

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **2 June 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **2 June 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

25/02217/FUL (Planning Permission)	Proposed Extension to Side Elevation. at 17 Maitland Road Newmains Kirkliston EH29 9AR	Ms Pat Carmichael., 17 Maitland Road Newmains Kirkliston EH29 9AR	Local Delegated Decision	GRANTED	26 May 2025
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Community Council: Kirkliston

25/01838/FUL (Planning Permission)	Change of use from offices to Dental Surgery comprising the centre park of the building and the East Wing. No change to the vehicular entrance or car parking. Minor alterations to the facades to provide ventilation grills. Internally formation of stud walls to form a dental surgery providing surgeries, recovery rooms, offices and stall accommodation on the first floor of the East wing. Mechanical ventilation will be installed and the equipment has been shown on the plans and elevations. at Eastfield House 35 Eastfield Road Newbridge EH28 8LS	New Life Teeth., FAO: Stuart Lutton 273 - 275 Lisburn Road Belfast Northern Ireland BT9 7GW	Local Delegated Decision	GRANTED	30 May 2025
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Community Council: Ratho

25/01786/FUL (Planning Permission)	Singe storey extensions to rear and front. Alterations internally. at 30 Briggers Wynd South Queensferry EH30 9DS	Mr Jonathan Keig., 30 Briggers Wynd South Queensferry EH30 9DS	Local Delegated Decision	GRANTED	30 May 2025
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Community Council: Queensferry & District

25/01694/FUL (Planning Permission)	Single storey side extension, garage conversion, 2 storey rear extension and deck. at 64 Cammo Grove Cammo Edinburgh EH4 8EZ	Mr And Mrs S J Grosset Bell., 64 Cammo Grove Cammo Edinburgh EH4 8EZ	Local Delegated Decision	GRANTED	30 May 2025
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Community Council: Cramond

25/01659/ADV (Advert Consent)	Digital sign with two posts in ground. at Proposed Advertising Hoarding 30 Metres South Of 1 Ashburnham Loan Queensferry South Queensferry	Marlebone Holdings UK Ltd., FAO: Mr Jim O'Brien Pavilion 2 Finnieston Business Park Minerva Way Glasgow G3 8AU	Delegated Decision	REFUSED	26 May 2025
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Community Council: Queensferry & District

25/01270/FUL (Planning Permission)	Change of use from workshop / garage to dwelling & sub-divide existing plot. (AS AMENDED) at 76 Station Road Ratho Station Newbridge EH28 8QT	Mr J McNee., 76 Station Road Ratho Station Newbridge EH28 8QT	Local Delegated Decision	GRANTED	27 May 2025
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Community Council: Ratho

24/05446/AMC (Approval of Matters Specified in Conds)	Approval of matters specified in conditions re plot 5 works relating to 23/01423/PPP including 3) reserved matters 4) contaminated land 5) archaeology 7) NR25 noise reduction 8) scheme for protecting residential occupiers 9) EV charging 10) heat and energy 13) biodiversity 14) landscaping 15) CEMP 16) Bird Hazard Management Plan 17) permanent lighting and 18) solar PV. at Land South West Of Old Liston Road Newbridge Edinburgh	GSS Newbridge Limited., 18 Walker Street Edinburgh EH3 7LP	Delegated Decision	APPROVED	29 May 2025
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Community Council: Ratho

23/02638/FUL (Planning Permission)	Change of use from Class 8 residential institution (care home /hospice) to Class 9 10x houses including removal and replacement of extensions with new town houses, new parking and landscaping arrangements (as amended). at Kirkland House 2 Gogarmuir Road Edinburgh EH12 9DA	Newcrest Residential Ltd., Kirkland House 2 Gogarmuir Road Edinburgh EH12 9DA	Committee Decision	GRANTED WITH LEGAL AGREEMENT	29 May 2025
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Community Council: Ratho

[Wards](#)

Ward No. B02 – Pentland Hills

25/01992/WINP A (Prior Approval Windows)	Proposed replacement windows and door to front elevation. Existing windows and door are currently black painted timber. Proposed windows to be white UPVC and remain in the same style as existing and door to be white composite GRP at 34 Hermiston Riccarton Currie EH14 4AQ	Mr And Mrs S Adams., 34 Hermiston Riccarton Currie EH14 4AQ	Delegated Decision	APPROVED	27 May 2025
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Community Council: Currie

25/01714/FUL (Planning Permission)	Proposed front extension and garage works including raising roof. at 46 Thomson Crescent Currie Edinburgh EH14 5JS	Mr Khush & Mrs Lizzie Joshi., 46 Thomson Crescent Edinburgh EH14 5JS	Local Delegated Decision	GRANTED	30 May 2025
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Community Council: Currie

25/01575/FUL (Planning Permission)	Erection of 3 office / storage units to accompany 5 plinths siting antenna and testing equipment with enclosing 1.8m tall steel mesh fence and gates. at Land 75 Metres North Of 28 Research Avenue South Riccarton Currie	Heriot-Watt University., Mr Matthew Adams. Estate Office Heriot-Watt University Edinburgh EH14 4AS	Local Delegated Decision	GRANTED	29 May 2025
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Community Council: Currie

