

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **26 May 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **26 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](#)

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[Ward B14 – Craigmillar/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

25/02139/CLP (Certificate of Lawfulness (proposed))	Erect sun room. at 10 Cramond Park Cramond Edinburgh EH4 6PR	Mr Keith Ranken, 10 Cramond Park Edinburgh Scotland EH4 6PR	Delegated Decision	GRANTED	22 May 2025
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Community Council: Cramond

25/02075/FUL (Planning Permission)	Garage conversion with new cladding added to exterior of existing external walls & raised parapet level. at 14 Cammo Grove Cammo Edinburgh EH4 8EX	Mr Paul Barrow., 14 Cammo Grove Edinburgh EH4 8EX	Local Delegated Decision	GRANTED	23 May 2025
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Community Council: Cramond

25/02007/FUL (Planning Permission)	Proposed rear and side extension with internal alterations. at 36 Cramond Park Cramond Edinburgh EH4 6PR	Mr Scott Thomson., 36 Cramond Park Cramond Edinburgh EH4 6PR	Local Delegated Decision	GRANTED	22 May 2025
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Community Council: Cramond

25/01969/FUL (Planning Permission)	Proposed alterations and formation/replacement / enlargement of dormer. at 3 Hugh Russell Place Queensferry South Queensferry EH30 9NB	Mr & Mrs J Bakewell., 3 Hugh Russell Place Queensferry South Queensferry EH30 9NB	Local Delegated Decision	GRANTED	22 May 2025
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Community Council: Queensferry & District

25/01745/CLP (Certificate of Lawfulness (proposed))	Erection of a 'Building incidental to the enjoyment of the existing house' in the garden grounds of 48 Gamekeeper's Road, Edinburgh. at 48 Gamekeeper's Road Cramond Edinburgh EH4 6LS	Mr J Mitchell., 48 Gamekeeper's Road Cramond Edinburgh EH4 6LS	Delegated Decision	GRANTED	21 May 2025
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Community Council: Cramond

25/01056/CLP (Certificate of Lawfulness (proposed))	Proposed internal and external alterations to the existing double garage (as amended). at 11 Kirkliston Road Queensferry South Queensferry EH30 9NZ	Mr John Carson., 11 Kirkliston Road South Queensferry EH30 9NZ	Delegated Decision	GRANTED	22 May 2025
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Community Council: Queensferry & District

25/00196/FUL (Planning Permission)	Proposed window reconfiguration to replace existing windows with alu-clad frames with dark grey finish and to install new windows and doors with a new raised patio including a fire pit. at 19 Inveralmond Drive Edinburgh EH4 6JX	Mr & Mrs Favier, 19 Inveralmond Drive Edinburgh EH4 6JX	Local Delegated Decision	GRANTED	21 May 2025
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Community Council: Cramond

[Wards](#)

Ward No. B02 – Pentland Hills

25/01953/CLP (Certificate of Lawfulness (proposed))	Proposed side extension, internal alterations and part-garage conversion. at 80 Thomson Crescent Currie Edinburgh EH14 5JS	Mr & Mrs J. Keast., 80 Thomson Crescent Currie Edinburgh EH14 5JS	Delegated Decision	GRANTED	22 May 2025
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Community Council: Currie

25/01958/FUL (Planning Permission)	Garage conversion with side extension and timber decking and steps. at 37 Thomson Road Currie Edinburgh EH14 5HT	Mr Jonathan Shutt., 37 Thomson Road Currie EH14 5HT	Local Delegated Decision	GRANTED	22 May 2025
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Community Council: Currie

25/00785/FUL (Planning Permission)	Proposed replacement of existing conservatory with new garden room, existing shed replaced with new greenhouse and garden area behind garage to be levelled to allow for new shed to be installed. at 3 Ravelrig Wynd Ravelrig Balerno EH14 7FB	Mr D Garland., 3 Ravelrig Wynd Balerno EH14 7FB	Local Delegated Decision	GRANTED	21 May 2025
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Community Council: Balerno

24/05865/FUL (Planning Permission)	Lateral extension to the quarry, erection and operation of Materials Recycling Plant (MRP), infilling of the quarry and restoration to the agricultural grassland. at Bonnington Mains Quarry Cliftonhall Road Newbridge EH28 8PW	Breedon Trading Ltd & Brewster Brothers Ltd., Pinnacle House Breedon On The Hill Derby DE73 8AP	Committee Decision	REFUSED	20 May 2025
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Community Council: Ratho

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/02017/FUL (Planning Permission)	Proposed gable dormer to 1st floor to form new shower room. at 31 North Gyle Terrace North Gyle Edinburgh EH12 8JU	Mr C Mackenzie, 31 North Gyle Terrace Edinburgh EH12 8JU	Local Delegated Decision	GRANTED	22 May 2025
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Community Council: Corstorphine

25/01813/FUL (Planning Permission)	The installation of a kitchen extract at roof level. at C Gyle Avenue Edinburgh EH12 9JX	Nando's Chickenland Ltd., Broadwall House C/o Firstplan Broadwall House, 21 Broadwall London SE1 9PL	Local Delegated Decision	NOT DEVELOPMENT	20 May 2025
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Community Council: Corstorphine

25/01814/FUL (Planning Permission)	The installation of external seating/waiting area. at C Gyle Avenue Edinburgh EH12 9JX	Nando's Chickenland Ltd., Broadwall House C/o Firstplan Broadwall House, 21 Broadwall London SE1 9PL	Local Delegated Decision	GRANTED	21 May 2025
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Community Council: Corstorphine

25/01669/FUL (Planning Permission)	Internal alterations and extension to dwelling. at 19 Craigmount Avenue North Craigmount Edinburgh EH12 8DH	Abbey Curran., 19 Craigmount Avenue North Craigmount Edinburgh EH12 8DH	Local Delegated Decision	GRANTED	20 May 2025
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Community Council: Corstorphine

[Wards](#)

Ward No. B04 – Forth

25/02378/WINP A (Prior Approval Windows)	Proposed replacement of existing timber sash and case windows for new double glazed Pvcu sliding sash windows. at 10 Laverockbank Grove Edinburgh EH5 3DD	Mark MacMillan., 10 Laverockbank Grove Edinburgh EH5 3DD	Delegated Decision	APPROVED	23 May 2025
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Community Council: Trinity

25/02301/TCO (Treework Within a Conservation Area)	Large Laburnum on south wall remove. Tree is root-heaved as it hasn't been able to put down roots on the wall side. at 15 Russell Place Edinburgh EH5 3HQ	Mr Andrew Lindsay., 15 Russell Place Edinburgh EH5 3HQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 May 2025
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Community Council: Trinity

25/02161/TCO (Treework Within a Conservation Area)	Cherry tree in back garden to be crown reduced by one point five meters to allow more light into garden. at 9 Stanley Road Newhaven Edinburgh EH6 4SE	Julie Edwin., 9 Stanley Road Edinburgh EH6 4SE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 May 2025
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Community Council: Trinity

