

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **19 May 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **19 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](#)

[Ward B10 – Morningside](#)

[Ward B11 – City Centre](#)

[Ward B12 – Leith Walk](#)

[Ward B13 – Leith](#)

[Ward B14 – Craighentony/Duddingston](#)

[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

25/02158/TCO (Treework Within a Conservation Area)	Yew reduce and shape. at 6 Brae Park Road Cramond Edinburgh EH4 6DN	Mr Murray MacKay., 6 Brae Park Road Edinburgh EH4 6DN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 May 2025
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Community Council: Cramond

25/01946/TPO (Treework)	Scots Pine - Reduce south side of crown. at 4 Corbiehill Park Corbiehill Edinburgh EH4 5EQ	Mrs Geena Gordon., 4 Corbiehill Park Corbiehill Edinburgh EH4 5EQ	Delegated Decision	REFUSED	15 May 2025
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Community Council: Silverknowes (Not Active)

25/01467/LBC (Listed Building Consent)	Replacement of 3 No. steel casements in timber sub- frames with timber casements of almost exactly the same dimensions in the existing (unaltered) sub- frames. at 12 Cramond Road North Cramond Edinburgh EH4 6HS	Mr Kit Campbell., Avisfield 12 Cramond Road North Edinburgh EH4 6HS	Delegated Decision	GRANTED	15 May 2025
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Community Council: Cramond

25/01073/FUL (Planning Permission)	Proposed side extension and alterations. at 12 School Brae Cramond Edinburgh EH4 6JN	Mr Fabio & Mrs Louise Labate., 12 School Brae Edinburgh EH4 6JN	Local Delegated Decision	GRANTED	12 May 2025
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Community Council: Cramond

25/00887/FUL (Planning Permission)	Proposed change of use of land to form additional garden area. at Carmel Hill Cottage Humbie Farm Road Humbie Quarry Kirkliston EH29 9EG	Mr Oliver Bamford., Carmel Hill Cottage Humbie Farm Road Kirkliston EH39 9EG	Local Delegated Decision	WITHDRAWN	12 May 2025
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Community Council: Kirkliston

25/00889/FUL (Planning Permission)	Proposed ground PV array (on land subject veto separate application for proposed change of use of land to form additional garden area). at Carmel Hill Cottage Humbie Farm Road Humbie Quarry Kirkliston EH29 9EG	Mr Oliver Bamford., Carmel Hill Cottage Humbie Farm Road Kirkliston EH39 9EG	Local Delegated Decision	WITHDRAWN	12 May 2025
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Community Council: Kirkliston

24/04898/FUL (Planning Permission)	Retention and conversion of part of an existing listed building to form one residential dwelling (as amended). at Development North Of Inchgarvie Lodge Society Road Port Edgar South Queensferry	Lar Projects Limited., Buchan House Enterprise Way Dunfermline UK KY11 8PL	Local Delegated Decision	GRANTED	15 May 2025
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Community Council: Queensferry & District

[Wards](#)

Ward No. B02 – Pentland Hills

25/02051/TCO (Treework Within a Conservation Area)	T1 Leylandii remove tree. at 17 Johnsburn Road Johnsburn Balerno EH14 7DY	Mrs Margaret Fenelon., 17 Johnsburn Road Balerno Edinburgh EH14 7DY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 May 2025
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Community Council: Balerno

25/01915/FUL (Planning Permission)	Enlarging window and adding a Juliet balcony. at 9 Provost Haugh Currie EH14 5DD	Miss Moore, 9 Provost Haugh Currie EH14 5DD	Local Delegated Decision	GRANTED	15 May 2025
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Community Council: Currie

25/01823/FUL (Planning Permission)	Demolish existing detached garage to rear of existing house. Construct single storey extension to the side of the existing house, extending full depth of original house and rear extension. Extension to project past the front of the existing house, also forming porch area. Install new velux roof light on the existing pitched roof to the rear extension. Alter existing french doors to rear of existing extension to form window. at 15 Baberton Mains Wynd Edinburgh EH14 3EE	Mr Joshua And Mrs Natasha Hardy., 15 Baberton Mains Wynd Edinburgh EH14 3EE	Local Delegated Decision	GRANTED	15 May 2025
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Community Council: Juniper Green

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/01738/FUL (Planning Permission)	Rear single storey extension. at 111 Clermiston Crescent Barnton Edinburgh EH4 7BW	Ms V D Andrea., 111 Clermiston Crescent Edinburgh EH4 7BW	Local Delegated Decision	GRANTED	12 May 2025
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Community Council: Drumbrae

25/01645/CLP (Certificate of Lawfulness (proposed))	Rear extension to semi detached house. at 32 Parkgrove Loan Barnton Edinburgh EH4 7QZ	Mr And Mrs A Millar., 32 Parkgrove Loan Edinburgh EH4 7QZ	Delegated Decision	GRANTED	13 May 2025
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Community Council: Drumbrae

25/01525/TPO (Treework)	Holly tree in back garden tree to be reduced by 1.5 m to allow more light into garden all works to bs3998. at 16 Oakwood Court Clerwood Edinburgh EH12 8WW	Mrs Heather Love., 16 Oakwood Court Clerwood Edinburgh EH12 8WW	Delegated Decision	MIXED DECISION	12 May 2025
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Community Council: Drumbrae

25/00618/FUL (Planning Permission)	Form new storey on top of existing garage, extend existing roof to suit and raise partitions to form new attic accommodation within extended roof space. Form new single extension with new side entrance to rear and side of property (as amended). at 51 Drum Brae South Edinburgh EH12 8SX	Mr Abdul Barik., 51 Drum Brae South Edinburgh EH12 8SX	Local Delegated Decision	GRANTED	16 May 2025
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Community Council: Corstorphine