25/00939/FUL (Planning Permission)	Install extension to the rear of the property. at 11 Craigentarrie Mews Curriehill Edinburgh EH14 5FA	Mr J Rutherford., 11 Craigentarrie Mews Curriehill Edinburgh EH14 5FA	Local Delegated Decision	GRANTED	29 May 2025
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Community Council: Balerno

24/06264/LBC (Listed Building Consent)	Formation of new 2 storey bedroom wing extension to side of existing inn and associated car park alterations. at The Bridge Inn 27 Baird Road Ratho Newbridge EH28 8RU	The TBC Pub Company Ltd., The Bridge Inn FAO: G Bucknall 27 Baird Road Ratho Newbridge EH28 8RU	Delegated Decision	GRANTED	29 May 2025
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Community Council: Ratho

24/06265/FUL (Planning Permission)	Formation of new 2 storey bedroom wing extension to side of existing Inn and associated car park alterations. at The Bridge Inn 27 Baird Road Ratho Newbridge EH28 8RU	The TBC Pub Company Ltd., The Bridge Inn FAO: G Bucknall 27 Baird Road Ratho Newbridge EH28 8RU	Local Delegated Decision	GRANTED	29 May 2025
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Community Council: Ratho

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/02241/FUL (Planning Permission)	Rear roof dormer extension, formed of timber frame with zinc roof and cladding, and symmetrically arranged windows (fixed and openable panes). Front roof 2 no. small roof lights. at 44 Parkgrove Crescent Barnton Edinburgh EH4 7RP	Mr John Logan., 44 Parkgrove Crescent Barnton Edinburgh EH4 7RP	Local Delegated Decision	GRANTED	28 May 2025
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Community Council: Drumbrae

25/02071/FUL (Planning Permission)	Demolition of existing single side storey extension to south and garage to north. New two storey side extension to south replacing existing single storey extension and new single storey boot room/storage to replace existing garage. at 104 Drum Brae North Craigmount Edinburgh EH4 8AX	Mr & Mrs M Collins., 104 Drum Brae North Craigmount Edinburgh EH4 8AX	Local Delegated Decision	GRANTED	26 May 2025
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Community Council: Drumbrae

25/01768/CLP (Certificate of Lawfulness (proposed))	To extend the driveway to allow two car parking in front of the house. at 6 North Bughtlin Neuk Edinburgh EH12 8XG	Mr Alireza Emadi., 6 North Bughtlin Neuk Edinburgh EH12 8XG	Delegated Decision	GRANTED	29 May 2025
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Community Council: Drumbrae

25/01208/FUL (Planning Permission)	Attic conversion with rear dormer roof extension. at 36 Barntongate Avenue Craigmount Edinburgh EH4 8BG	Ms Alice Dickens., 36 Barntongate Avenue Edinburgh UK EH4 8BG	Local Delegated Decision	GRANTED	29 May 2025
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Community Council: Drumbrae

25/00642/FUL (Planning Permission)	The proposal is to replace the existing modern-build conservatory that includes render, uPVC windows and slate roof, with a contemporary garden room. at 1 North Gyle Farm Court Edinburgh EH12 8LQ	Pei Ferguson., 1 North Gyle Farm Court Edinburgh EH12 8LQ	Local Delegated Decision	REFUSED	29 May 2025
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Community Council: Corstorphine

[Wards](#)

Ward No. B04 – Forth

25/02511/WINP A (Prior Approval Windows)	Replacement of existing timber sash and case windows for new pvcu double glazed sliding sash windows. at 2F1 5 Starbank Road Trinity Edinburgh EH5 3BW	Mr Nick Killane., Flat 5, 5 Starbank Road Edinburgh EH5 3BW	Delegated Decision	APPROVED	26 May 2025
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Community Council: Trinity

25/02228/FUL (Planning Permission)	Conversion of attic space to form habitable accommodation including erection of dormer to rear elevation. at 9 Crewe Place Royston Edinburgh EH5 2LR	Huld Martha Hoelvold., 9 Crewe Place Edinburgh EH5 2LR	Local Delegated Decision	GRANTED	28 May 2025
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Community Council: Granton + District

25/01600/FUL (Planning Permission)	Proposed single storey extension to the rear of the property. at 18 Craighall Terrace Trinity Edinburgh EH6 4RF	Mrs Elizabeth Hurst - High., 18 Craighall Terrace Trinity Edinburgh EH6 4RF	Local Delegated Decision	GRANTED	26 May 2025
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

25/02454/TCO (Treework Within a Conservation Area)	Cherry tree removal of tree as being suppressed by bigger trees behind. at 7 St Bernard's Crescent Stockbridge Edinburgh EH4 1NR	Mrs Melinda Tetley., 7 St Bernards Crescent Edinburgh EH4 1NR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	29 May 2025
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Community Council: Stockbridge/Inverleith

25/02410/TCO (Treework Within a Conservation Area)	Holly tree in rear garden growing to close to wall causing damage removal of tree. at 6 Malta Terrace Edinburgh EH4 1HR	Mrs Xanthe Weir., 6 Malta Terrace Edinburgh EH4 1HR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	29 May 2025
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Community Council: Stockbridge/Inverleith

25/02356/CLP (Certificate of Lawfulness (proposed))	Erection of an extension. at 11B House O'hill Gardens Edinburgh EH4 2AR	Mr & Mrs Montgomery., 11B House O' Hill Gardens Edinburgh EH4 2AR	Delegated Decision	GRANTED	28 May 2025
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Community Council: Silverknowes (Not Active)