25/02012/TCO (Treework Within a Conservation Area)	Young mature elm felling or significant pruning. at 22 Lennox Row Trinity Edinburgh EH5 3JW	Mrs Grace Lyon., 23 Lomond Road Edinburgh EH5 3JN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2025
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Community Council: Trinity

25/01596/FUL (Planning Permission)	Install 9 solar panels on our garage roof for the purpose of generating electricity for household use, running airsource heat pump and exporting back to grid when in excess. Panels would be sited on existing flat garage roof and mostly concealed by the front parapet. Airsource heat pump to be sited on behind garage. at 44 Park Road Newhaven Edinburgh EH6 4LD	Dr Christopher Hay., 44 Park Road Edinburgh Lothian EH6 4LD	Local Delegated Decision	GRANTED	21 May 2025
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Community Council: Leith Harbour And Newhaven

25/01314/LBC (Listed Building Consent)	We are seeking to develop 176 sqm of the 651sqm of building to offer a not for profit holistic and complementary therapies and general counselling offer. This would involve a refurbishment of space to achieve a spa type aesthetic and incorporating existing features with no structural works planned. at 17 Boswall Road Trinity Edinburgh EH5 3RR	St Columba's Hospice Care., FAO: Mr Adam Underwood St Columba's Hospice 15 Boswell Road Edinburgh Eh3 5rw	Delegated Decision	GRANTED	21 May 2025
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Community Council: Trinity

25/01153/FUL (Planning Permission)	Install conservatory to the rear of the property. at 54 Boswall Parkway Royston Edinburgh EH5 2BX	Mrs M Jewison., 54 Boswall Parkway Royston Edinburgh EH5 2BX	Local Delegated Decision	GRANTED	22 May 2025
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Community Council: Granton + District

25/00868/FUL (Planning Permission)	New single-storey garage at the front of the property and new loft conversion to include new stair access with 3 dormers and a Juliet balcony (as amended). at 116 Pilton Avenue Pilton Edinburgh EH5 2JZ	Mr Blair Niven., 116 Pilton Avenue Edinburgh EH5 2JZ	Local Delegated Decision	GRANTED	23 May 2025
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Community Council: Granton + District

[Wards](#)

Ward No. B05 – Inverleith

25/02242/ADV (Advert Consent)	Advertisement of the following types : fascia signinstallation of replacement pictorial panel and two amenity boards to existing post and gibbet, one fascia sign, one set of sign written house name letters, two amenity boards, 1x wall mounted corex sign, 2x double sided corex signs to existing posts. at 76 Telford Road Craigleith Edinburgh EH4 2NF	Belhaven., Mr Alan Millar The Scottish Engineer 76 Telford Road Edinburgh EH4 2NF	Delegated Decision	GRANTED	23 May 2025
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Community Council: Craigleith/Blackhall

25/02137/TCO (Treework Within a Conservation Area)	Fir tree - Removal of mature, 3 m fir tree situated 2 metres from building and 2 metres from boundary wall. at 14A Buckingham Terrace Dean Edinburgh EH4 3AA	Miss Jacqueline Harris., 14A Buckingham Terrace Dean Edinburgh EH4 3AA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2025
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Community Council: West End

25/02107/FUL (Planning Permission)	Formation of new secondary access/egress doorway within existing recess to west elevation; construction of new external platt and steps to west elevation. at 1 House O'hill Road Corbiehill Edinburgh EH4 2AJ	Association Of Scottish Muslims., 80 Main Street Davidson's Mains Edinburgh EH4 5AB	Local Delegated Decision	NOT DEVELOPMENT	22 May 2025
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Community Council: Silverknowes (Not Active)

25/02119/TCO (Treework Within a Conservation Area)	Large Oak in area to the west of the house remove large diameter deadwood and broken hanging branches. at 20 Inverleith Terrace Inverleith Edinburgh EH3 5NS	Mr Charlie Johnston., 20 Inverleith Terrace Inverleith Edinburgh EH3 5NS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2025
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Community Council: Stockbridge/Inverleith

25/02084/TCO (Treework Within a Conservation Area)	T1 scots pine remove self seeded sever lean suppressed by other trees will damage wall. at The Grange Club 7 Portgower Place Stockbridge Edinburgh EH4 1HQ	The Grange Club., FAO: Mr Neil Ross 7 Portgower Place Edinburgh UK EH4 1HQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2025
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Community Council: Stockbridge/Inverleith

25/02011/CLP (Certificate of Lawfulness (proposed))	Currently we have two large single glazed windows at the front of our flat. Seeking to replace both windows with double glazed windows to improve energy efficiency. The replacement window specifications are double glazed with 6mm toughened glass & hardwood timbers. The new windows will keep the original size and have either 3 vertical or horizontal panes. We are currently working with glazier to finalise design. Due to substantial cost we are seeking Certificate of Lawfulness before proceeding. at 35 Comely Bank Avenue Stockbridge Edinburgh EH4 1ES	Mr John Taylor., 35 Comely Bank Avenue Edinburgh EH4 1ES	Delegated Decision	GRANTED	23 May 2025
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Community Council: Stockbridge/Inverleith

25/01885/FUL (Planning Permission)	Proposed single storey garden store extension to side of property. at 5 Drylaw Grove Edinburgh EH4 2BB	Mr Morrow, 5 Drylaw Grove Edinburgh EH4 2BB	Local Delegated Decision	GRANTED	22 May 2025
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Community Council: Craigleith/Blackhall

25/01895/CLP (Certificate of Lawfulness (proposed))	Internal alterations to ground floor flat with relocation of bedroom to create a larger kitchen with dining area; door re-instated at front elevation and lowered cill of 1 No. windows at rear elevation. All works to existing building. at PF 4 Mary's Place Edinburgh EH4 1JH	Mr Gregg Webster., 4 Marys Plce Edinburgh United Kingdom EH41JH	Delegated Decision	GRANTED	21 May 2025
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Community Council: Stockbridge/Inverleith

25/01863/CLP (Certificate of Lawfulness (proposed))	External alterations to form new sliding door opening to rear. at 20 Inverleith Terrace Edinburgh EH3 5NS	Ms Jane Henderson, 20 Inverleith Terrace Edinburgh United Kingdom EH3 5NS	Delegated Decision	GRANTED	20 May 2025
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Community Council: Stockbridge/Inverleith

25/01800/LBC (Listed Building Consent)	Internal alterations to 1st floor flat works include stripping out existing kitchen to form a bedroom, new slapping between lounge and kitchen and all other associated works (as amended). at 1F2 32 St Stephen Street Stockbridge Edinburgh EH3 5AL	Mr Nicola Sorace., 32 St Stephen Street Stockbridge Edinburgh EH3 5AL	Delegated Decision	GRANTED	22 May 2025
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Community Council: Stockbridge/Inverleith

25/01652/FUL (Planning Permission)	Internal alterations and extension to dwelling. at 82 Inverleith Place Inverleith Edinburgh EH3 5PA	Mrs Fiona Larkin, 82 Inverleith Place Inverleith Edinburgh UK EH3 5PA	Local Delegated Decision	GRANTED	20 May 2025
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Community Council: Stockbridge/Inverleith