24/03681/FUL (Planning Permission)	Two storey rear extension and single storey infill extension behind garage. at 5 Barntongate Drive Craigmount Edinburgh EH4 8BE	Mr John Tracey, 5 Barntongate Drive Edinburgh Scotland EH4 8BE	Local Delegated Decision	WITHDRAWN	12 May 2025
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Community Council: Drumbrae

[Wards](#)

Ward No. B04 – Forth

25/01639/FUL (Planning Permission)	Removal of unsafe redundant secondary chimney on roof of 13 and 15 Lennox Row. at 13 Lennox Row Trinity Edinburgh EH5 3JP	Mr Ken Robinson., 13 Lennox Row Edinburgh EH5 3JP	Local Delegated Decision	GRANTED	14 May 2025
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Community Council: Trinity

25/01640/LBC (Listed Building Consent)	The proposal is to remove an unsafe redundant secondary chimney on the roof of the building at 13 and 15 Lennox Row. at 13 Lennox Row Trinity Edinburgh EH5 3JP	Mr Ken Robinson., 13 Lennox Row Edinburgh EH5 3JP	Delegated Decision	GRANTED	12 May 2025
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Community Council: Trinity

25/01543/FUL (Planning Permission)	Attic conversion with new dormers to side and rear. at 20 Boswall Square Boswall Edinburgh EH5 2EQ	Mr Iain Gray., 20 Boswall Square Edinburgh EH5 2EQ	Local Delegated Decision	GRANTED	15 May 2025
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Community Council: Granton + District

25/01482/FUL (Planning Permission)	Install new velux heritage conservation style rooflight in the principle roof plane and replace existing rooflight in the rear roof plane. at 2 Park Road Edinburgh EH6 4LF	Mr Peter Urwin., 2 Park Road Edinburgh EH6 4LF	Local Delegated Decision	GRANTED	13 May 2025
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Community Council: Leith Harbour And Newhaven

25/01079/TELE (Prior Approval)	Prior notification for mast, antennas, cabinets and and all ancillary development at Proposed Telecoms Apparatus 50 Metres North Of 703 Ferry Road Edinburgh	Cornerstone., Hive 2 1530 Arlington Business Park Hive 2 Theale RG7 4SA	Delegated Decision	REFUSED	14 May 2025
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Community Council: West Pilton/West Granton

25/00489/FUL (Planning Permission)	To erect a 2.4m height wire mesh fence with steel posts at 3.0m intervals on the western, southern and eastern boundary of the yard crosshatched red on the Yard Location Plan to incorporate this yard area, Certificate of Lawful Use App 24/03434/CLE, into the existing boatyard. The length of each boundary is 26.6m, 26.3m and 27.0m respectively. The western boundary will incorporate mesh fence gates to facilitate access from / to Lochinvar Drive. at Royal Forth Yacht Club 15A Granton Pier Edinburgh EH5 1HF	Royal Forth Yacht Club., Granton Harbour 15 Middle Pier Lochinvar Drive Edinburgh EH5 1HF	Local Delegated Decision	GRANTED	16 May 2025
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Community Council: Granton + District

24/05247/FUL (Planning Permission)	Erection of 2 No. 4 bed semi-detached houses in a revised design from a previous approval 19/05207/ful which has expired. at Land 15 Metres South Of 5 Waterfront Gait Granton Edinburgh	Dilbar Ltd., FAO: Mr Ludo Rizza 9A Bankhear Medway Edinburgh EH11 4BY	Local Delegated Decision	GRANTED	14 May 2025
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Community Council: West Pilton/West Granton

24/02610/FUL (Planning Permission)	Demolition and redevelopment of site for erection of mixed-use residential led development comprising flats and houses (sui generis and class 9), ground floor commercial units (Classes 1A and 3) and associated public realm, amenity space, landscaping, car and cycle parking, road infrastructure, mobility hub facilities, and site enabling works for proposed primary school, primary sub-station and energy centre. at Site 250 Metres East Of 11 West Shore Road Edinburgh	Cruden Homes Ltd., 36 South Gyle Crescent Edinburgh EH12 9EB	Committee Decision	GRANTED WITH LEGAL AGREEMENT	14 May 2025
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Community Council: West Pilton/West Granton

[Wards](#)

Ward No. B05 – Inverleith

25/02283/TCO (Treework Within a Conservation Area)	5 yew trees (hedge) remove all 5. at GF 2 Lennox Street Stockbridge Edinburgh EH4 1QA	Hardie., FAO: Mr Greg Hardie 23 Pikes Pool Drive, Kirkliston EH29 9GH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 May 2025
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Community Council: Stockbridge/Inverleith

25/01769/FUL (Planning Permission)	Proposed rear extension and garage conversion with internal alterations. at 36 Strachan Road Blackhall Edinburgh EH4 3RF	Mr & Mrs R Matheson., 36 Strachan Road Edinburgh EH4 3RF	Local Delegated Decision	GRANTED	16 May 2025
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Community Council: Craigleith/Blackhall

25/01737/FUL (Planning Permission)	Erection of single storey rear extension with associated raised decking and internal alterations. at 149 Craigleith Hill Avenue Craigleith Edinburgh EH4 2NA	Mr And Mrs Corin Donald Wells & Natasha Campbell., 149 Craigleith Hill Avenue Craigleith Edinburgh EH4 2NA	Local Delegated Decision	GRANTED	15 May 2025
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Community Council: Craigleith/Blackhall

