

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **9 June 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **9 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](#)

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[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

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[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

[Ward B17 – Portobello/Craigmillar](#)

If you have any questions about the decisions please contact the Planning Help Desk at planning@edinburgh.gov.uk

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

Consultations from Other Authorities Outwith the Lothians

Planning Applications within Edinburgh

Ward No.B01 – Almond

25/02628/CLP (Certificate of Lawfulness (proposed))	Proposed single storey rear extension to dwellinghouse. at 12 Crawford Green Kirkliston EH29 9LD	Katie Russell., 12 Crawford Green Kirkliston EH29 9LD	Delegated Decision	GRANTED	4 June 2025
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Community Council: Kirkliston

25/02362/FUL (Planning Permission)	Installation of semi permanent modular galvanised steel disabled access ramp. at 4 Strathalmond Court Edinburgh EH4 8AE	Ann Pugh., 4 Strathalmond Court Edinburgh EH4 8AE	Local Delegated Decision	GRANTED	6 June 2025
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Community Council: Cramond

25/02324/TCO (Treework Within a Conservation Area)	Front left-hand boundary Silver Birch near entrance gate (which is mostly dead & falling apart) remove. Large branch recently failed onto neighbour's tennis court. 1 dead Japanese Cherry amongst the Laurel in rear garden remove. 1 mostly dead Weeping Ash on the rear garden lawn remove., Smaller Sycamore next to larger one in rear garden bottom left-hand corner remove. at 40 Barnton Avenue Davidson's Mains Edinburgh EH4 6JL	Mr Jonathan Toub., 40 Barnton Avenue Davidson's Mains Edinburgh EH4 6JL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 June 2025
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Community Council: Cramond

25/01847/CLP (Certificate of Lawfulness (proposed))	Proposed change of single glazed timber sash and case windows with new double glazed timber sash and case windows. at 3 Cramond Village Edinburgh EH4 6NU	Mrs Carmela Mills., 3 Cramond Village Edinburgh EH4 6NU	Delegated Decision	GRANTED	3 June 2025
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Community Council: Cramond

25/01740/LBC (Listed Building Consent)	Replace existing single glazed timber sash and case windows with new double glazed timber sash and case windows. at 3 Cramond Village Edinburgh EH4 6NU	Mrs Carmella Mills., 3 Cramond Village Edinburgh EH4 6NU	Delegated Decision	GRANTED	4 June 2025
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Community Council: Cramond

25/01226/FUL (Planning Permission)	Alterations to and conversion of existing garage to form habitable accommodation ancillary to main dwelling. at 75 Society Road Port Edgar South Queensferry EH30 9XP	Mr Adeeb Mostafa., 75 Society Rd South Queensferry UK EH11 9XP	Local Delegated Decision	GRANTED	5 June 2025
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Community Council: Queensferry & District

25/01196/FUL (Planning Permission)	Extend to form new dining room and utility room. at 33 Silverknowes Hill Silverknowes Edinburgh EH4 5HD	Mrs Cheryl Watson., 33 Silverknowes Hill Edinburgh Scotland EH4 5HD	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Silverknowes (Not Active)

25/01183/FUL (Planning Permission)	Fit new windows below existing canopy to form porch and replace existing conservatory roof and frames with lightweight solid roof and new window frames. at 16 Ashburnham Gardens South Queensferry EH30 9LB	Mr David Drake., 16 Ashburnham Crescent South Queensferry Edinburgh EH30 9LB	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Queensferry & District

25/00476/FUL (Planning Permission)	Proposed removal of garage & internal wall and erect extension to side of dwelling. at 60 Silverknowes Terrace Edinburgh EH4 5HJ	Mrs Stocks, 60 Silverknowes Terrace Edinburgh EH4 5HJ	Local Delegated Decision	REFUSED	6 June 2025
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Community Council: Silverknowes (Not Active)

25/00450/FUL (Planning Permission)	Proposed storey and a half rear /gable extension with internal remodelling and entrance gates - design update with addition of side dormer for en-suite and dressing (as amended). at 18 Cammo Road Edinburgh EH4 8ED	Mr & Mrs Lawson., 18 Cammo Road Edinburgh EH4 8ED	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Cramond

25/00243/FUL (Planning Permission)	External and internal alterations to existing dwelling house including removal of existing garage walls, erect new two storey side extension and new rear dormer.(as amended) at 11 Station Road South Queensferry EH30 9HY	Mr & Mrs Cooper, 11 Station Road South Queensferry EH30 9HY	Local Delegated Decision	GRANTED	3 June 2025
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Community Council: Queensferry & District