25/01589/FUL (Planning Permission)	Create a new window opening on the side elevation and install fixed and obscured glazing to serve a bathroom. Enlarge an existing rooflight on the rear extension. at 24 Inverleith Gardens Edinburgh EH3 5PS	Mr Tom Taylor., 24 Inverleith Gardens Edinburgh EH3 5PS	Local Delegated Decision	NOT DEVELOPMENT	22 May 2025
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Community Council: Stockbridge/Inverleith

25/01488/LBC (Listed Building Consent)	Internal alterations to ground floor flat with relocation of bedroom to create larger kitchen with dining area, door re-instated at front elevation, lowered cill of 1 No. windows at rear elevation (as amended). at PF 4 Mary's Place Stockbridge Edinburgh EH4 1JH	Mr Gregg Webster., 4 Marys Place Edinburgh EH4 1JH	Delegated Decision	GRANTED	22 May 2025
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Community Council: Stockbridge/Inverleith

25/01466/LBC (Listed Building Consent)	Addition of internal connecting door on GF level between kitchen and dining room. at 6 Brandon Street Edinburgh EH3 5DX	Mr Damian Knowles., 6 Brandon Street Edinburgh EH3 5DX	Delegated Decision	REFUSED	23 May 2025
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Community Council: New Town/Broughton

25/01218/FUL (Planning Permission)	To erect a traditional garden shed. at 24 Colville Place Edinburgh EH3 5JE	Mr Andrew Milner., 24 Colville Place Stockbridge Edinburgh EH3 5JE	Local Delegated Decision	GRANTED	20 May 2025
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Community Council: Stockbridge/Inverleith

25/01253/FUL (Planning Permission)	Formation of a single storey garden store to the side. at 75 Easter Drylaw Drive Edinburgh EH4 2QT	Mr Craig Cunningham., 75 Easter Drylaw Drive Edinburgh EH4 2QT	Local Delegated Decision	GRANTED	22 May 2025
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Community Council: Drylaw/Telford

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/02239/TCO (Treework Within a Conservation Area)	T3592 Lime crown Lift to provide 3m pedestrian clearance, T3595 Portugese Laurel crown lift to provide 3m ground clearance. T3609 and T3613 crown Lift to provide 3m ground clearance, T3614 Elm crown Lift to provide 3m ground clearance. at Woodland At Westerlea Gardens Murrayfield Edinburgh	Myreside Management Ltd., 3 Dalkeith Mews Edinburgh EH16 5GA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 May 2025
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Community Council: Murrayfield

25/02174/FUL (Planning Permission)	Single storey rear extension. at 56 Gordon Road Corstorphine Edinburgh EH12 6LU	Mr Bruce Mackie., 56 Gordon Rd Edinburgh EH12 6LU	Local Delegated Decision	GRANTED	23 May 2025
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Community Council: Corstorphine

25/02062/FUL (Planning Permission)	Proposed attic conversion and ground floor alterations. at 87 Hillview Road Corstorphine Edinburgh EH12 8QE	Mr & Mrs J McDowall., 87 Hillview Road Corstorphine Edinburgh EH12 8QE	Local Delegated Decision	GRANTED	22 May 2025
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Community Council: Corstorphine

25/01911/TCO (Treework Within a Conservation Area)	Cherry tree - Remove cherry tree as roots lifting driveway, cracking tarmac, damaging sandstone boundary wall. at 9 Succoth Gardens Edinburgh EH12 6BR	Heriot-Watt University., FAO: Mehran Sohrabi 9 Succoth Gardens Edinburgh EH12 6BR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2025
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Community Council: Murrayfield

25/00215/CLP (Certificate of Lawfulness (proposed))	Alterations and extension to existing dwelling to enlarge accommodation (as amended) at 27 Blinkbonny Gardens Edinburgh EH4 3HG	Mr & Mrs Pritchard, 27 Blinkbonny Gardens Edinburgh EH4 3HG	Delegated Decision	GRANTED	21 May 2025
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Community Council: Craighleith/Blackhall

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/01697/LBC (Listed Building Consent)	Form new canted dormer with timber windows and slate haffits on upper villa of colony dwelling. Associated internal alterations and relocate kitchen at first floor level. at 15 Cobden Terrace Dalry Edinburgh EH11 2BJ	Mr Joseph Steenson., 15 Cobden Terrace Edinburgh EH11 2BJ	Delegated Decision	GRANTED	20 May 2025
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Community Council: Gorgie/Dalry

25/01630/FUL (Planning Permission)	Proposed dormer and roof lights to existing loft conversion. at 166 Kingsknowe Road North Edinburgh EH14 2EE	Mr Craig Middlemass., 166 Kingsknowe Road North Edinburgh EH14 2EE	Local Delegated Decision	GRANTED	22 May 2025
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Community Council: Longstone

24/02059/LBC (Listed Building Consent)	Proposed partial demolition and residential redevelopment (including affordable housing) with landscaping, access, associated infrastructure and associated ancillary works of the former Caledonian Brewery site. at Caledonian Brewery 40 Slateford Road Edinburgh EH11 1PH	Artisan Edinburgh Shandon Ltd., FAO: David Westwater 39 St Vincent Place Glasgow G1 2ER	Committee Decision	GRANTED	23 May 2025
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Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/02126/FUL (Planning Permission)	Erect new single storey open-plan extension. at 16 Waterfield Road Buckstone Edinburgh EH10 6TG	Mr And Mrs K Braid., 16 Waterfield Road Buckstone Edinburgh EH10 6TG	Local Delegated Decision	GRANTED	22 May 2025
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Community Council: Fairmilehead

25/02080/FUL (Planning Permission)	Rear extension. at 3 Oxfangs Hill Pentland Edinburgh EH13 9JH	Mr R Salvona., 3 Oxfangs Hill Pentland Edinburgh EH13 9JH	Local Delegated Decision	GRANTED	21 May 2025
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Community Council: Firrhill

25/02096/FUL (Planning Permission)	Attic conversion and internal alteration. at 245 Redford Road Redford Edinburgh EH13 9NH	Mr Chris Wood., 245 Redford Road Edinburgh EH13 9NH	Local Delegated Decision	GRANTED	22 May 2025
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Community Council: Firrhill

25/02041/CLP (Certificate of Lawfulness (proposed))	Reconfiguration of internal kitchen area. Alterations to garage doors to form new screen with alterations to porch area to match and the replacement of selected windows and doors. at 3 Margaret Rose Way Frogston Edinburgh EH10 7EP	Hazel & Euan Anderson., FAO: Roxburgh McEwan Architects 42 Forbes Road Edinburgh EH10 4ED	Delegated Decision	GRANTED	22 May 2025
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Community Council: Fairmilehead