25/02317/CLP (Certificate of Lawfulness (proposed))	Proposed new external window to kitchen. at 5 Carfrae Road Blackhall Edinburgh EH4 3SD	Mr & Mrs Patrick Horan., 5 Carfrae Road Edinburgh EH4 3SD	Delegated Decision	GRANTED	28 May 2025
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Community Council: Craigleith/Blackhall

25/01787/LBC (Listed Building Consent)	To improve the buildings response to climate change by improving discharge from the internal gutter and by increasing the height of the stair roof light base to raise it further above the gutter, and to replace the present fixed stair rooflight with a matching size electrically operated velux unit, allowing for ventilation when required. To raise the roof access hatch up the roof slope. To restore the front gutter lining to lead. at 15 Howard Place Edinburgh EH3 5JZ	Mrs Fiona Mairi Hardie., 15 Howard Place Edinburgh EH3 5JZ	Delegated Decision	GRANTED	29 May 2025
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Community Council: Stockbridge/Inverleith

25/01730/LBC (Listed Building Consent)	Internal alterations comprising of relocating kitchen and creation of new bedroom and shower room. at 2F 7 Learmonth Terrace Edinburgh EH4 1PQ	Mr Ricky Cheng., 2F 7 Learmonth Terrace Edinburgh EH4 1PQ	Delegated Decision	GRANTED	26 May 2025
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Community Council: Stockbridge/Inverleith

25/01631/LBC (Listed Building Consent)	Replacement of existing single pain windows with high performance warm edge spacer system, spacer heritage double glazed unit. at 3 Bell Place Stockbridge Edinburgh EH3 5HT	Mrs Christine McNaughton., 3 Bell Place Edinburgh EH3 5HT	Delegated Decision	GRANTED	30 May 2025
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Community Council: Stockbridge/Inverleith

25/01390/LBC (Listed Building Consent)	Internal alterations to dwellinghouse. at 87 St Stephen Street Stockbridge Edinburgh EH3 5AG	Cary & Co Developments., FAO: Mr Alfred Cary 87 St Stephen Street Edinburgh EH3 5AG	Delegated Decision	GRANTED	29 May 2025
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Community Council: Stockbridge/Inverleith

25/01370/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2 Comely Bank Place Mews Stockbridge Edinburgh EH4 1EB	Ms Antonia Allan., 2 Comely Bank Place Mews Edinburgh EH4 1EB	Delegated Decision	WITHDRAWN	29 May 2025
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Community Council: Stockbridge/Inverleith

25/01313/LBC (Listed Building Consent)	Install replacement door & windows (as amended). at 45C Inverleith Gardens Edinburgh EH3 5PR	Mrs N Sharkey., 45C Inverleith Gardens Edinburgh EH3 5PR	Delegated Decision	GRANTED	30 May 2025
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Community Council: Stockbridge/Inverleith

25/00966/FUL (Planning Permission)	Demolition of existing unoriginal extension, partial demolition of existing garage, construction of new extension, replacement of existing roof lights and reconfiguration of ground floor layout. at 1 Orchard Terrace Craigleith Edinburgh EH4 2HA	Ms Becky Govier., 1 Orchard Terrace Edinburgh EH4 2HA	Local Delegated Decision	GRANTED	28 May 2025
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Community Council: Craigleith/Blackhall

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/01710/FUL (Planning Permission)	Single storey rear extension to semi-detached villa, new window opening to side of existing house, new landing and steps from existing raised terrace to garden level. at 46 Gordon Road Corstorphine Edinburgh EH12 6LU	Mrs Monique Lockhart., 46 Gordon Road Edinburgh UK EH12 6LU	Local Delegated Decision	GRANTED	30 May 2025
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Community Council: Corstorphine

25/01549/CON (Conservation Area Consent)	To remove the two garages and uPVC conservatory. at 13 Kinellan Road Edinburgh EH12 6ES	Mr Stephen Cullis., Craighill 13 Kinellan Road Edinburgh EH12 6ES	Householder fast track	GRANTED	27 May 2025
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Community Council: Murrayfield

25/01209/FUL (Planning Permission)	Conversion of attic and garage, internal alterations, replacement of windows and new balcony to the rear of the property. at 10 Ravelston Dykes Ravelston Edinburgh EH4 3ED	Mr & Mrs Christopher Hull., 10 Ravelston Dykes Edinburgh Scotland EH4 3ED	Local Delegated Decision	GRANTED	26 May 2025
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Community Council: Craigmyle/Blackhall

25/01146/FUL (Planning Permission)	Form rear extension to existing end of terrace house with associated works. at 61 South Beechwood Saughtonhall Edinburgh EH12 5YS	Mrs Morag Lamb., 61 South Beechwood Edinburgh Scotland EH12 5YS	Local Delegated Decision	GRANTED	27 May 2025
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Community Council: Murrayfield

25/01070/FUL (Planning Permission)	Change of use from vacant Offices (Class 1) to a Dog Grooming/dog grooming training academy (Class 1). at 50 Corstorphine Road Edinburgh EH12 6JQ	Sassy Dog Groomers & Spa., Mr Andrew Carse Sassy Dog Groomers 1 Western Corner Edinburgh EH12 5PY	Local Delegated Decision	NOT DEVELOPMENT	30 May 2025
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/01698/FUL (Planning Permission)	Form new canted dormer with timber windows and slate haffits on upper villa of colony dwelling. at 15 Cobden Terrace Edinburgh EH11 2BJ	Mr Joseph Steenson., 15 Cobden Terrace Dalry Edinburgh EH11 2BJ	Local Delegated Decision	GRANTED	29 May 2025
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Community Council: Gorgie/Dalry