25/01563/CLP (Certificate of Lawfulness (proposed))	Installation of new rooflight and proposed internal alterations to form shower room and ensuite. at 3 Keith Terrace Blackhall Edinburgh EH4 3NJ	Mr Neil & Mrs Fiona Wickramasinghe., 3 Keith Terrace Edinburgh EH4 3NJ	Delegated Decision	GRANTED	13 May 2025
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Community Council: Craigleith/Blackhall

25/01498/LBC (Listed Building Consent)	Replace single glazing with double-glazing on ground floor and basement level. at 34 Ann Street Stockbridge Edinburgh EH4 1PJ	Ms Isabella Wemyss., 34 Ann Street Edinburgh EH1 1PJ	Delegated Decision	GRANTED	14 May 2025
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Community Council: Stockbridge/Inverleith

25/01306/LBC (Listed Building Consent)	Remove existing dormer window from rear elevation and replace with roof light. at 18 Danube Street Stockbridge Edinburgh EH4 1NT	Mrs Sophia Merchant., 18 Danube Street Stockbridge Edinburgh EH4 1NT	Delegated Decision	GRANTED	13 May 2025
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Community Council: Stockbridge/Inverleith

25/01165/FUL (Planning Permission)	Erection of bespoke hardwood conservatory to rear elevation. at 23 March Road Blackhall Edinburgh EH4 3TA	Mr David & Mrs Caroline Hare., 23 March Road Blackhall Edinburgh EH4 3TA	Local Delegated Decision	GRANTED	12 May 2025
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Community Council: Craigleith/Blackhall

25/00533/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 1F1 11 Royston Terrace Edinburgh EH3 5QU	Mr Graeme Wilson., 1F1 11 Royston Terrace Edinburgh EH3 5QU		DEEMED REFUSAL	12 May 2025
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Community Council: Stockbridge/Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/01990/TPO (Treework)	Ginkgo biloba overhanging 98 Western Terrace / Corstorphine Road. Large growth potential remove. Growing in limited rooting area between steps & rubble retaining boundary wall. at Treeworks Beechwood Mains Murrayfield Edinburgh	Beechwood Mains Residents Association., Mr Bryan Donaghey. 10 Beechwood Mains Murrayfield Edinburgh EH12 6XN	Delegated Decision	WITHDRAWN	12 May 2025
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Community Council: Murrayfield

25/01728/CLP (Certificate of Lawfulness (proposed))	Installation of replacement hardwood timber windows and doors. at 4 Henderland Road Murrayfield Edinburgh EH12 6BB	Mr & Mrs David Brown., 4 Henderland Road Murrayfield Edinburgh EH12 6BB	Delegated Decision	GRANTED	15 May 2025
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Community Council: Murrayfield

25/01219/FUL (Planning Permission)	New single storey pitched roof rear extension. at 23 Broomhall Loan Broomhall Edinburgh EH12 7PY	Mr Keith Richardson., 23 Broomhall Loan Edinburgh EH12 7PY	Local Delegated Decision	GRANTED	13 May 2025
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Community Council: Corstorphine

24/05827/FUL (Planning Permission)	New-build ancillary accommodation within rear garden. at 21 Murrayfield Avenue Edinburgh EH12 6AU	Mr Francey., 21 Murrayfield Avenue Edinburgh EH12 6AU	Delegated Decision	WITHDRAWN	14 May 2025
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/00515/FUL (Planning Permission)	Single storey rear extension. at 1 Sighthill Neuk Sighthill Edinburgh EH11 4NZ	Mrs Jacqui Wishart., 1 Sighthill Neuk Edinburgh EH11 4NZ	Local Delegated Decision	GRANTED	12 May 2025
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Community Council: Sighthill/Broomhouse/Parkhead

25/00116/FUL (Planning Permission)	This application seeks to alter and change the use of an existing tattoo parlour (Class 2) to a restaurant (Class 3). at 90 Dalry Road Edinburgh EH11 2AX	Development Direct Ltd., 51 - 57 Dalry Road Edinburgh EH11 2BX	Local Delegated Decision	GRANTED	15 May 2025
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Community Council: Gorgie/Dalry

24/05211/FUL (Planning Permission)	Erection of new motor retail showroom, and associated hard and soft landscaping. at 1 Cultins Road South Gyle Edinburgh EH11 4YY	Peoples Limited., Mr Ramsey The Autocentre Callendar Road Falkirk FK1 1SQ	Local Delegated Decision	GRANTED	14 May 2025
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Community Council: Sighthill/Broomhouse/Parkhead

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/01573/CLP (Certificate of Lawfulness (proposed))	Replace roof with a more modern version (no change to dimensions, style, tile type etc). Replace external white windows, doors and fascia boards with new like for like uPVC / composite that are anthracite, black or brown Re-render property/paint in a new colour (currently old grey, maybe change to cream, super light grey, light gold - TBC). Replace leaning boundary wall to no 8 with a wooden fence in grey / black. at 6 Fernielaw Avenue Colinton Edinburgh EH13 0EE	SAS., FAO: Mr Iain Stewart 6 Fernielaw Avenue Edinburgh United Kingdom EH13 0EE	Delegated Decision	GRANTED	15 May 2025
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Community Council: Colinton

25/01454/FUL (Planning Permission)	Replace existing paving area around the house with new paving. Replace and extend existing low dry stone wall in poor condition with brick wall, matching existing exterior decorative brick work on the house. Extend the existing paved sitting area at the rear of the conservatory, adding brick raised plant bed and 3 new sets of steps, one set in the front garden. Add new meadow area with multi-stem low trees and seat made from recycled stone from the garden. Add new composting area. at 3 Bonaly Road Colinton Edinburgh EH13 0EA	Dr Hannah Campbell., 3 Bonaly Road Edinburgh EH13 0EA	Local Delegated Decision	GRANTED	13 May 2025
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Community Council: Colinton

