 May 2025
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Community Council: New Town/Broughton

25/01227/FUL (Planning Permission)	Change of use and adaptation to current domestic Technical Standards from an office property to a single-family dwelling. at 30 Annandale Street Lane Edinburgh EH7 4LS	Mr Thomas Unter., 89 East London Street Flat 12 Edinburgh EH7 4BQ	Delegated Decision	GRANTED	9 May 2025
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Community Council: New Town/Broughton

25/00637/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 3F3 11 Rossie Place Edinburgh EH7 5SE	Mr Edward Addis., 3 Dark Lane Swindon Village Cheltenham GL51 9RN	Local Delegated Decision	REFUSED	6 May 2025
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Community Council: Leith Central

Ward No. B13 – Leith

25/01469/LBC (Listed Building Consent)	Internal alterations. at 26 Leith Walk Edinburgh EH6 5AA	Gondolin Land & Water Ltd., 15 Quayside Street Edinburgh EH6 6EJ	Delegated Decision	PERMISSION IS NOT REQUIRED	8 May 2025
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Community Council: Leith Harbour And Newhaven

25/00934/FUL (Planning Permission)	Change of Use from Office to Restaurant including installation of new stair and sanitary accommodation. at 189 Great Junction Street Edinburgh EH6 5LQ	Duthchas Restaurant (Panda Hospitality Ltd)., 187 Great Junction Street Edinburgh EH6 5LQ	Local Delegated Decision	GRANTED	6 May 2025
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Community Council: Leith Harbour And Newhaven

25/00916/LBC (Listed Building Consent)	Replacement of 8 No. existing dilapidated sash and case windows with new slimline, double glazed sash and case windows and reinstating 6-over-6 format to primary elevation. at 2F 69 Madeira Street Edinburgh EH6 4AX	Mr Nigel Ellis., 69 Flat 2 Madeira Street Edinburgh EH6 4AX	Delegated Decision	GRANTED	8 May 2025
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/01566/FUL (Planning Permission)	Removal of detached garage to side of house. Addition of two storey side extension. at 77 Mountcastle Drive North Mountcastle Edinburgh EH8 7ST	Mr Chris Wilson., 77 Mountcastle Drive North Edinburgh EH8 7ST	Local Delegated Decision	GRANTED	7 May 2025
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Community Council: Northfield/Willowbrae

25/01340/FUL (Planning Permission)	Remove existing conservatory and erect a single storey flat roof extension to rear of dwellinghouse. at 211 Mountcastle Crescent Mountcastle Edinburgh EH8 7SX	Mr Calum & Mrs Amy Dick., 211 Mountcastle Crescent Edinburgh EH8 7SX	Delegated Decision	GRANTED	7 May 2025
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Community Council: Northfield/Willowbrae

25/00137/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 for a period over 10 years. at 2F3 51 Marionville Road Edinburgh EH7 6AG	Mr Chiurato, 2F3 /Flat 5 51 Marionville Road Edinburgh EH7 6AG	Delegated Decision	GRANTED	7 May 2025
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Community Council: Craigentinny/Meadowbank

Ward No. B15 – Southside/Newington

<p>25/01818/TCO (Treework Within a Conservation Area)</p>	<p>T1-T5, Line of 5 Lime trees H 13-14m, S 9-12m, DBH 40-60cm reduce H by 3-5m to previous pruning points at 9m. Also, remove 1 or 2 leaders from each crown. T6, Magnolia, H 7m, S 9m, DBH 5 stems @ 100-220m remove small lower branch which is leaning on roof. Reduce height by approx. 1.5m. T7, Holly, H 6m, S 4m, multi-stem reduce height by approx. 1.5m to the previous pruning points, trim to a domed shape. T8- 10, Apples x 3, H 7.5m, S 9m, Tree A 12cm, Tree B 3 stems at 14-20cm, Tree C 4 stems at 9-11cm. T8, reduce height by 1m. T9 & 10, reduce height by 1.5m and spread over pavement by 1.5m. at 22 Fountainhall Road Edinburgh EH9 2LW</p>	<p>Mrs Maggie Collard., 22 Fountainhall Road Edinburgh EH9 2LW</p>	<p>Delegated Decision</p>	<p>NOT MAKE A TREE PRESERVATION ORDER</p>	<p>8 May 2025</p>
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Community Council: Grange/Prestonfield