25/01624/FUL (Planning Permission)	1 No. 48 sheet digital LED advertisement display. Variation to condition 2 of the planning consent granted. at Advertising Hoarding 25 Metres South Of 46 Westfield Road Edinburgh	Network Rail., Waterloo General Offices London SE1 8SW	Local Delegated Decision	WITHDRAWN	26 May 2025
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Community Council: Gorgie/Dalry

25/00782/FUL (Planning Permission)	Erection of 17 No. student accommodation units. at 1A Inglis Green Gait Kingsknowe Edinburgh	Mr J O'Rourke., 1A Inglis Green Gait Edinburgh EH14 2LG	Local Delegated Decision	REFUSED	28 May 2025
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Community Council: Longstone

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/02222/FUL (Planning Permission)	Proposed Entrance Porch and Garage Conversion. at 50 Buckstone Loan Edinburgh EH10 6UG	Mr Thomas Hinds., 50 Buckstone Loan Edinburgh EH10 6UG	Local Delegated Decision	GRANTED	30 May 2025
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Community Council: Fairmilehead

25/01808/FUL (Planning Permission)	Demolition of existing rear conservatory and replace with single storey extension with roof light. at 13 Swanston Row Edinburgh EH10 7EJ	Mr David Elliot., 13 Swanston Row Edinburgh EH10 7EJ	Delegated Decision	PERMITTED DEVELOPMENT	30 May 2025
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Community Council: Fairmilehead

24/04634/FUL (Planning Permission)	Brick and timber single storey car port structure proposed to entrance driveway. New area of permeable paving and planting proposed. at 27 Barnshot Road Edinburgh EH13 0DJ	Mrs Sarah Troy., 27 Barnshot Road Edinburgh EH13 0DJ	Local Delegated Decision	REFUSED	30 May 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/02238/FUL (Planning Permission)	Removal of existing conservatory and new ground floor extension to rear with associated alterations and landscaping. at 29 Craiglockhart Loan Wester Craiglockhart Edinburgh EH14 1JR	Mr & Mrs Eric & Moira Mackay, 29 Craiglockhart Loan Edinburgh UK EH14 1JR	Local Delegated Decision	GRANTED	28 May 2025
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Community Council: Craiglockhart

25/01849/LBC (Listed Building Consent)	Remove internal wall beside stair at ground floor level and reinstate the opening between kitchen and dining room. The wall beside the stair at ground floor level was added as part of alterations with a building warrant application dated 1946. at Tod Run 3A Lockharton Gardens Edinburgh EH14 1AU	Mr Brad Cotton., 3A Lockharton Gardens Edinburgh EH14 1AU	Delegated Decision	GRANTED	28 May 2025
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Community Council: Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

25/02602/WINP A (Prior Approval Windows)	Replacement of existing casement style aluminium windows for new double glazed uPVC windows. at 4 Morningside Court Edinburgh EH10 5NY	Eleanor Rogers, 4 Morningside Court Edinburgh EH10 5NY	Delegated Decision	APPROVED	30 May 2025
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Community Council: Morningside

25/01564/FUL (Planning Permission)	Building a garden room in the rear of the back garden. Re-submission following withdrawal of application 25/00380/FUL. at Flat 1 13 Cluny Gardens Edinburgh EH10 6BH	Urban Pods., Mr Ross Iwaniec Unit 19 Napier Square Livingston United Kingdom EH54 5DG	Local Delegated Decision	GRANTED	26 May 2025
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Community Council: Morningside

25/01504/FUL (Planning Permission)	Extension to store at rear of garage to form studio space. at 28 Cluny Drive Edinburgh EH10 6DP	Mr & Mrs D McIntyre., 28 Cluny Drive Edinburgh EH10 6DP	Local Delegated Decision	GRANTED	27 May 2025
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Community Council: Morningside

25/00955/FUL (Planning Permission)	Remove existing window and replace with new double doorset. Create opening in existing wall and install new timber sash-and-case window. Remove internal wall and create opening in internal wall for new double doorset. at 6 Abbotsford Park Edinburgh EH10 5DX	Mr Alan McFarlane., 6 Abbotsford Park Edinburgh EH10 5DX	Local Delegated Decision	GRANTED	26 May 2025
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Community Council: Merchiston

[Wards](#)

Ward No. B11 – City Centre

25/02014/CLE (Certificate of Lawfulness (existing))	CLUD application for Use ancillary to Class 4. at 34 Melville Street New Town Edinburgh EH3 7HA	Strathberry., FAO: Guy Hundleby 34 Melville Street Edinburgh EH3 7HA	Delegated Decision	GRANTED	30 May 2025
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Community Council: West End

25/01825/LBC (Listed Building Consent)	Minor amendments to Listed Building Consent Appeal Reference LBA-230-2267. at 4 Randolph Cliff Edinburgh EH3 7TZ	Mr Murdo MacLennan., 4 Randolph Cliff Edinburgh EH3 7TZ	Delegated Decision	GRANTED	30 May 2025
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Community Council: New Town/Broughton