25/01232/FUL (Planning Permission)	Extension and internal alterations. at 19 Hailes Gardens Hailes Edinburgh EH13 0JL	Mr Akihiko Shimizu., 19 Hailes Gardens Hailes Edinburgh EH13 0JL	Local Delegated Decision	GRANTED	14 May 2025
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Community Council: Colinton

25/00931/FUL (Planning Permission)	Proposed removal of existing garage and replacement with new side extension and attic conversion with rear and side dormer. Solar panels installed on south and west facing roofs. at 28 Hailes Gardens Edinburgh EH13 0JL	Mr James Thomas., 28 Hailes Gardens Edinburgh EH13 0JL	Local Delegated Decision	GRANTED	13 May 2025
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Community Council: Colinton

25/00484/FUL (Planning Permission)	Replacement windows and doors. at 2 Barnshot Road Edinburgh EH13 0DH	Mr Ben Panter., 23 Broomyknowe Edinburgh EH14 1JZ	Local Delegated Decision	GRANTED	12 May 2025
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Community Council: Colinton

24/06316/FUL (Planning Permission)	Proposed single storey rear extension and attic conversion. at 80 Redford Avenue Edinburgh EH13 0BW	Mr S Szymoszkowskyj & Ms K Wilkie., 80 Redford Avenue Edinburgh EH13 0BW	Local Delegated Decision	GRANTED	16 May 2025
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Community Council: Colinton

24/06295/FUL (Planning Permission)	Proposed single storey side extension to existing property including internal alterations. at 73 Redford Loan Redford Edinburgh EH13 0AU	Mr & Mrs R McFarland., 73 Redford Loan Edinburgh EH13 0AU	Local Delegated Decision	GRANTED	13 May 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/02159/TCO (Treework Within a Conservation Area)	T1 and T2 conifer remove. at 24 The Steils Greenbank Edinburgh EH10 5XD	Ms Sharon Harrod., 24 The Steils Edinburgh EH10 5XD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 May 2025
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Community Council: Craiglockhart

25/01971/FUL (Planning Permission)	Replacement of french & patio doors for new pvcu french doors. at Flat 5 34 Rattray Grove Greenbank Edinburgh EH10 5TL	Mr & Mrs D Walker., Flat 5 34 Rattray Grove Greenbank Edinburgh EH10 5TL	Local Delegated Decision	NOT DEVELOPMENT	15 May 2025
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Community Council: Craiglockhart

25/01513/FUL (Planning Permission)	Extension to rear and attic conversion with new dormers to front and rear and associated alterations. at 1 Ashley Drive Edinburgh EH11 1RP	Mr Derek Wilkie., 1 Ashley Drive Edinburgh EH11 1RP	Local Delegated Decision	GRANTED	15 May 2025
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Community Council: Merchiston

25/01489/FUL (Planning Permission)	Convert attic to form 2 No. bedrooms and a family bathroom. External alterations include 2 No. new dormers and 4 conservation roof lights added to roof. at 17 Alderbank Terrace Polwarth Edinburgh EH11 1SX	Dr Alan Anderson., 17 Alderbank Terrace Edinburgh United Kingdom EH11 1SX	Local Delegated Decision	GRANTED	13 May 2025
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Community Council: Merchiston

[Wards](#)

Ward No. B10 – Morningside

25/02060/TCO (Treework Within a Conservation Area)	T1 cypress - remove trees too large for space. at 20B St Fillan's Terrace Morningside Edinburgh EH10 5NH	Ms Elaine Forbes., 20B St Fillan's Terrace Morningside Edinburgh EH10 5NH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 May 2025
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Community Council: Morningside

25/01959/TCO (Treework Within a Conservation Area)	T1 Lawsons cypress - removal, T2 cotoneaster - removal, T3 leylandi - removal, T4 cotoneaster - reduce, T5 cotoneaster - remove. at 12A Abbotsford Crescent Morningside Edinburgh EH10 5DY	Ms Emma Browne., 12A Abbotsford Crescent Morningside Edinburgh EH10 5DY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 May 2025
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Community Council: Merchiston

25/01944/TCO (Treework Within a Conservation Area)	G1 Cotoneaster x2 and Holly cut back all overhanging growth to boundary and reduce height of group by approx. 6ft to contain. at 14 Church Hill Morningside Edinburgh EH10 4BQ	Mr Lumsden., 14 Church Hill Edinburgh EH10 4BQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 May 2025
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Community Council: Merchiston

25/01709/CLE (Certificate of Lawfulness (existing))	Property used as HMO for 10 people since 1979. Existing continuous HMO licence for the past 10 years. Required certificate of Lawfulness to keep using the property as HMO for 9 person occupancy. at 3F1 54 Marchmont Road Marchmont Edinburgh EH9 1HS	Southside EDI Investments Ltd., 20 Nicolson Street Edinburgh EH8 9DH	Delegated Decision	REFUSED	13 May 2025
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Community Council: Marchmont/Sciennes

25/01661/CLP (Certificate of Lawfulness (proposed))	Existing conservatory to be removed front door overhang removed. New window with wall below and patio door with external steps installed to rear elevation. at 4 Fox Spring Rise Pentland Edinburgh EH10 6NE	Mr R Beard., 4 Fox Spring Rise Pentland Edinburgh EH10 6NE	Delegated Decision	GRANTED	14 May 2025
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Community Council: Fairmilehead