25/01795/TCO (Treework Within a Conservation Area)	39 Trees due for maintenance - routine work include crown clean, crown lift and removal of dangerous trees. at Redford Barracks 265 Colinton Road Edinburgh EH13 0PP	DIO.,	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2025
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Community Council: Colinton

25/00665/LBC (Listed Building Consent)	Replacement of existing conservatory with new contemporary extension, new large feature window to existing kitchen, new back door utility extension, replacement roof windows and interior alterations to accommodate new extensions. at 9 Bonaly Road Edinburgh EH13 0EB	Euan Smith & Kirsteen Henderson., 9 Bonaly Road Edinburgh EH13 0EB	Delegated Decision	GRANTED	20 May 2025
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Community Council: Colinton

25/00666/FUL (Planning Permission)	Replacement of existing conservatory with new contemporary extension, new large feature window to existing kitchen, new back door utility extension, replacement roof windows and interior alterations to accommodate new extensions. at 9 Bonaly Road Edinburgh EH13 0EB	Euan Smith & Kirsteen Henderson., 9 Bonaly Road Edinburgh EH13 0EB	Local Delegated Decision	GRANTED	20 May 2025
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Community Council: Colinton

24/06284/FUL (Planning Permission)	Alter house to provide a balcony on the rear elevation. at 10 Spylaw Park Edinburgh EH13 0LS	Mr Billy Lowe., 10 Spylaw Park Edinburgh EH13 0LS	Local Delegated Decision	WITHDRAWN	20 May 2025
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Community Council: Colinton

24/06285/LBC (Listed Building Consent)	Alter house to provide a balcony on the rear elevation. at 10 Spylaw Park Edinburgh EH13 0LS	Mr Billy Lowe., 10 Spylaw Park Edinburgh EH13 0LS	Delegated Decision	WITHDRAWN	20 May 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/01966/FUL (Planning Permission)	Alterations to existing dwelling including the refurbishment of attic, installation of new stair and roof lights, replacement of existing PVC windows with traditional timber sash and case units and erection of new timber shed in rear garden. at 5 Almondbank Terrace Polwarth Edinburgh EH11 1SR	Mr David Skulina., 5 Almondbank Terrace Edinburgh EH11 1SR	Local Delegated Decision	GRANTED	23 May 2025
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Community Council: Merchiston

25/01865/FUL (Planning Permission)	Alteration and extension to dwelling. at 22 Craiglockhart Avenue Wester Craiglockhart Edinburgh EH14 1HX	Mrs H Harvey., 22 Craiglockhart Avenue Wester Craiglockhart Edinburgh EH14 1HX	Local Delegated Decision	GRANTED	21 May 2025
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Community Council: Craiglockhart

25/01736/CLP (Certificate of Lawfulness (proposed))	Careful removal of existing redundant stone chimney to below roof level. Making good existing slate roof (complete with new slate vents) and affected adjacent walling as required. at 487 Gorgie Road Gorgie Edinburgh EH11 3AD	Walker Commercial Properties Ltd., Alderstone House Macmillan Road Livingston EH54 7AW	Delegated Decision	GRANTED	21 May 2025
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Community Council: Hutchison/Chesser

24/06258/FULS TL (Planning Permission STL)	Retrospective Change of Use from flat (sui generis) to short-term let (Sui Generis). at Flat 17 161 Slateford Road Edinburgh EH14 1PB	Mrs Susan Bagley., 28 The Maltings Haddington EH41 4EF	Local Delegated Decision	DEEMED REFUSAL	19 May 2025
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Community Council: Hutchison/Chesser

[Wards](#)

Ward No. B10 –Morningside

25/02585/WINP A (Prior Approval Windows)	Replace existing sash and case windows with new hardwood and double glazed sash and case windows. Sash proportions to match existing with 22mm astragal detail. at 4 Craighill Gardens Edinburgh EH10 5PY	Tracey Edge-Loake., 4 Craighill Gardens Edinburgh EH10 5PY	Delegated Decision	APPROVED	21 May 2025
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Community Council: Morningside

25/02342/CLP (Certificate of Lawfulness (proposed))	Change of window to French doors to rear facing elevation of existing semi-detached house. at 7 Midmar Gardens Edinburgh EH10 6DY	Mr Alasdair Steele., 7 Midmar Gardens Edinburgh EH10 6DY	Delegated Decision	GRANTED	23 May 2025
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Community Council: Morningside

25/02294/TCO (Treework Within a Conservation Area)	1 x Common Juniper, 1 x Arborvitae and 1x Lawsons Cypress tree - removal of these 3 trees that cast shade over garden and house/kitchen but keep Holly tree. at 78 Marchmont Crescent Edinburgh EH9 1HD	Mrs Siobhan Leith., 78 Marchmont Crescent Edinburgh EH9 1HD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 May 2025
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Community Council: Marchmont/Sciennes

25/02276/WINP A (Prior Approval Windows)	Replacement of windows. at Flat 2 8 Gillsland Road Merchiston Edinburgh EH10 5BW	Mr David Maxwell., Flat 2 8 Gillsland Road Merchiston Edinburgh EH10 5BW	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	21 May 2025
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Community Council: Merchiston

25/02202/TCO (Treework Within a Conservation Area)	1 x Conifer tree to remove the conifer tree as it is stifled by a large mature tree situated in the neighbours garden. at 15 Albert Terrace Morningside Edinburgh EH10 5EA	Mr Geoff Nourse., 15 Albert Terrace Edinburgh EH10 5EA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2025
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Community Council: Merchiston

25/02079/TCO (Treework Within a Conservation Area)	4 Large conifers, approximately 25 to 30m in height -we are looking to remove all 4. at GF 16 West Castle Road Merchiston Edinburgh EH10 5AU	Mrs Rhona Adams., 16 West Castle Road Edinburgh EH10 5AU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2025
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Community Council: Merchiston

25/01980/TCO (Treework Within a Conservation Area)	Silver birch in the front garden reduce the height and branches of the tree to help reduce the lean of the tree. at 1 Braidburn Terrace Edinburgh EH10 6EU	Ms Sarah Trezise., 1 Braidburn Terrace Edinburgh EH10 6EU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 May 2025
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Community Council: Morningside

25/01758/FUL (Planning Permission)	Replace timber pivot window with a pvc sash and case style window within en-suite. at 1F1 45 Thirlestane Road Marchmont Edinburgh EH9 1AP	Arcinvest Property., 1F1 45 Thirlestane Road Edinburgh EH9 1AP	Local Delegated Decision	NOT DEVELOPMENT	19 May 2025
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Community Council: Marchmont/Sciennes

25/01662/TCO (Treework Within a Conservation Area)	Large mature tree next to boundary of property, unsure species removal due to damaging stone wall. at 16 Polwarth Terrace Polwarth Edinburgh EH11 1ND	Mrs Alison Nicolson., 16 Polwarth Terrace Edinburgh EH11 1ND	Delegated Decision	MAKE A TREE PRESERVATION ORDER	20 May 2025
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Community Council: Merchiston