25/01784/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 3F2 54 Shandwick Place Edinburgh EH2 4RT	Mr Ross Campbell., 3F2 54 Shandwick Place Edinburgh Scotland EH2 4RT	Delegated Decision	GRANTED	30 May 2025
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Community Council: West End

25/01764/LBC (Listed Building Consent)	Existing single glazed timber sash and case windows replaced with new double glazed timber sash and case windows to match existing. at Flat 1 2 North Charlotte Street Edinburgh EH2 4HR	Mr Jim Kerr., 2 North Charlotte Street Flat 1 Edinburgh EH2 4HR	Delegated Decision	GRANTED	26 May 2025
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Community Council: New Town/Broughton

25/01775/LBC (Listed Building Consent)	Alteration of shopfront finishes and new signage letters. at 97 George Street Edinburgh EH2 3ES	Whistles Ltd., FAO: Miss Marie-Nicole Preidel 183 Eversholt Street London NW1 1BU	Delegated Decision	GRANTED	29 May 2025
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Community Council: New Town/Broughton

25/01760/FUL (Planning Permission)	Alterations and conversion of attic space, along with change of use to form HMO, more than 5 persons. at 3F2 22 Gillespie Crescent Edinburgh EH10 4HU	Ms Ella Jennifer Schlieper., 22 Gillespie Crescent Edinburgh EH10 4HU	Local Delegated Decision	REFUSED	26 May 2025
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Community Council: Tollcross

25/01727/FUL (Planning Permission)	Installation of replacement hardwood timber sash and case windows and front door. at 14 Wester Coates Avenue Edinburgh EH12 5LS	Mr & Mrs Jim And Ann Barlow., 14 Wester Coates Avenue Wester Coates Edinburgh EH12 5LS	Local Delegated Decision	GRANTED	30 May 2025
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Community Council: Murrayfield

25/01623/LBC (Listed Building Consent)	Make existing window larger with cut down installing larger sash and case with a new exterior balcony. at 3F2 6 Nelson Street New Town Edinburgh EH3 6LG	Mr John Dawson., 3F2 6 Nelson New Town Edinburgh EH3 6LG	Delegated Decision	REFUSED	29 May 2025
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Community Council: New Town/Broughton

25/01422/FULS TL (Planning Permission STL)	Change of use from office (Class 4) to serviced apartments (Sui Generis) (in retrospect) (as amended). at 20 Stafford Street Edinburgh EH3 7BD	Dragon Developments Edinburgh Limited.,	Local Delegated Decision	GRANTED	30 May 2025
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Community Council: West End

25/01364/LBC (Listed Building Consent)	Minor amendments to previously approved drawings granted permission under 23/01740/LBC for alterations to facilitate change of use. Amendments include alterations to windows at lower ground floor and roof lights, and minor internal reconfigurations. at 11 - 15 Thistle Street New Town Edinburgh	Thistle Propco Investment Ltd., 6 Duke Street St James's London SW1Y 6BN	Delegated Decision	GRANTED	29 May 2025
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Community Council: New Town/Broughton

25/01221/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, canopy, projecting sign (as amended) at 194A & 196 Rose Street New Town Edinburgh EH2 4AZ	Robert Graham 1874 Whisky & Cigars., Mr Stephen Johnstone 194 Rose Street Edinburgh United Kingdom EH2 4AZ	Delegated Decision	GRANTED	30 May 2025
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Community Council: New Town/Broughton

25/01256/LBC (Listed Building Consent)	Replacement of 2 No. windows on Fourth Floor. at 135 Princes Street Edinburgh EH2 4BL	BBC Pension Trust Ltd., Pacific House 1st Floor 70 Wellington Street Glasgow Scotland G2 6UA	Delegated Decision	GRANTED	30 May 2025
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Community Council: West End

25/00816/FULS TL (Planning Permission STL)	Change of use (retrospective) from storage space to short term let accommodation (sui generis). at 1F2 1 South Charlotte Street Edinburgh EH2 4AN	Whinstane LLP C/o Destiny Scotland., 28 Thistle Street 68/8 Raeburn Place Edinburgh EH2 1EN	Local Delegated Decision	GRANTED	29 May 2025
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Community Council: New Town/Broughton

25/00817/FULS TL (Planning Permission STL)	Change of use (retrospective) from storage space to short term let accommodation (sui generis). at 1F4 1 South Charlotte Street Edinburgh EH2 4AN	Whinstane LLP C/o Destiny Scotland., 28 Thistle Street Edinburgh Scotland EH2 1EN	Local Delegated Decision	GRANTED	29 May 2025
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Community Council: New Town/Broughton

25/00818/FULS TL (Planning Permission STL)	Change of use (retrospective) from office space to short term let accommodation (sui generis). at 2F2 1 South Charlotte Street New Town Edinburgh EH2 4AN	Whinstane LLP C/o Destiny Scotland., 28 Thistle Street Edinburgh Scotland EH2 1EN	Local Delegated Decision	GRANTED	29 May 2025
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Community Council: New Town/Broughton

25/00819/FULS TL (Planning Permission STL)	Change of use (retrospective) from office space to short term let accommodation (Sui Generis). at 2F3 1 South Charlotte Street Edinburgh EH2 4AN	Whinstane LLP.,	Local Delegated Decision	GRANTED	29 May 2025
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Community Council: New Town/Broughton