25/01460/CLE (Certificate of Lawfulness (existing))	Existing 6 bedroom HMO. It has been an HMO compliant property since 2001. at 4F2 151 Bruntsfield Place Bruntsfield Edinburgh EH10 4EB	Mr James Baxter., 7 Findhorn Place Edinburgh EH9 2JR	Delegated Decision	GRANTED	15 May 2025
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Community Council: Merchiston

25/01292/ADV (Advert Consent)	Advertisement of the following types: A-Board 100 cm x 58 cm black metal with magnetic letters freestanding on sidewalk outside of shop. at 22 Argyle Place Marchmont Edinburgh EH9 1JJ	Formerly Known As Haeckels., FAO: Ms Jennifer Reilly 22 Argyle Place Edinburgh EH10 5JF	Delegated Decision	REFUSED	12 May 2025
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Community Council: Marchmont/Sciennes

25/01296/FUL (Planning Permission)	Proposed alterations and extension to house. at 37 Merchiston Avenue Merchiston Edinburgh EH10 4PD	Mr Raymond Smith., 37 Merchiston Avenue Edinburgh EH10 4PD	Local Delegated Decision	REFUSED	14 May 2025
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Community Council: Merchiston

25/00807/CLP (Certificate of Lawfulness (proposed))	Erection of timber screen on top of rear garden boundary wall, shared with 104 Braid Road. Screen formed from slim horizontal timber battens mounted onto steel angles, cored into centre top of stone wall - battens to match cladding on recently completed Garden Room with height of screen to be between 450mm and 600mm to keep overall height of boundary below permitted two metres. at 102 Braid Road Braid Hills Edinburgh EH10 6AT	Mrs Lesley Bryson., 102 Braid Road Edinburgh EH10 6AT	Delegated Decision	WITHDRAWN	14 May 2025
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Community Council: Morningside

[Wards](#)

Ward No. B11 – City Centre

25/02114/TCO (Treework Within a Conservation Area)	2 storm-damaged, root heaved purple leaved plums at bottom of garden remove. at 1B Royal Terrace Calton Hill Edinburgh EH7 5AB	Edinburgh New Town Church., FAO: Mr Waler Dunlop 13 George Street Edinburgh EH2 2PA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 May 2025
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Community Council: New Town/Broughton

25/01771/LBC (Listed Building Consent)	Replacement of existing timber windows and doors, on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. All historical details to be matched / reinstated. at GF 4 Douglas Crescent Edinburgh EH12 5BB	Ms Jean Hamilton., GF 4 Douglas Crescent Edinburgh EH12 5BB	Delegated Decision	GRANTED	14 May 2025
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Community Council: West End

25/01666/LBC (Listed Building Consent)	Internal alteration works to remove wall between kitchen and lounge, block up existing doorway along with all associated works. at Flat 2 30 York Place New Town Edinburgh EH1 3EP	Bric Interiors., 30-2 York Place Edinburgh EH1 3EP	Delegated Decision	GRANTED	14 May 2025
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Community Council: New Town/Broughton

25/01670/CLP (Certificate of Lawfulness (proposed))	Alter and replace doors and windows to rear, upgrade existing living room to rear, including removal of internal wall, form new sedum roof over rear living room with flush roof light. at GF 20 Grosvenor Crescent New Town Edinburgh EH12 5EL	Mr John Young., 20 Grosvenor Crescent Edinburgh EH12 5EL	Delegated Decision	GRANTED	13 May 2025
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Community Council: West End

25/01636/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 2F1 108 Rose Street New Town Edinburgh EH2 3JF	Mr David Proctor., Flat 4 16 Spittal Street Edinburgh EH3 9DT	Delegated Decision	REFUSED	14 May 2025
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Community Council: New Town/Broughton

25/01512/LBC (Listed Building Consent)	Refurbish existing windows, provide additional bathroom accommodation, alter kitchen and existing bathroom, remove non-original details from hallway. at 2F2 5 Dundas Street Edinburgh EH3 6QG	Ms Melina Lee., 2F2 5 Dundas Street Edinburgh EH3 6QG	Delegated Decision	GRANTED	15 May 2025
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Community Council: New Town/Broughton

25/01003/LBC (Listed Building Consent)	Replace existing windows and rear door with new timber sash and case windows and rear door (as amended). at 50 Northumberland Street Edinburgh EH3 6JE	Mrs Elizabeth McAreavey., 50 Northumberland Street Edinburgh EH3 6JE	Delegated Decision	GRANTED	13 May 2025
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Community Council: New Town/Broughton

25/00969/LBC (Listed Building Consent)	Removal of rear 4 storey extension, remodelling of existing townhouse and erection of external canopy at lower ground floor level on rear elevation. at 14 Walker Street Edinburgh EH3 7LP	Mr & Mrs Cunningham., 14 Walker Street Edinburgh EH3 7LP	Delegated Decision	GRANTED	12 May 2025
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Community Council: West End

25/00971/FUL (Planning Permission)	Removal of rear 4 storey extension, remodelling of existing townhouse and erection of external canopy at lower ground floor level on rear elevation. at 14 Walker Street Edinburgh EH3 7LP	Mr & Mrs Cunningham., 14 Walker Street Edinburgh EH3 7LP	Local Delegated Decision	GRANTED	12 May 2025
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Community Council: West End

25/00917/FUL (Planning Permission)	Alter flat and extend into part of garage. at 18B Dublin Street Lane South Edinburgh EH1 3PX	Ms J.. Hunter., 18B Dublin Street Lane South Edinburgh EH1 3PX	Local Delegated Decision	GRANTED	12 May 2025
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Community Council: New Town/Broughton