25/00244/FULS TL (Planning Permission STL)	Change of use of premises to short-term let accommodation. at 18 Atheling Grove South Queensferry EH30 9PF	StefanosK Ltd., 18 Atheling Grove South Queensferry EH30 9PF	Committee Decision	REFUSED	5 June 2025
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Community Council: Queensferry & District

24/04546/FUL (Planning Permission)	To convert a garage into a domestic dwelling. at Kellerstain Stables Gogar Station Road Gogar Edinburgh EH12 9BS	The Owners Group., 59 Edinburgh Road Musselburgh EH21 6EE	Committee Decision	REFUSED	5 June 2025
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Community Council: Ratho

Ward No. B02 – Pentland Hills

25/02331/FUL (Planning Permission)	Removal of existing porch and erection of engineered hardwood sunroom extension. at 6 Lovedale Road Balerno EH14 7DW	Andrew & Fiona Mitchell., 6 Lovedale Road Balerno EH14 7DW	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Balerno

25/00854/FULS TL (Planning Permission STL)	Change of use from flat (sui generis) to short term let (Sui Generis). at Flat 4 12 Calder View Calders Edinburgh EH11 4HX	Mr Nicolae Bota., 11 Onslow Street Livingston EH54 5HR	Local Delegated Decision	REFUSED	4 June 2025
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Community Council: Wester Hailes

25/00706/FUL (Planning Permission)	Reconfiguration of existing retail units, new shopfronts and associated works. at Westside Plaza Shopping Centre 6 Westside Plaza Edinburgh	U & S Investment Ltd., FAO: Syed Etizaz Salford Innovation Forum Room 224 51 Frederick Road Salford M6 6FP	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Wester Hailes

25/00623/FUL (Planning Permission)	New entrance with external steps, loft conversion with dormer and re-roofing (as amended). at 561C Lanark Road Juniper Green EH14 5DE	Mr Richard Frette., 561C Lanark Road Juniper Green Edinburgh EH14 5DE	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Juniper Green

Ward No.B03 – Drum Brae/Gyle

25/02723/CLP (Certificate of Lawfulness (proposed))	Erection of a conservatory. at 37 East Craigs Rigg Edinburgh EH12 8JA	Dr Brown., 37 East Craigs Rigg Edinburgh EH12 8JA	Delegated Decision	GRANTED	3 June 2025
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Community Council: Corstorphine

25/02497/TPO (Treework)	T15, G32 and G81 Gean Cherry remove. at 149 South Gyle Mains South Gyle Edinburgh EH12 9HU	South Gyle Proprietors Association., FAO: Mrs Janet Hunter 149 South Gyle Mains Edinburgh EH12 9HU	Delegated Decision	MIXED DECISION	4 June 2025
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Community Council: Corstorphine

Ward No. B04 – Forth

25/02648/TCO (Treework Within a Conservation Area)	reduce crown of silver birch tree and eucalyptus tree both by a 1/3 (alternatively by 2 meters) - reduce the crowns of both trees by a 1/3 (alternatively by 2 meters) at 166 Newhaven Road Edinburgh EH6 4QB	Mr Drew Walker., 166 Newhaven Road Edinburgh EH6 4QB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	6 June 2025
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Community Council: Trinity

25/02610/TCO (Treework Within a Conservation Area)	T1 willow reduce height by 2m and width by 1m NSEW. at 33 East Trinity Road Edinburgh EH5 3DL	Zahra Das., 33 East Trinity Road Edinburgh EH5 3DL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	6 June 2025
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Community Council: Trinity

25/02524/TCO (Treework Within a Conservation Area)	T9 apple remove tree. at Woodland Trinity Road Trinity Edinburgh	Mr Nick Webber., 114 Trinity Road Edinburgh EH5 3JZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	6 June 2025
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Community Council: Trinity

25/02528/TCO (Treework Within a Conservation Area)	T8 rowan reduce overhang from path by upto 2m prune back to boundary. at Woodland Trinity Road Trinity Edinburgh	Mr Nick Webber., 114 Trinity Road Edinburgh EH5 3JZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	6 June 2025
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Community Council: Trinity

25/02269/FUL (Planning Permission)	Alter existing attic accommodation to provide roof dormers front and rear at 23 Crewe Terrace Royston Edinburgh EH5 2JX	Mr & Mrs Mark & Vikki-Lee Fyfe., 23 Crewe Terrace Royston Edinburgh EH5 2JX	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Granton + District

25/02253/FUL (Planning Permission)	Remove existing flat roof garage and erect a replacement garage on same footprint. at 132 Newhaven Road Edinburgh EH6 4NR	Mrs Shelly Sneddon., 132 Newhaven Road Newhaven Edinburgh EH6 4NR	Local Delegated Decision	GRANTED	2 June 2025
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Community Council: Trinity