25/00379/FUL (Planning Permission)	Change of use from a class 1A shop to class 3 restaurant with full cooking utilising an internal flue and all associated site works. at 181 - 183 Morrison Street Edinburgh EH3 8DZ	Mr David Mcmillan., 183 Morrison Street West End Edinburgh EH3 8DZ	Local Delegated Decision	GRANTED	29 May 2025
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Community Council: West End

25/00175/FULS TL (Planning Permission STL)	Change of use (retrospective) from storage space to short term let accommodation (Sui- Generis). at 1F3 1 South Charlotte Street Edinburgh EH2 4AN	Whinstane LLP C/o Destiny Scotland., 28 Thistle Street Edinburgh EH2 1EN	Local Delegated Decision	GRANTED	29 May 2025
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Community Council: New Town/Broughton

[Wards](#)

Ward No. B12 – Leith Walk

25/01797/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 32 Montgomery Street Edinburgh EH7 5JS	Mr Markus Scharbert., 2F2 32 Montgomery Street Edinburgh EH7 5JS	Delegated Decision	GRANTED	30 May 2025
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Community Council: Leith Central

25/01706/FUL (Planning Permission)	Alter window to form new French doors and fanlight above, with new garden access steps, and internal alterations, to ground floor flat. at 90 Montgomery Street Edinburgh EH7 5HE	Mr & Ms B. King And O. Carr., 90 Montgomery Street Edinburgh EH7 5HE	Local Delegated Decision	GRANTED	30 May 2025
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Community Council: Leith Central

25/01580/LBC (Listed Building Consent)	Replace the existing single glazed sash and case windows with double glazed upgrades. Full restoration of the original case, manufacture and install like-for-like sashes with Heritage 'Slimlite' double glazing. Careful attention will be given when manufacturing new like for like sashes. All window moulds, dimensions and features of the original sashes will be retained and replicated on the new sashes. at 2F2 219 Ferry Road Edinburgh EH6 4NN	Ms Kate Sturrock., Flat 6 219 Ferry Road Edinburgh Scotland EH6 4NN	Delegated Decision	GRANTED	26 May 2025
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Community Council: Leith Central

25/01017/FUL (Planning Permission)	Installation of dormer windows to front and rear elevations. Opaque glass windows to rear elevations dormer containing shower room. at 16 Bellevue Road Broughton Edinburgh EH7 4DB	Mrs Julie Goschescheck., 16 Bellevue Road Edinburgh EH7 4DB	Local Delegated Decision	GRANTED	28 May 2025
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Community Council: New Town/Broughton

25/00488/FULS TL (Planning Permission STL)	Use of student accommodation as short term holiday accommodation from 1 June to 31 August annually. at 22 - 24 Dunedin Street Edinburgh EH7 4JG	Danehurst (Dunedin Street) Limited., Aztec House 397 - 405 Archway Road London N6 4EY	Local Delegated Decision	GRANTED	30 May 2025
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Community Council: New Town/Broughton

Ward No. B13 – Leith

25/02315/TCO (Treework Within a Conservation Area)	6 lime trees in front garden - reduce height by 5-6 metres. at 5 Claremont Park Lochend Edinburgh EH6 7PH	Mr Chris Tiso., 5 Claremont Park Lochend Edinburgh EH6 7PH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	28 May 2025
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Community Council: Leith Links

25/02347/WINP A (Prior Approval Windows)	Existing dark brown timber single glazed windows with inner frames to be replaced with new double glazed upvc framed windows with a rosewood finish. at Flat 2 10 Sheriff Park North Leith Edinburgh EH6 6DY	Mr Alan Barrow, Flat 2 10 Sheriff Park North Leith Edinburgh EH6 6DY	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	28 May 2025
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Community Council: Leith Harbour And Newhaven

Ward No. B14 – Craigentinny/Duddingston

25/02068/CLP (Certificate of Lawfulness (proposed))	Alter the existing garage to form rooms and raise roof of garage to match existing kitchen roof height and install new fenestration; Blocking up garage windows on side elevation and install new doors and windows. at 6 Goff Avenue Craigentinny Edinburgh EH7 6TS	Ms Jane Holligan., 6 Goff Avenue Edinburgh EH7 6TS	Delegated Decision	GRANTED	29 May 2025
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Community Council: Craigentinny/Meadowbank

25/01806/FUL (Planning Permission)	Conversion of existing attic with construction of front and rear dormers. at 2F2 12 Loganlea Place Edinburgh EH7 6PD	Ms Sharon Dignan., Flat 4 12 Loganlea Place Edinburgh EH7 6PD	Local Delegated Decision	GRANTED	28 May 2025
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Community Council: Craigentinny/Meadowbank

25/01751/FUL (Planning Permission)	Take down existing conservatory and extend the living area and kitchen. Decking and access to the garden from the living area. at 17 Fillyside Avenue Craigentinny Edinburgh EH7 6QU	Mr Garry Olver., 17 Fillyside Avenue Craigentinny Edinburgh EH7 6QU	Local Delegated Decision	GRANTED	30 May 2025
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Community Council: Craigentinny/Meadowbank

[Wards](#)