25/01579/LBC (Listed Building Consent)	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with IGU's. All historical detail to be matched/reinstated. Existing cases to be refurbished in situ. at 2F2 26 Marchmont Crescent Edinburgh EH9 1HG	Mr Ian Carr., 2F2 26 Marchmont Crescent Marchmont Edinburgh EH9 1HG	Delegated Decision	GRANTED	22 May 2025
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Community Council: Marchmont/Sciennes

25/01616/FUL (Planning Permission)	Alteration and erection of proposed sunroom extension. at 2A St Fillan's Terrace Morningside Edinburgh EH10 5NH	Mr Brett Bunting & Ms Amy Hansen., 2A St Fillan's Terrace Morningside Edinburgh EH10 5NH	Local Delegated Decision	GRANTED	21 May 2025
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Community Council: Morningside

25/00910/FUL (Planning Permission)	To replace the existing roof tiles on the dwelling and the garage with dark grey roof tiles and to install electric gates to the existing driveway entrance. at 14 Midmar Drive Edinburgh EH10 6BU	Mr & Mrs Michael And Lynne Timmins., 14 Midmar Drive Edinburgh EH10 6BU	Local Delegated Decision	GRANTED	23 May 2025
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Community Council: Morningside

24/04697/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as short term let visitor accommodation with each stay a minimum of 28 nights (as modified). at Flat 4 89 Polwarth Terrace Polwarth Edinburgh EH11 1NW	Mr Kenneth Waterfield., 9 Cluny Avenue Morningside Edinburgh EH10 4RN	Delegated Decision	GRANTED	21 May 2025
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Community Council: Merchiston

[Wards](#)

Ward No. B11 – City Centre

25/02292/TCO (Tree work Within a Conservation Area)	Larix decidua in rear garden - Tree to be removed in rear garden due to recent large failure from storm events. at 14 Wester Coates Gardens Edinburgh EH12 5LT	Mr Lo Van Wachem., 14 Wester Coates Gardens Edinburgh EH12 5LT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2025
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Community Council: Murrayfield

25/02250/LBC (Listed Building Consent)	Removal of existing defective roof lights and infilled with slate to match existing. at 22 - 28 Cockburn Street Old Town Edinburgh EH1 1NY	K&S Mir / CGHG., Mr Kamran Akbar 8 Johns Place Edinburgh Scotland EH6 7EL	Delegated Decision	PERMISSION IS NOT REQUIRED	21 May 2025
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Community Council: Old Town

25/01897/WINP A (Prior Approval Windows)	White timber windows to be replaced with white uPVC windows. at 2A Wester Coates Gardens Edinburgh EH12 5LT	Mr Innes, 2A Wester Coates Gardens Edinburgh EH12 5LT	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	23 May 2025
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Community Council: Murrayfield

25/01798/LBC (Listed Building Consent)	Replace sash windows, add secondary glazing and replace door. at 3F 1 Manor Place Edinburgh EH3 7DH	Mr John McGurk., Flat 3F 1 Manor Place Edinburgh EH3 7DH	Delegated Decision	GRANTED	22 May 2025
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Community Council: West End

25/01750/LBC (Listed Building Consent)	Internal alterations and window replacement. at 9 Bellevue Crescent Edinburgh EH3 6ND	Mr Andrew Hayworth., 24 Marchhall Crescent Edinburgh EH16 5HL	Delegated Decision	REFUSED	21 May 2025
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Community Council: New Town/Broughton

25/01725/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, projecting sign. at 23 Frederick Street New Town Edinburgh EH2 2ND	The Cambridge Satchel Company., 1A Avery Row London United Kingdom W1K 4AJ	Delegated Decision	GRANTED	23 May 2025
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Community Council: New Town/Broughton

25/01726/LBC (Listed Building Consent)	Proposed shopfront alterations. at 23 Frederick Street Edinburgh EH2 2ND	The Cambridge Satchel Company., 1A Avery Row London United Kingdom W1K 4AJ	Delegated Decision	GRANTED	23 May 2025
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Community Council: New Town/Broughton

25/01664/LBC (Listed Building Consent)	Replacement of existing timber sash windows on a like-for-like basis with new windows, custom fitted with slimline / vacuum-sealed IGUs. at 3F 25 Moray Place New Town Edinburgh EH3 6DA	Ms Isa MacIntyre., 3F 25 Moray Place Edinburgh EH3 6DA	Delegated Decision	GRANTED	21 May 2025
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Community Council: New Town/Broughton

25/01665/LBC (Listed Building Consent)	Creation of ensuite shower room and alterations to existing bathroom. at 4A Walker Street New Town Edinburgh EH3 7LA	Mr Robert Gunn., 4A Walker Street Edinburgh EH3 7PR	Delegated Decision	GRANTED	23 May 2025
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Community Council: West End

25/01463/LBC (Listed Building Consent)	Replacement signage. at 113 George Street Edinburgh EH2 4JN	Stonegate Pub Company Ltd C/o Bidwells., Broxden House Lamberkine Drive Perth PH1 1RA	Delegated Decision	REFUSED	23 May 2025
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Community Council: New Town/Broughton

25/01431/LBC (Listed Building Consent)	Alter ground floor layout to create one large space from two rooms, in retrospect. at 17 Drummond Place New Town Edinburgh EH3 6PL	Mr Stuart Armstrong., Drummond House 17 Drummond Place Edinburgh EH3 6PL	Delegated Decision	REFUSED	21 May 2025
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Community Council: New Town/Broughton

25/01377/FUL (Planning Permission)	External alterations to entrance and window details to combine commercial units at 71 George Street and 38 - 40 Frederick Street. at 71 George Street, 38 - 40 Frederick Street New Town Edinburgh EH2 1EY	RRH Investments Limited., Mr David Grieve. 19A Canning Street Edinburgh United Kingdom EH3 8HE	Local Delegated Decision	GRANTED	21 May 2025
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Community Council: New Town/Broughton

25/01378/LBC (Listed Building Consent)	Listed Building Consent for internal and external alterations to form single commercial unit at 71 George Street and 38 - 40 Frederick Street. at 71 George Street New Town Edinburgh EH2 3EE	RRH Investments Limited., FAO: Mr David Grieve 19A Canning Street Edinburgh EH3 8HE	Local Delegated Decision	GRANTED	20 May 2025
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Community Council: New Town/Broughton

25/01402/FUL (Planning Permission)	Application for change of use in retrospect to a class 3 coffee shop with limited cooking facilities from class 1a shop. at 44 West Port Old Town Edinburgh EH1 2LD	L'Etoile Salon De Tea., Mr Nono Bouizegarene. 44 West Port Old Town Edinburgh EH1 2LD	Local Delegated Decision	GRANTED	20 May 2025
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Community Council: Tollcross