<p>25/01780/TCO (Treework Within a Conservation Area)</p>	<p>1. Sycamore Height 18m, spread 12m, DBH 750mm. Reduce spread of lower branches to south by 3m, reduce remaining crown spread by up to 2m. 2. Sycamore Height 17m, spread 8m, DBH 550mm. Reduce crown spread of the lower branches to the north and east by around 1 to 1.5m. at 2 Lauder Road Grange Edinburgh</p>	<p>Mrs Sheila Godman., West Thorn 2 Lauder Road Grange Edinburgh EH9 2EJ</p>	<p>Delegated Decision</p>	<p>NOT MAKE A TREE PRESERVATION ORDER</p>	<p>8 May 2025</p>
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Community Council: Marchmont/Sciennes

25/01576/TCO (Treework Within a Conservation Area)	T791 Willow remove Dead wood in crown. T312 Poplar reduce to 8m from ground level T318 Lime remove all epicormac growth at base and remove dead wood from crown. T323 Sycamore remove dead wood from crown. T337 Horse Chestnut crown reduce by no more than 3m in branch length. at St Raphael's Nursing Home 2 - 6 South Oswald Road Grange Edinburgh EH9 2HG	Viewpoint Housing Ltd., FAO: Mr Derek Szoneberg 4 South Oswald Road Edinburgh EH9 2HG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 May 2025
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Community Council: Grange/Prestonfield

25/01195/FUL (Planning Permission)	Removal of existing external stair and garage to form new two storey side extension, resubmission relating to 24/04893/FUL. at 11 Palmerston Road Edinburgh EH9 1TL	Mrs Lucy Picken., 11 Palmerston Road Edinburgh EH9 1TL	Local Delegated Decision	GRANTED	8 May 2025
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Community Council: Marchmont/Sciennes

25/01091/FUL (Planning Permission)	Install new greenhouse and reconfigure existing hard landscaping to provide paths to new productive growing area. Add pergola to secondary seating area. at 38B Dick Place Grange Edinburgh EH9 2JB	McQue Gardens., Mrs Shelley Watson The Coach House 38 Dick Place Edinburgh EH9 2JB	Local Delegated Decision	GRANTED	5 May 2025
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Community Council: Marchmont/Sciennes

25/01069/FUL (Planning Permission)	Alterations to shop front (in retrospect). at 30 - 32 Clerk Street Newington Edinburgh EH8 9HX	Twin Brothers 23 Ltd., 30 - 32 Clerk Street Edinburgh EH8 9HX	Local Delegated Decision	REFUSED	6 May 2025
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Community Council: Southside

25/00926/LBC (Listed Building Consent)	Replacement of existing timber windows on a like-for-like basis with new windows, custom-fitted with double glazing. All historical detail to be matched / reinstated. at 1 Blackford Road Edinburgh EH9 2DT	Mr David Mulligan., 1 Blackford Road Edinburgh EH9 2DT	Delegated Decision	GRANTED	8 May 2025
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Community Council: Marchmont/Sciennes

25/00212/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 26 East Preston Street Edinburgh EH8 9QB	Mr McKellar, 26 East Preston Street Edinburgh EH8 9QB	Committee Decision	REFUSED	6 May 2025
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Community Council: Southside

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/01810/FUL (Planning Permission)	Removal of existing conservatory to be replaced with larger single storey rear extension. at 501 Gilmerton Road Edinburgh EH17 7JE	Mrs Zara Lamish., 501 Gilmerton Road Edinburgh EH17 7JE	Local Delegated Decision	GRANTED	5 May 2025
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Community Council: Gilmerton/Straiton/Inch