25/02157/FUL (Planning Permission)	Replacement of existing conservatory with new extension. at 14 Starbank Road Trinity Edinburgh EH5 3BX	Ms Marnie Collins., 14 Starbank Road Edinburgh EH5 3BX	Local Delegated Decision	GRANTED	5 June 2025
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Community Council: Trinity

25/02067/FUL (Planning Permission)	Removal of existing entrance porch and erection of new sunroom extension. at 24 Craighall Terrace Edinburgh EH6 4RF	Mr & Mrs Graeme & Anne Trotter., 24 Craighall Terrace Trinity Edinburgh EH6 4RF	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Trinity

25/01671/FUL (Planning Permission)	Proposed garden room to the rear of the back garden of the property. at 141 East Trinity Road Trinity Edinburgh EH5 3PP	Urban Pods., FAO: Mr Ross Iwaniec Unit 19 Napier Square Livingston EH54 5DG	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

25/02713/TCO (Treework Within a Conservation Area)	Large cotoneaster - Full removal of the tree. at Flat 3 3 St Bernard's Row Edinburgh EH4 1HW	Colin Maclellan., Flat 3 3 St Bernard's Row Edinburgh EH4 1HW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	6 June 2025
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Community Council: Stockbridge/Inverleith

25/02617/LBC (Listed Building Consent)	External alterations to form new sliding door opening to rear. at 20 Inverleith Terrace Edinburgh EH3 5NS	Jane Henderson., 20 Inverleith Terrace Edinburgh EH3 5NS	Delegated Decision	PERMISSION IS NOT REQUIRED	6 June 2025
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Community Council: Stockbridge/Inverleith

25/02599/TCO (Treework Within a Conservation Area)	Semi mature cherry & small birch tree removal at rear garden. at 1F 9 Saxe-coburg Place Edinburgh EH3 5BR	Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	6 June 2025
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Community Council: Stockbridge/Inverleith

25/02601/TCO (Treework Within a Conservation Area)	Katsura tree in back garden - Trim by 2m max from height (current 9m) and 2m max from the width (current 5m). Acer tree in front garden - Remove the existing acer from the front garden and replace it with a replacement acer in a pot. at 3A Brandon Street Edinburgh EH3 5DX	Isobel Lindsay., 3A Brandon Street Edinburgh EH3 5DX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	2 June 2025
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Community Council: New Town/Broughton

25/02582/TCO (Treework Within a Conservation Area)	Dying Elm remove. Lime crown lift to 5m over the street. Sycamore crown lift to 5m over the street. Horse chestnut crown lift to 5m over the street. Lime crown lift to 5m over the street. Pine by driveway remove lowest dead branch. at 59 Inverleith Place Edinburgh EH3 5QD	Scott McDermott., 59 Inverleith Place Edinburgh EH3 5QD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	2 June 2025
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Community Council: Stockbridge/Inverleith

25/02529/FUL (Planning Permission)	Construction of single storey flat roof extension to rear of ground floor dwelling flat. at 4 Drylaw House Paddock Edinburgh EH4 2UF	Ms Shona Smith., 4 Drylaw House Paddock Edinburgh EH4 2UF	Local Delegated Decision	WITHDRAWN	3 June 2025
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Community Council: Drylaw/Telford

25/02377/TCO (Treework Within a Conservation Area)	Ash in rear garden of No. 8 reduce crown height by 4m & laterally reduce crown back from tenement to give 3m clearance. Lawson Cypress in rear garden of No. 8 reduce crown height by 4m. at 8 Royston Terrace Edinburgh EH3 5QS	Louise Townsley., 8 Royston Terrace Edinburgh EH3 5QS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 June 2025
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Community Council: Stockbridge/Inverleith

25/02169/TCO (Treework Within a Conservation Area)	T517 Common beech prune damaged limb over car park at 8m & reduce away from building provide 2m horizontal clear. T532 Sycamore reduce back from street light provide 1m clearance. T2702 Wild cherry reduce canopy up to 1.5m vertically and 1.5m horizontally (as clarified 21/5/25). T2710 Sycamore and T2700 Silver Birch cut to stump. at 42 Henderson Row Stockbridge Edinburgh EH3 5BL	The Edinburgh Academy., 42 Henderson Row Edinburgh Eh3 5BL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	6 June 2025
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Community Council: New Town/Broughton

25/02122/FUL (Planning Permission)	Dormer extension and internal alterations to dwellinghouse. at 5A Craigcrook Square Edinburgh EH4 3SH	Mr Steven & Mrs Annie Scott., 5A Craigcrook Square Edinburgh EH4 3SH	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Craighleith/Blackhall