25/00841/FUL (Planning Permission)	External alternation (painting works) to shop style unit frontage, to commercial unit. Unit to be painted in uniform grey (RAL 7026) and all signage removed. at 79 Shandwick Place Edinburgh EH2 4SD	Skills Development Scotland (Leasacha0dh Sgilean Na H-Alba)., Mr Derek Cairns Russell Institute 30 Causeyside Street Paisley PA1 1UN	Local Delegated Decision	GRANTED	14 May 2025
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Community Council: West End

25/00804/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 Flat 5 11 Hart Street Broughton Edinburgh EH1 3RN	Ms Melissa Preece., 11 Flat 5 Hart Street Edinburgh EH1 3RN	Delegated Decision	GRANTED	13 May 2025
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Community Council: New Town/Broughton

25/00494/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short-term let visitor accommodation. at Flat 8 5 Drummond Street Edinburgh EH8 9TT	MBP Drummond Limited., Flat 8 5 Drummond Street Edinburgh EH8 9TT	Delegated Decision	REFUSED	12 May 2025
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Community Council: Old Town

25/00433/FULS TL (Planning Permission STL)	Change of use from residential to short-term let (in retrospect). at 1F2 10 Home Street Edinburgh EH3 9LY	Ms Lotta Iverstand., 1F2 10 Home Street Edinburgh EH3 9LY		DEEMED REFUSAL	13 May 2025
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Community Council: Tollcross

25/00040/FULS TL (Planning Permission STL)	Change of use of premises to short-term let accommodation. at 1F1A 53 George Street Edinburgh EH2 2HT	Great Scott Holdings Ltd., Fao: Alicia Harris Lister Place 11 Rutland Street Edinburgh EH1 2AE	Local Delegated Decision	REFUSED	12 May 2025
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Community Council: New Town/Broughton

24/06321/CLES TL (Certificate of Lawfulness Existing STL)	Existing use of property for short term let accommodation. at 1F2 8 North Bank Street Edinburgh EH1 2LP	JGH Investment Co Ltd.,	Delegated Decision	GRANTED	12 May 2025
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Community Council: Old Town

[Wards](#)

Ward No. B12 – Leith Walk

25/01842/FUL (Planning Permission)	Window replacement of existing flatted development. at 5, 7, 9, 11, 13 Graham Street Edinburgh EH6 5QN	Harbour Homes Scotland., 108 Constitution Street Edinburgh EH6 6AZ	Local Delegated Decision	GRANTED	12 May 2025
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Community Council: Leith Central

25/01582/TELE (Prior Approval)	Proposed rooftop base station telecommunications installation. at 139 Leith Walk Edinburgh EH7 8NP	Cornerstone., Hive 2 1530 Arlington Business Park Theale Berkshire United Kingdom RG7 4SA	Delegated Decision	REFUSED	14 May 2025
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Community Council: Leith Central

25/01376/TELE (Prior Approval)	Prior Notification for Electronic Communication Code Operators. at Proposed Telecoms Apparatus 5 Metres South Of 24 Stewartfield Bonnington Edinburgh	Cornerstone., Hive 2 1530 Arlington Business Park Theale Berkshire United Kingdom RG7 4SA	Delegated Decision	REFUSED	12 May 2025
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Community Council: Leith Central

25/00865/FULS TL (Planning Permission STL)	Change of use of residential property to short term let (in retrospect). at Flat 5 5 Warriston Road Warriston Edinburgh EH3 5LQ	Mr Mr Roger Brimmer., 7 Waterside Way Peterhead AB42 1GB	Local Delegated Decision	REFUSED	15 May 2025
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Community Council: New Town/Broughton

25/00566/FUL (Planning Permission)	Remove existing conservatory and form new extension in same location. at Letham Park Residential Home 205 - 207 Ferry Road Edinburgh EH6 4NN	Renaissance Care (Scotland) Ltd., Archibald Hope House Station Road Musselburgh Edinburgh EH21 7PB	Local Delegated Decision	GRANTED	14 May 2025
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Community Council: Leith Central

25/00252/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 14A Leopold Place Edinburgh EH7 5LB	Mr Paul Vickery., 14A Leopold Place, Hillside Edinburgh EH7 5LB	Committee Decision	DEEMED REFUSAL	13 May 2025
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

25/01779/FUL (Planning Permission)	Extension to rear of Mackenzie Guest House to form shower room. at 2 East Hermitage Place Edinburgh EH6 8AA	Mr Danny Tang., Mackenzie Guest House 2 East Hermitage Place Edinburgh EH6 8AA	Local Delegated Decision	GRANTED	14 May 2025
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Community Council: Leith Links

25/01211/CLP (Certificate of Lawfulness (proposed))	Proposed sunroom to gable of existing dwelling. at 23 Hermitage Park Lochend Edinburgh EH6 8EY	Ms E Ryland., 23 Hermitage Park Edinburgh EH6 8EY	Delegated Decision	GRANTED	13 May 2025
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Community Council: Leith Links

25/00430/FUL (Planning Permission)	Alterations to change number, size and locations of existing bin store provision to Sheriff Bank flats, with associated works to car park to include dropped kerbs. at 1 - 9 Sheriff Bank Edinburgh EH6 6ER	James Gibb Per The Owners Association., 23 Alva Street Edinburgh EH2 4PS	Local Delegated Decision	GRANTED	12 May 2025
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Community Council: Leith Harbour And Newhaven