Ward No. B15 – Southside/Newington

25/02748/TCO (Treework Within a Conservation Area)	Remove larger limbs to trees on south and west boundary. at 6 Cowan's Close Newington Edinburgh EH8 9HF	City Of Edinburgh Council (CEC)., Alistair Barnes C/o Agent.	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	28 May 2025
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Community Council: Southside

25/02271/CLP (Certificate of Lawfulness (proposed))	2 rear doors to be replaced with glazed timber doors. at 7 Wilton Road Mayfield Edinburgh EH16 5NX	Mrs Julie Stewart., 7 Wilton Road Mayfield Edinburgh EH16 5NX	Delegated Decision	GRANTED	28 May 2025
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Community Council: Grange/Prestonfield

25/02198/CLP (Certificate of Lawfulness (proposed))	Proposed side window. at 6 Ross Gardens Blackford Edinburgh EH9 3BS	Mr Euan Law., 6 Ross Gardens Blackford Edinburgh EH9 3BS	Delegated Decision	GRANTED	29 May 2025
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Community Council: Grange/Prestonfield

25/01634/FUL (Planning Permission)	Internal alterations and change of use from domestic to HMO with six bedrooms. at 8 Rankin Drive Blackford Edinburgh EH9 3AT	CMW Investments Development Ltd., 23 Priestfield Road Edinburgh EH16 5HU	Local Delegated Decision	REFUSED	26 May 2025
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Community Council: Grange/Prestonfield

25/01528/LBC (Listed Building Consent)	Replace existing single glazed sash and case windows with Fineo 8 (narrow gauge) double glazing. The original timber sashes will be reglazed. Most of these are in good order but small sections would be replaced if rotten. at 1F 18 Strathearn Road Edinburgh EH9 2AE	Miss Katya Johnson., 18 Strathearn Road Flat 2 (1F) Edinburgh EH9 2AE	Delegated Decision	GRANTED	26 May 2025
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Community Council: Marchmont/Sciennes

25/01503/FUL (Planning Permission)	Alterations to rear elevation to provide access to private rear garden. at 3 Fingal Place Sciennes Edinburgh EH9 1JX	Mr Gregory Crosbie., 3 And 3A Fingal Place Edinburgh EH9 1JX	Local Delegated Decision	GRANTED	26 May 2025
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Community Council: Marchmont/Sciennes

25/01505/LBC (Listed Building Consent)	Alterations to rear elevation to provide access to private rear garden. at 3 Fingal Place Edinburgh EH9 1JX	Mr Gregory Crosbie., 3 And 3A Fingal Place Edinburgh EH9 1JX	Delegated Decision	GRANTED	26 May 2025
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Community Council: Marchmont/Sciennes

25/01400/FUL (Planning Permission)	Application for change of use from class 1a shop to class 3 restaurant with full cooking incorporating existing internal flue and all associated site works. at 11 St Patrick Square Newington Edinburgh EH8 9EZ	MQM Commercials Ltd., 146 Duddingston Road West Edinburgh EH16 4AP	Delegated Decision	GRANTED	29 May 2025
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Community Council: Southside

25/00482/FUL (Planning Permission)	Proposed Internal layout alterations, new roof solar panels, external battery cabinet on the rear, external EV charger on the rear, open up rear fence to create an extra parking space, new extractor and air intakes in elevation and roof. Proposed change of use for HMO 6-person occupation maximum. (AS AMENDED) at 6 St Leonard's Hill Edinburgh EH8 9RZ	Southside Investments Ltd., 20 Nicolson Street Edinburgh EH8 9DH	Local Delegated Decision	GRANTED	27 May 2025
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Community Council: Southside

25/00005/FULS TL (Planning Permission STL)	Change of use from former Licensed Social Club to serviced apartments. Partial stopping-up order required over footpath to allow formation of lightwells for basement accommodation daylight. at 192 Pleasance Newington Edinburgh EH8 9RT	CMW Investments Development Ltd., 23 Priestfield Road Edinburgh EH16 5HU	Local Delegated Decision	GRANTED	30 May 2025
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Community Council: Southside

24/02464/LBC (Listed Building Consent)	Internal and external alterations to facilitate conversion from office /workshop to form two short term lets and one flatted dwellinghouse. at 6A Grange Road Edinburgh EH9 1UH	FFT Brave Serviced Accommodation Ltd.,	Delegated Decision	GRANTED	27 May 2025
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Community Council: Grange/Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/02299/CLP (Certificate of Lawfulness (proposed))	Proposal for the erection of a single storey rear extension to existing dwelling house. at 26 Martin Street Edinburgh EH17 8GB	Mr JM & Mrs LE Parish., 26 Martin Street Edinburgh EH17 8GB	Delegated Decision	GRANTED	28 May 2025
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Community Council: Gilmerton/Straiton/Inch

25/01707/FUL (Planning Permission)	Proposed loft attic conversion to the rear of the property. at 9 Lammermoor Terrace Inch Edinburgh EH16 5SJ	Ms Sara Hopkins., 9 Lammermoor Terrace Inch Edinburgh EH16 5SJ	Local Delegated Decision	GRANTED	30 May 2025
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Community Council: Gilmerton/Straiton/Inch

25/01493/FUL (Planning Permission)	Form new rear dormer window (as amended). at 39 Moredun Park Gardens Moredun Edinburgh EH17 7JR	Mr John Richards., 39 Moredun Park Gardens Edinburgh EH17 7JR	Local Delegated Decision	GRANTED	27 May 2025
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Community Council: Gilmerton/Straiton/Inch