25/01420/WINP A (Prior Approval Windows)	Looking to upgrade the single glazed sash and case timber windows in my flat with double glazing sash and case timber windows. Opening mechanism (sash and case) will remain the same. The number, orientation and colour of panes within the window will remain the same. The dimensions and colour of the window s frame and any astragal bars will remain the same. One thing of note is that the dimensions of windows 4,5,6 (see image name of attached photos) will remain the same (i.e. same height and width), the windows are currently curved glass and the double glazed windows that will replace these windows will be flat. I want to clarify this to make sure this is okay as the questions in 11.3 in the application for prior approval do not mention the curvature of glass. at 2F2 7 Leamington Terrace Viewforth Edinburgh EH10 4JW	Mr Conor O'Riordan, 2F2 7 Leamington Terrace Viewforth Edinburgh EH10 4JW	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	21 May 2025
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Community Council: Tollcross

25/01427/LBC (Listed Building Consent)	Form openings into kitchen. at GF 43 Heriot Row New Town Edinburgh EH3 6EX	Ms Shoena Sutherland & Mr Gerry Muttrie., Ground Floor 43 Heriot Row Edinburgh EH3 6EX	Delegated Decision	REFUSED	23 May 2025
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Community Council: New Town/Broughton

25/01348/LBC (Listed Building Consent)	Minor internal and external alterations to previous consented scheme (re: 22/00148/LBC. Internal and external alterations relating to the reconfiguration and refurbishment of Forth House to accommodate the redevelopment of the site for the change of use from office to apart hotel). at 13 - 17 Forth Street And 6 Broughton Street Lane Edinburgh	Supercity Aparthotels Ltd.,	Delegated Decision	GRANTED	21 May 2025
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Community Council: New Town/Broughton

25/01230/FUL (Planning Permission)	Retrospective planning application change of use for commercial from class 2 to class 3 for restaurant. at 14 Queensferry Street Edinburgh EH2 4PG	Mrs Kim Dinh., Vietnamese Food And Coffee 14 Queensferry Street Edinburgh EH2 4PG	Local Delegated Decision	REFUSED	20 May 2025
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Community Council: West End

25/01162/FULS TL (Planning Permission STL)	Change of use from residential apartment to short term let (sui generis). at 36 Northumberland Street Edinburgh EH3 6JA	Ms Rachel Cohen., Flat 9 2 Moray Place Edinburgh EH3 6DS		DEEMED REFUSAL	20 May 2025
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Community Council: New Town/Broughton

25/01128/LBC (Listed Building Consent)	Listed Building Consent relating to conservation of Thomas Hamilton designed former Royal High School site to form new premises for National Centre for Music, including internal and external alterations to Lodge building. at New Parliament House 5 - 7 Regent Road Edinburgh EH7 5BL	Royal High School Preservation Trust., 51 Atholl Road Pitlochry PH16 5BU	Delegated Decision	GRANTED	21 May 2025
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Community Council: New Town/Broughton

25/00957/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as a short term let visitor accommodation. at Flat 1 12 Lady Lawson Street Old Town Edinburgh EH3 9DS	Mr Duncan Forbes., 55 Whitehouse Road Edinburgh EH4 6PE	Delegated Decision	REFUSED	21 May 2025
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Community Council: Tollcross

25/00897/FUL (Planning Permission)	To form new patio door to rear of ground floor connected to the garden via a new bridge structure (as amended). at 19 Albany Street Broughton Edinburgh EH1 3QN	S Mr And Mrs S Duncan., 19 Albany Street Edinburgh EH1 3QN	Local Delegated Decision	GRANTED	20 May 2025
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Community Council: New Town/Broughton

25/00898/LBC (Listed Building Consent)	To form new patio door to rear of ground floor connected to the garden decking via a new bridge structure (as amended). at 19 Albany Street Broughton Edinburgh EH1 3QN	Mr And Mrs S Duncan., 19 Albany Street Edinburgh EH1 3QN	Delegated Decision	GRANTED	21 May 2025
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Community Council: New Town/Broughton

25/00608/CLES TL (Certificate of Lawfulness Existing STL)	Use of the flat as a short term let. at Flat 14 18 Simpson Loan Edinburgh EH3 9GB	ACX Software Ltd., FAO: Mrs Anne McKenzie C/o Agent	Delegated Decision	REFUSED	22 May 2025
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Community Council: Tollcross

25/00179/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at GF 5 Grosvenor Gardens Edinburgh EH12 5JU	Mr Anderson, GF 5 Grosvenor Gardens Edinburgh EH12 5JU	Committee Decision	REFUSED	23 May 2025
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Community Council: West End

25/00138/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at GF 2A Albany Street Edinburgh EH1 3QB	Scribbler Films Holdings Ltd., GF 2A Albany Street Edinburgh EH1 3QB	Committee Decision	REFUSED	23 May 2025
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Community Council: New Town/Broughton

25/00144/FULS TL (Planning Permission STL)	Change of use from residential to short term let (in retrospect). at 16C Scotland Street Edinburgh EH3 6PX	Ms Gray, 16C Scotland Street Edinburgh EH3 6PX	Committee Decision	REFUSED	23 May 2025
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Community Council: New Town/Broughton

25/00148/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 3F1 457 Lawnmarket Edinburgh EH1 2NT	Ms Lindstrom, 3F1 457 Lawnmarket Edinburgh EH1 2NT	Committee Decision	REFUSED	23 May 2025
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Community Council: Old Town

25/00152/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 3F3 8 Jeffrey Street Edinburgh EH1 1DT	Bideaways Limited., FAO: Lindsey Manson 3F3 8 Jeffrey Street Edinburgh EH1 1DT	Committee Decision	REFUSED	23 May 2025
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Community Council: Old Town

24/06094/FUL (Planning Permission)	Change of use from shop (Class 1) to public house (Sui-Generis). at 21A Castle Street Edinburgh EH2 3DN	Hifi Ventures Ltd., 85 Rose Street Edinburgh Scotland EH2 3DT	Local Delegated Decision	GRANTED	20 May 2025
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Community Council: New Town/Broughton

24/05905/CLES TL (Certificate of Lawfulness Existing STL)	Continued use as a Short Term Let. at Flat 2 50 North Castle Street New Town Edinburgh EH2 3LU	Mr Victor Buchanan., New Hambleton New Hambleton Farm Swainsea Lane Pickering YO18 8PW	Delegated Decision	REFUSED	22 May 2025
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Community Council: New Town/Broughton

24/04790/FULS TL (Planning Permission STL)	Proposed change of use from residential flat to short term let. at Flat 3 112B West Bow Edinburgh EH1 2HH	Mr Stephen Thomas., 58 Grove Avenue London N10 2AN	Committee Decision	REFUSED	23 May 2025
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Community Council: Old Town

24/04399/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 10B Union Street Edinburgh EH1 3LU	Mrs Miller., 46 Patriothall Edinburgh EH3 5AY	Delegated Decision	REFUSED	20 May 2025
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Community Council: New Town/Broughton

24/02374/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 1F1 16 Broughton Place Edinburgh EH1 3RX	Mr Rose., 11 St Swithin Street Aberdeen AB10 6XB	Delegated Decision	REFUSED	22 May 2025
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Community Council: New Town/Broughton