24/05566/CLES TL (Certificate of Lawfulness Existing STL)	This application seeks a Certificate of Lawfulness to confirm the existing use of the property as short-term visitor accommodation, which has been in operation for over 10 years. This long-standing use aligns with local regulations and has consistently served as a rental property for short stays. at Flat 15 108 Great Junction Street North Leith Edinburgh EH6 5LD	Mr Duncan Saunders., Flat 15 108 Great Junction Street Edinburgh EH6 5LD	Delegated Decision	GRANTED	13 May 2025
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Community Council: Leith Harbour And Newhaven

24/05518/FUL (Planning Permission)	Installation of a 5-kW solar PV system with a 3.6kW inverter. 5 all-black panels on east facing roof and a further 5 all-black panels on west facing roof. (10 x DMEGC* 500W all-black monocrystalline panels). at 20 Hawthornbank Place Edinburgh EH6 4HG	Mr Huw Daniel., 20 Hawthornbank Place Edinburgh EH6 4HG	Local Delegated Decision	REFUSED	14 May 2025
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Community Council: Leith Harbour And Newhaven

24/02975/CLES TL (Certificate of Lawfulness Existing STL)	Existing flat that has been used as airbnb for over 10 years. at Flat 6 44 Maritime Street Edinburgh EH6 6SA	Cigna., FAO: Alan Watson Gray Chamberfield Farm Off Chamberfield Road Dunfermline KY12 0DL	Delegated Decision	REFUSED	12 May 2025
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/01833/FUL (Planning Permission)	Alterations to existing internal layout. Incorporating proposed attic conversion with dormers to front and rear elevation. at 13 Parker Avenue Edinburgh EH7 6SB	Mr Roe, 13 Parker Avenue Edinburgh EH7 6SB	Local Delegated Decision	GRANTED	15 May 2025
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Community Council: Craigentinny/Meadowbank

25/01472/FUL (Planning Permission)	Form driveway to property. at 114 Moira Terrace Craigentinny Edinburgh EH7 6TG	Mr John Stalker., 114 Moira Terrace Edinburgh EH7 6TG	Local Delegated Decision	GRANTED	13 May 2025
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Community Council: Craigentinny/Meadowbank

[Wards](#)

Ward No. B15 – Southside/Newington

25/02180/WINP A (Prior Approval Windows)	Change to white upvc casement windows. at 1F1 50 Sciennes Edinburgh EH9 1NL	MD Edinburgh linvestment Ltd., 20 Nicolson Street Edinburgh	Delegated Decision	APPROVED	13 May 2025
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Community Council: Marchmont/Sciennes

25/02125/PAN (Proposal of Application Notice)	Demolition of the existing building on site and erection of purpose-built student accommodation with associated works. at 140 Causewayside Sciennes Edinburgh EH9 1PR	Balfour Beatty Investments Ltd.,	Delegated Decision	PRE-APPLICATION CONSULTATION APPROVED.	14 May 2025
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Community Council: Grange/Prestonfield

25/01967/TCO (Treework Within a Conservation Area)	Deciduous Quercus palustris remove to a 15ft approx monolith. Prunus remove dead tree, no leaf last year and no bud sign this year. Prunus remove limb with damage. Crown thin by 10% with crown reduction of 1m. at 31 Mortonhall Road Edinburgh EH9 2HN	Mr Ryan Evans., Castle Trees 26 Pincott Drive Edinburgh EH17 8ZQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 May 2025
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Community Council: Grange/Prestonfield

25/01948/TCO (Treework Within a Conservation Area)	1 - Eucalyptus, located in back garden. Height 4m, spread 2m, DBH 3 stems @ 30-50mm. - Reduce height by 1.5 to 2 metres, manage the tree at a suitable size for the location., 2 - Rowan, located in front garden. Height 6m, spread 3m, DBH 4 stems @ 50 - 210mm. - Reduce height to 3.5m, retaining all smaller branches in the lower crown. at 48 Lauder Road Grange Edinburgh EH9 1UE	Ms Helen Taylor., 48 Lauder Road Edinburgh EH9 1UE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 May 2025
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Community Council: Marchmont/Sciennes

25/01910/TCO (Treework Within a Conservation Area)	T4115 Lime, remove deadwood greater than 25mm. T4117 Lime, remove deadwood greater than 25mm. T4121 Wild Cherry, remove. T4133 Cedar, remove deadwood greater than 25mm & prune the stub to the branch union. T4135 Yew, remove deadwood greater than 25mm & reduce eastern limb laterally by 4m to reduce weight and stress on weakened junction. at The Elms Care Home 148 Whitehouse Loan Edinburgh EH9 2EZ	CROSSREACH., FAO: Natalia McNeilly Charis House 47 Milton Road East Edinburgh EH15 2SR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 May 2025
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Community Council: Merchiston

25/01883/TCO (Treework Within a Conservation Area)	T1 Silver Birch reduce lowest large lateral limb to first significant growth point remove medium limb back to trunk. T2 Eucalyptus sectional fell to ground level. at 14 Cobden Crescent Edinburgh EH9 2BG	Mr Michael Wood., 14 Cobden Crescent Edinburgh EH9 2BG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 May 2025
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Community Council: Grange/Prestonfield

25/01749/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 2F1 41 Newington Road Edinburgh EH9 1QW	Mr Rene Sommer Lindsay, 2F1 41 Newington Road Edinburgh Scotland EH9 1QW	Local Delegated Decision	GRANTED	12 May 2025
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Community Council: Southside

25/01522/FUL (Planning Permission)	Window alterations (AS AMENDED) at GF2 5A Palmerston Road Edinburgh EH9 1TL	Ms Emma Wood., 5A GF2 Palmerston road Edinburgh Scotland EH9 1TL	Local Delegated Decision	GRANTED	12 May 2025
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Community Council: Marchmont/Sciennes