25/01464/FUL (Planning Permission)	Proposed replacement garage.(as amended). at 2 Liberton Brae Alnwickhill Edinburgh EH16 6AE	Ms Janine McGlynn., 2 Liberton Brae Edinburgh EH16 6AE	Local Delegated Decision	PERMITTED DEVELOPMENT	27 May 2025
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Community Council: Liberton

25/01194/FUL (Planning Permission)	Adaptation domestic property for installation metal modular ramp to front entrance. at 61 Newtoft Street Edinburgh EH17 8RB	City Of Edinburgh Council., FAO: Housing And Homelessness Level G.5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Local Delegated Decision	GRANTED	29 May 2025
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Community Council: Gilmerton/Straiton/Inch

25/01010/FUL (Planning Permission)	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 repointing using lime mortar and traditional techniques. Replacement of modern windows. Internal alterations. at 4 Liberton Tower Lane Alnwickhill Edinburgh EH16 6TQ	Mr Paul Doohan., 4 Liberton Tower Lane Edinburgh EH16 6LP	Local Delegated Decision	GRANTED	26 May 2025
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Community Council: Liberton

25/00739/FUL (Planning Permission)	Retrospective erection of an extension to the rear of the property. at 16 Damselfly View Edinburgh EH17 8XH	Mr Yuxuan Zhang., 16 Damselfly View Edinburgh EH17 8XH	Local Delegated Decision	GRANTED	29 May 2025
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Community Council: Gilmerton/Straiton/Inch

21/03312/PPP (Planning Permission in Principle)	Residential development including associated access, landscaping and servicing. at Land At South Gilmerton Farm Ravenscroft Street Edinburgh	Robert Adam & Son., South Gilmerton Farm Ravenscroft Street Edinburgh EH17 8QR	Committee Decision	GRANTED WITH LEGAL AGREEMENT	27 May 2025
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/02494/CLP (Certificate of Lawfulness (proposed))	A small rear extension to the existing kitchen to create a dining area. at 68 Seaview Crescent Joppa Edinburgh EH15 2LR	Mrs Michelle Fraser., 68 Seaview Crescent Edinburgh EH15 2LR	Delegated Decision	GRANTED	28 May 2025
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Community Council: Portobello

25/02186/FUL (Planning Permission)	Internal alterations to existing dwelling, new external rear terrace and conversion of existing garage. at 2 Brunstane Gardens Mews Joppa Edinburgh EH15 2QX	Mr Mike Griffiths., 2 Brunstane Gardens Mews Edinburgh EH15 2QX	Local Delegated Decision	GRANTED	30 May 2025
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Community Council: Portobello

25/01820/LBC (Listed Building Consent)	To change all of the windows in our property from single glazing to double glazing in order to reduce sound and lower our heating bills / make the property more environmentally friendly and secure. We will keep the look and style of the windows the same (wooden framed sash and case) but we would like to change the glazing from single to double. at 1 Pittville Street Edinburgh EH15 2BZ	Mrs Emily Mnyayi., 1 Pittville Street Edinburgh EH15 2BZ	Delegated Decision	WITHDRAWN	27 May 2025
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Community Council: Portobello

25/01622/LBC (Listed Building Consent)	Existing single glazed timber sash and case windows upgraded to double glazed timber sash and case windows to match existing. Existing front door replaced to match. at 17 Niddrie Cottages Newcraighall Edinburgh EH15 3HP	Mr Jordan Allan., 17 Niddrie Cottages Newcraighall Road Edinburgh EH15 3HP	Delegated Decision	GRANTED	29 May 2025
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Community Council: Craigmillar

25/01594/CLP (Certificate of Lawfulness (proposed))	Heat pump and solar panels. at 8 Bellfield Street Portobello East Edinburgh EH15 2BP	Mr Eric Hughes., 8 Bellfield Street Edinburgh EH15 2BP	Delegated Decision	GRANTED	28 May 2025
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Community Council: Portobello

25/01193/FUL (Planning Permission)	Increase footprint of existing extension while changing roof profile along with addition /alteration to existing house rear doors /windows. at 8 Straiton Place Edinburgh EH15 2BB	Mr Mario Capaldi., 8 Straiton Place Edinburgh EH15 2BB	Local Delegated Decision	GRANTED	28 May 2025
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Community Council: Portobello

25/00173/LBC (Listed Building Consent)	Installation of AC unit (external & internal) to pharmacy. at 330 - 332 Portobello High Street Edinburgh EH15 2DA	Lindsay & Gilmour., 19 Smith's Place Edinburgh EH6 8NU	Delegated Decision	GRANTED	30 May 2025
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Community Council: Portobello

24/05299/FUL (Planning Permission)	Internal alterations to add shower room on ground floor, move kitchen from front to rear of dwelling as well as extend + convert existing garage to form porched entrance, storage + utility space. Extensions to existing upper level dormers to provide more head-heights into adjacent bedroom (as amended) at 119 Coillesdene Avenue Joppa Edinburgh EH15 2LQ	Mr Thomas Croall, 119 Coillesdene Avenue Edinburgh EH15 2LQ	Local Delegated Decision	GRANTED	29 May 2025
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Community Council: Portobello

[Wards](#)