24/00297/FUL (Planning Permission)	Erection of office (Class 4) and associated public realm, landscaping, and cycle parking. at 20 Haymarket Yards Edinburgh EH12 5WU	Elgin Haymarket Limited., Winston House First Floor, 349 Regents Park Road London N3 1DH	Committee Decision	GRANTED WITH LEGAL AGREEMENT	20 May 2025
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Community Council: West End

[Wards](#)

Ward No. B12 – Leith Walk

25/02487/CLP (Certificate of Lawfulness (proposed))	Alterations to form new door to ground floor flat. at 319 Easter Road Leith Edinburgh EH6 8LH	Mr R Jones, 319 Easter Road Edinburgh United Kingdom EH6 8LH	Delegated Decision	GRANTED	22 May 2025
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Community Council: Leith Central

25/02069/WINP A (Prior Approval Windows)	The two windows being replaced are uPVC tilt and turn style windows with failed double glazing. They are not in keeping with the conservation area other windows on this building. This application is to replace them with two uPVC sash and case style windows. This will mean the windows return to their original manner of being opened and closed; and the original number of panes. The dimensions and colour remain the same. at 3F1 43 Dalmeny Street Edinburgh EH6 8PQ	Mr Calum MacInnes., 3F1 43 Dalmeny Street Leith Edinburgh EH6 8PQ	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	20 May 2025
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Community Council: Leith Central

25/01947/TCO (Treework Within a Conservation Area)	T1 - Ash - Crown reduce to previous established reduction points throughout the canopy. at 1F 35 East Claremont Street Edinburgh EH7 4HT	Mr Miles Joseph., 35 East Claremont Street Edinburgh EH7 4HT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 May 2025
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Community Council: New Town/Broughton

25/01642/ADV (Advert Consent)	Advertisement of the following types: Hoarding. Erection of a D6 digital advert. at 77 Ferry Road Edinburgh EH6 4AQ	Wildstone Estates., 1 Bartholomew Lane London EC2N 2AX	Delegated Decision	GRANTED	23 May 2025
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Community Council: Leith Central

25/01555/TCO (Treework Within a Conservation Area)	Cherry tree 10% Crown reduction. Rebalance as much as possible. Reinspect 2 years. Bay tree cut bay tree adjacent to boundary wall to ground level and grind out the stump. (remove 500mm of protruding existing growth) at 11A Melgund Terrace Broughton Edinburgh EH7 4BT	Viewpoint Housing Ltd., FAO: Mr Derek Szoneberg 4 South Oswald Road Edinburgh EH9 2HG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 May 2025
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Community Council: New Town/Broughton

25/01268/LBC (Listed Building Consent)	Windows 1, 2, 3, 4, 9 and 10 were refurbished following the granting of LBC on 2nd June 2021. Single glazing and joinery repairs only. at 13 Smith's Place Leith Edinburgh EH6 8NT	Wellspring., FAO: Carolyn Benjamin 13 Smith's Place Edinburgh EH6 8NT	Delegated Decision	GRANTED	21 May 2025
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Community Council: Leith Central

25/01149/FUL (Planning Permission)	Formation of driveway with new EV charging point. at 20 Logie Green Road Warriston Edinburgh EH7 4EZ	Mr Chris Joyce., 20 Logie Green Road Warriston Edinburgh EH7 4EZ	Local Delegated Decision	GRANTED	19 May 2025
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Community Council: New Town/Broughton

[Wards](#)

Ward No. B13 – Leith

25/02300/TCO (Treework Within a Conservation Area)	Wild Cherry T4560 Crown lift to 2.4m for pedestrian clearance. Dead Cherry T4565 remove. Swedish Whitebeam T4568 crown lift to 3m for clearance. Reduce crown laterally from adjacent building to ensure 2m clearance. at Treeworks Sheriff Park Edinburgh	Charles White Ltd., FAO: Sylvia Nicholson 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 May 2025
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Community Council: Leith Harbour And Newhaven

25/02170/WINP A (Prior Approval Windows)	4 brown timber windows to be replaced with 4 dark woodgrain UPVC windows. at Flat 3 5 Sheriff Park North Leith Edinburgh EH6 6DY	Mrs Clarke., Flat 3 5 Sheriff Park North Leith Edinburgh EH6 6DY	Delegated Decision	APPROVED	21 May 2025
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Community Council: Leith Harbour And Newhaven

25/01450/LBC (Listed Building Consent)	Create an open plan kitchen / living room by slapping down the dividing wall and create an en-suite in one of the bedrooms and related works. at 26 Madeira Street Newhaven Edinburgh EH6 4AL	C/o ABC Architecture., FAO: Mr Alastair And David Turnbull 18A Rothesay Place Edinburgh EH3 7SQ	Delegated Decision	GRANTED	23 May 2025
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Community Council: Leith Harbour And Newhaven

25/01394/LBC (Listed Building Consent)	Alter existing bathroom, install new bathroom on upper floor and replace windows. at 3F1 18 Kirk Street Edinburgh EH6 5EZ	Ms Althea Lebon., 3F1 18 Kirk Street Edinburgh EH6 5EZ	Delegated Decision	GRANTED	20 May 2025
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Community Council: Leith Harbour And Newhaven

25/00675/FULS TL (Planning Permission STL)	Change of use from HMO to mixed use comprising residential and short term let. at 41 Portland Street Edinburgh EH6 4BB	Mr Steven Allam., 34 York Road Edinburgh EH5 3EQ		DEEMED REFUSAL	20 May 2025
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/01906/FUL (Planning Permission)	Remove garage and erect extension to side of dwelling with solar panels on roof. at 53A Restalrig Road South Edinburgh EH7 6LF	Miss Meikle, 53A Restalrig Road South Edinburgh EH7 6LF	Local Delegated Decision	GRANTED	21 May 2025
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Community Council: Craigentinny/Meadowbank

25/00178/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 13 Waverley Park Edinburgh EH8 8ER	Mr Shaw, 13 Waverley Park Edinburgh EH8 8ER	Committee Decision	REFUSED	23 May 2025
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Community Council: Old Town

25/00193/FULS TL (Planning Permission STL)	Change of use of premises to short-term let accommodation. at PF1 9 Piersfield Grove Edinburgh EH8 7BU	Mr Godfrey, Flat 1 9 Piersfield Grove Edinburgh EH8 7BU	Committee Decision	REFUSED	23 May 2025
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Community Council: Northfield/Willowbrae

[Wards](#)

Ward No. B15 – Southside/Newington

25/02293/TCO (Treework Within a Conservation Area)	Leylandii Cypress - To remove the tree. at 32 Mayfield Terrace Edinburgh EH9 1RZ	Mrs Pina Gallucci-Lang., 32 Mayfield Terrace Edinburgh EH9 1RZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 May 2025
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Community Council: Grange/Prestonfield