25/01375/FUL (Planning Permission)	Part removal of front wall to allow for vehicle access and create a front driveway / parking for one vehicle. Vegetation and earth removed to allow for permeable porous paving. New planting allowed for to ensure offset to any loss of bio-diversity. Stone from downtakings and from discarded stone found to rear of property used to build new retaining wall to ensure materials keep in character of conservation area. Scheme is in keeping with character of street. Dropped kerb also required. at 8 Savile Terrace Mayfield Edinburgh EH9 3AD	Mrs Sara Kheradmand., 8 Savile Terrace Mayfield Edinburgh EH9 3AD	Local Delegated Decision	REFUSED	12 May 2025
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Community Council: Grange/Prestonfield

25/01337/CLP (Certificate of Lawfulness (proposed))	Proposed garage conversion. at 26 Blackford Bank Grange Edinburgh EH9 2PR	Mrs Katya Saint-Amend., 26 Blackford Bank Edinburgh EH9 2PR	Delegated Decision	GRANTED	12 May 2025
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Community Council: Grange/Prestonfield

25/01143/FUL (Planning Permission)	Remove window and fit patio doors, replace basement and garage doors, replace velux rooflights, repaint cladding, fascias, windows and doors, fit heat pump, form garden gates. at 2 Lauder Loan Edinburgh EH9 2RB	Mr Graeme Boyd., 2 Lauder Loan Edinburgh EH9 2RB	Local Delegated Decision	GRANTED	15 May 2025
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Community Council: Marchmont/Sciennes

25/00568/LBC (Listed Building Consent)	Removal of existing garden room / shed and erection of new hardwood garden room extension. Note previous approved application Ref: 24/00382/LBC will not be constructed. at 4 Glenisla Gardens Edinburgh EH9 2HR	Mr & Ms George & Lucy Christelis & Cursham., 4 Glenisla Gardens Edinburgh EH9 2HR	Delegated Decision	GRANTED	14 May 2025
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Community Council: Grange/Prestonfield

25/00569/FUL (Planning Permission)	Removal of existing conservatory / shed and erection of new hardwood garden room extension. Note previous approved application Ref: 24/00381/FUL will not be constructed. at 4 Glenisla Gardens Edinburgh EH9 2HR	Mr & Ms George & Lucy Christelis & Cursham., 4 Glenisla Gardens Grange Edinburgh EH9 2HR	Local Delegated Decision	GRANTED	14 May 2025
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Community Council: Grange/Prestonfield

24/06116/FUL (Planning Permission)	Creation of a 3m wide single car run-in / parking area in an existing 6m x 5.5m hard standing by restoring 3m of front wall, behind which an area for storage of recycling also will be provisioned. Additionally, previously removed terraced front garden will be partially restored, separated from the parking area by a new supporting wall, faced with bricks to match the existing support walls, and topped by an iron safety rail as appropriate. at 42 Ladysmith Road Blackford Edinburgh EH9 3EU	Mr David Lynch., Whitecairns 42 Ladysmith Road Edinburgh EH9 3EU	Local Delegated Decision	GRANTED	16 May 2025
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Community Council: Grange/Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/01856/TPO (Treework)	Root-heaved Lime tree. - Remove. Uprooted in storm. at Flat 1 482 Gilmerton Road Edinburgh EH17 7SA	James Gibb Residential Factors., FAO: Lauren Blackshaw 23 Alva Street Edinburgh EH2 4PS	Delegated Decision	GRANTED	12 May 2025
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Community Council: Gilmerton/Straiton/Inch

25/01677/CLP (Certificate of Lawfulness (proposed))	Convert attic space to form 1 bedroom and shower room. at 47 Gilmerton Dykes Avenue Edinburgh EH17 8ND	Mr Gavin Beattie., 47 Gilmerton Dykes Avenue Edinburgh EH17 8ND	Delegated Decision	GRANTED	15 May 2025
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/01928/TCO (Treework Within a Conservation Area)	Cherry tree reduction 0.5-1m. Cherry tree reduction 0.5-1m, reduce larger protruding limbs. at 6 Argyle Crescent Portobello East Edinburgh EH15 2QG	Mr Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 May 2025
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Community Council: Portobello

25/01433/FUL (Planning Permission)	Single storey extension. at 40 Blackchapel Close Newcraighall Edinburgh EH15 3SJ	Mrs T Palic., 40 Blackchapel Close Newcraighall Edinburgh EH15 3SJ	Local Delegated Decision	GRANTED	13 May 2025
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Community Council: Craigmillar

25/01353/LBC (Listed Building Consent)	Repair, reinstatement and alteration of the kiln block roofs to the maltbarn former Drybrough Craigmillar brewery. The works involve repair and reinstatement of pitched roofs and replacement and alteration of mansard roof and Kiln roofs and ventilator towers above. at 146 Duddingston Road West Duddingston Edinburgh	Peffermill Developments Ltd., Mr Stoil Ivanov 29 York Place Edinburgh Lothian EH1 3HP	Delegated Decision	WITHDRAWN	15 May 2025
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Community Council: Craigmillar

25/00937/FUL (Planning Permission)	Alterations and extension. To form a rear extension. (As amended). at 18 Dalkeith Street Joppa Edinburgh EH15 2HR	Miss Cristine Tulloch., 59 Edinburgh Road Edinburgh EH21 6EE	Local Delegated Decision	GRANTED	15 May 2025
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Community Council: Portobello

[Wards](#)