25/01554/CLP (Certificate of Lawfulness (proposed))	Part garage conversion with alterations to flat roof and rear window. at 70 The Spinney Hyvots Bank Edinburgh EH17 7LE	Mrs Evelyn Hogg., 70 The Spinney Edinburgh EH17 7LE	Delegated Decision	GRANTED	7 May 2025
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/01684/CLP (Certificate of Lawfulness (proposed))	Addition of solar PV panels to the south east pitch of the main roof, as shown in the associated drawings. at 147 Portobello High Street Portobello West Edinburgh EH15 1AF	Porty Community Energy., 51 Inchview Terrace Edinburgh EH7 6TU	Delegated Decision	REFUSED	6 May 2025
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Community Council: Portobello

25/01588/TCO (Treework Within a Conservation Area)	Sycamore tree 2 upto 30% crown reduction and pruning following BS 3998. at 10 Brighton Place Edinburgh EH15 1LJ	Miss Fiona Barr., 10 Brighton Place Edinburgh EH15 1LJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 May 2025
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Community Council: Portobello

25/01436/LBC (Listed Building Consent)	Minor alterations and upgrades comprising, replacement of single glazing with Fineo vacuum glazing within existing sashes, under floor insulation and underfloor heating to the living room and kitchen, a new opening between the living room and the kitchen with pocket doors, the reconfiguration of the kitchen and alterations to ancillary stores. at 33 Pittville Street Portobello East Edinburgh EH15 2BX	Ms And Mr Cat And John Morgan & Stewart., 33 Pittville Street Edinburgh EH15 2BX	Delegated Decision	GRANTED	8 May 2025
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Community Council: Portobello

25/01321/FUL (Planning Permission)	Proposed attic conversion to create a new bedroom. at 1F1 270 Portobello High Street Edinburgh EH15 2AT	Ms Honor Ferry., 1 270 Portobello High Street Edinburgh EH15 2AT	Local Delegated Decision	GRANTED	9 May 2025
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Community Council: Portobello

25/01323/LBC (Listed Building Consent)	Proposal is to convert the current attic loft area into a new bedroom for the property and add an additional velux windows to the front & rear roof elevation. at 1F1 270 Portobello High Street Edinburgh EH15 2AT	Ms Honor Ferry., 1 270 Portobello High Street Edinburgh EH15 2AT	Delegated Decision	GRANTED	9 May 2025
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Community Council: Portobello

25/01139/FUL (Planning Permission)	Change of Use from guesthouse (class 7) and dwelling (class 9) to residential institution (class 8) at 30 Milton Road East Joppa Edinburgh EH15 2NJ	Four Square., FAO: Ms Jane Devine 454 Gorgie Road Edinburgh United Kingdom EH112RN	Local Delegated Decision	GRANTED	6 May 2025
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Community Council: Portobello

25/00710/LBC (Listed Building Consent)	Attic conversion with 2x bay windowed dormers with timber sash and case windows and slated hipped roof to front, additional roof lights to rear, extend existing rear extension and upgrade to provide kitchen/ diner/living area with glazed access to existing wall courtyard, replace existing flat roof with low pitch roof clad in sheet metal (as amended). at 29 Joppa Road Edinburgh EH15 2HA	Ms Anna Chiumento., Hawthorne Cottage 29 Joppa Road Edinburgh EH15 2HA	Delegated Decision	GRANTED	6 May 2025
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Community Council: Portobello

25/00712/FUL (Planning Permission)	Attic conversion with 2 traditional bay windowed dormers, with timber sash and case windows and slated hipped roof to the front - additional roof lights to the rear. The principal ground floor rooms to the front will be unaltered. The existing rear extension will be extended and upgraded to provide a kitchen / diner / living area with glazed access to the existing wall courtyard (as amended). at 29 Joppa Road Edinburgh EH15 2HA	Ms Anna Chiumento., Hawthorne Cottage 29 Joppa Road Edinburgh EH15 2HA	Delegated Decision	GRANTED	8 May 2025
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Community Council: Portobello

24/06292/FUL (Planning Permission)	Internal alterations, new external opening to back garden and installation of rooflights. at 21 Hope Lane North Edinburgh EH15 2PT	Studio IMA Ltd., 21 Morton Street Edinburgh EH15 2HN	Local Delegated Decision	GRANTED	7 May 2025
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Community Council: Portobello

[Wards](#)