25/02232/TCO (Treework Within a Conservation Area)	1 x large tree pushing against and damaging boundary wall to be felled and cut with stump cut as close Ground level, self set trees around the yard to be cutdown and removed. at 15 Dalkeith Road Prestonfield Edinburgh EH16 5BH	JLL., 15 Dalkeith Road Edinburgh EH16 5BH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2025
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Community Council: Southside

25/01964/FUL (Planning Permission)	Replacement garden shed in the rear garden of the property. at 19 Mayfield Road Mayfield Edinburgh EH9 2NG	Ms Xianghua Hou., 19 Mayfield Road Mayfield Edinburgh EH9 2NG	Local Delegated Decision	GRANTED	22 May 2025
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Community Council: Grange/Prestonfield

25/01939/CLP (Certificate of Lawfulness (proposed))	Erection of an extension. at 19 Findhorn Place Grange Edinburgh EH9 2JR	Mr - Braim., 19 Findhorn Place Grange Edinburgh EH9 2JR	Delegated Decision	WITHDRAWN	23 May 2025
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Community Council: Grange/Prestonfield

25/01816/TCO (Treework Within a Conservation Area)	1, Lime, growing at side of driveway and adjacent to boundary wall. H 11m, S 8m, DBH 1100mm, remove to ground level. 2, Cherry, the tree has failed at the root plate. H 7m, S 3m, DBH 100mm, remove to ground level, remove stump & replant. at 23 Hatton Place Edinburgh EH9 1UB	Rettie & Co Ltd., FAO: Mr Michael Logan 4 Jamaica Street Edinburgh EH3 6HH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2025
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Community Council: Marchmont/Sciennes

25/01499/LBC (Listed Building Consent)	Proposal to reinstate railings and gate to outer boundary wall of property. at 71 Dalkeith Road Prestonfield Edinburgh EH16 5AL	The University Of Edinburgh., 9 Infirmary Street Edinburgh EH1 1NP	Local Delegated Decision	GRANTED	20 May 2025
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Community Council: Grange/Prestonfield

25/01502/FUL (Planning Permission)	Proposal to reinstate railings and gate to outer boundary wall. at 71 Dalkeith Road Edinburgh EH16 5AL	The University Of Edinburgh., 9 Infirmary Street Edinburgh EH1 1NP	Delegated Decision	GRANTED	21 May 2025
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Community Council: Grange/Prestonfield

25/01263/LBC (Listed Building Consent)	Proposed garden room, single storey extension to existing villa. at 3A South Lauder Road Grange Edinburgh EH9 2LL	Mr Paul Hunter., 3A South Lauder Road Edinburgh EH9 2LL	Delegated Decision	GRANTED	23 May 2025
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Community Council: Grange/Prestonfield

25/01152/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 1F1 37A St Leonard's Street St Leonards Edinburgh EH8 9QN	Mrs Lynda Sackett., 6 Elizabeth Crescent Queens Park Chester CH4 7AZ	Delegated Decision	REFUSED	22 May 2025
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Community Council: Southside

25/00547/FUL (Planning Permission)	Change of use from store /garage to coffee roasting facility with storage including new flue terminal on rear elevation. at 7, 8 & 9 George Square Lane Edinburgh	Uplands Roast., 7 George Square Lane Edinburgh EH8 8LD	Delegated Decision	GRANTED	23 May 2025
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Community Council: Southside

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/02284/CLP (Certificate of Lawfulness (proposed))	Installation of a roof canopy to front of the dwelling house. at 12 Keggie Avenue Edinburgh EH17 8ZT	Ms Yu Chen., 12 Keggie Avenue Edinburgh EH17 8ZT	Delegated Decision	GRANTED	22 May 2025
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Community Council: Gilmerton/Straiton/Inch

25/02076/FUL (Planning Permission)	Erect single storey side extension to dwelling house. at 30 Candlemaker's Park Moredun Edinburgh EH17 8TH	Ms Ms Lynne Mclean., 30 Candlemaker's Park Edinburgh EH17 8TH	Local Delegated Decision	GRANTED	22 May 2025
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Community Council: Gilmerton/Straiton/Inch

25/02015/FUL (Planning Permission)	Attic conversion with rear dormer. at 30 Gilmerton Dykes Drive Hyvots Bank Edinburgh EH17 8LB	Ms N Cameron., 30 Gilmerton Dykes Drive Edinburgh EH17 8LB	Local Delegated Decision	GRANTED	23 May 2025
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Community Council: Gilmerton/Straiton/Inch

25/02006/FUL (Planning Permission)	Erect a single storey flat roof extension to rear of dwellinghouse. at 1 Ellis Street Mortonhall Edinburgh EH17 8GD	Ms Laura Love., 1 Ellis Street Mortonhall Edinburgh EH17 8GD	Local Delegated Decision	GRANTED	22 May 2025
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Community Council: Gilmerton/Straiton/Inch

25/01974/FUL (Planning Permission)	Alterations and single storey extension to side of property and new porch at front entrance door. at 29 Alnwickhill Court Alnwickhill Edinburgh EH16 6YG	Mr Ali Jamieson., 29 Alnwickhill Court Edinburgh EH16 6YG	Local Delegated Decision	GRANTED	22 May 2025
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Community Council: Liberton

25/01835/FUL (Planning Permission)	Single storey rear extension. at 79 Craighour Crescent Edinburgh EH17 7NP	Mrs Thamalee Peiris, 79 Craighour Crescent Edinburgh EH17 7NP	Local Delegated Decision	GRANTED	21 May 2025
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Community Council: Gilmerton/Straiton/Inch

25/01658/CLP (Certificate of Lawfulness (proposed))	Installation of a Scottish Water Business Stream emergency tanker fill point, within a new kiosk, adjacent to the drop-off point for the Emergency Department, at the Royal Hospital for Children and Young People (RHCYP). at Royal Hospital For Children And Young People 50 Little France Crescent Inch Edinburgh EH16 4TJ	NHS Lothian., FAO: Mr Bruce Barron RHCYP & DCN 50 Little France Crescent Edinburgh EH16 4TJ	Delegated Decision	REFUSED	23 May 2025
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Community Council: Gilmerton/Straiton/Inch

25/01011/LBC (Listed Building Consent)	The proposed changes are: A new family /garden room to replace the existing conservatory. Removal of cement render from some elevations, removal of cement pointing, repair of masonry and full re-pointing using lime mortar and traditional techniques. Replacement of modern windows. Internal alterations. at 4 Liberton Tower Lane Edinburgh EH16 6TQ	Mr Paul Doohan., 4 Liberton Tower Lane Edinburgh EH16 6LP	Delegated Decision	GRANTED	23 May 2025
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Community Council: Liberton

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/01517/LBC (Listed Building Consent)	Listed building consent application for the installation of ground floor accessible shower room in rear bedroom and replacement of 2 No. dilapidated sash and case windows in a like-for-like format in same bedroom. at 17 Windsor Place Portobello East Edinburgh EH15 2AJ	Mrs Kathleen Campbell., 17 Windsor Place Edinburgh EH15 2AJ	Delegated Decision	GRANTED	23 May 2025
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Community Council: Portobello

[Wards](#)