25/01918/FUL (Planning Permission)	Proposed replacement windows. at Flat 1 24 Sunbury Place Edinburgh EH4 3BY	Mr John Burns, Flat 1 24 Sunbury Place Edinburgh EH4 3BY	Local Delegated Decision	GRANTED	6 June 2025
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Community Council: West End

25/01533/FUL (Planning Permission)	Demolish external and internal walls, areas of floor and roof. Demolish external store. Erect new extension to rear of dwelling. Internal alterations to walls and rooms within dwelling. Erect new external terrace. at 19 March Road Blackhall Edinburgh EH4 3TA	Mr & Mrs Neil & Liz Ritchie., 19 March Road Edinburgh EH4 3TA	Local Delegated Decision	GRANTED	5 June 2025
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Community Council: Craighleith/Blackhall

25/01298/LBC (Listed Building Consent)	Internal rearrangement of the listed Building. Moving the kitchen from the rear of the property to the front as well as bisecting the current bathroom, creating two bathrooms, one of which is an en-suite. The wall currently dividing the proposed en-suite and the bedroom will require the creation of a door opening. at 3 Inverleith Place Inverleith Edinburgh EH3 5QE	Ms Hannah Mirbach., 3 Inverleith Place Inverleith Edinburgh EH3 5QE	Delegated Decision	GRANTED	4 June 2025
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Community Council: Stockbridge/Inverleith

25/01290/LBC (Listed Building Consent)	New front garden landscape design, new front gardens and railings. at 40 Raeburn Place Stockbridge Edinburgh EH4 1HL	Ms Paula Wiseman., 40 Raeburn Place Edinburgh EH4 1HL	Delegated Decision	GRANTED	2 June 2025
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Community Council: Stockbridge/Inverleith

25/00876/FUL (Planning Permission)	Alteration and extension to dwelling house, at 14 Seaforth Drive Craigleith Edinburgh EH4 2BX	Mr & Mrs V Hart., 14 Seaforth Drive Edinburgh EH4 2BX	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Craigleith/Blackhall

25/00532/FUL (Planning Permission)	Erect acoustic fence to north and west of padel courts. at Edinburgh Sports Club 7 Belford Place Edinburgh EH4 3DH	Edinburgh Sports Club., 7 Belford Place Edinburgh EH4 3DH	Local Delegated Decision	GRANTED	2 June 2025
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Community Council: West End

Ward No. B06 – Corstorphine/Murrayfield

25/02605/TCO (Treework Within a Conservation Area)	Remove leaning Oak tree at entrance to driveway. Ganoderma wood-decay fungus at base on west side. - Crack in the tarmac. Gap between soil & kerbing and rock. Partially root heaved during recent storm. at 1 Easter Belmont Road Edinburgh EH12 6EX	Sarah Wood., 1 Easter Belmont Road Edinburgh EH12 6EX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	6 June 2025
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Community Council: Murrayfield

25/02164/FUL (Planning Permission)	Remove glazed rear porch, form external courtyard and install glass balustrade. Add external wall insulation with render finish to part of rear elevation. Replace rear doors and windows, and carry out re-roofing works. at 17 Coltbridge Avenue Edinburgh EH12 6AF	Ms Mary Anne Robinson., 17 Coltbridge Avenue Murrayfield Edinburgh EH12 6AF	Local Delegated Decision	GRANTED	2 June 2025
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Community Council: Murrayfield

25/01200/FUL (Planning Permission)	Proposed single story rear and side extension with internal alterations and alterations to the South elevation of the existing house. at 5 Belmont Park Murrayfield Edinburgh EH12 6JL	Mr Alun Rae., 5 Belmont Park Murrayfield Edinburgh EH12 6JL	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Murrayfield

25/01022/FUL (Planning Permission)	Side and rear extension and roof alterations including dormers (As amended). at 10 Crarae Avenue Edinburgh EH4 3JD	Mr Colin & Dr Ulia Mather., 10 Crarae Avenue Edinburgh EH4 3JD	Committee Decision	GRANTED	5 June 2025
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Community Council: Murrayfield

25/00801/FUL (Planning Permission)	Proposed single storey extension to rear of property (as amended). at 88 Saughtonhall Drive Saughtonhall Edinburgh EH12 5TL	Ms Alex Dickson., 88 Saughtonhall Drive Saughtonhall Edinburgh EH12 5TL	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/01934/FUL (Planning Permission)	The installation of solar PV panels on the south west facing roof of our home. at 4 Underwoods Grove Edinburgh EH13 0QW	Mr Robert Anderson., 4 Underwoods Grove Edinburgh EH13 0QW	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Colinton

25/01854/FUL (Planning Permission)	Removal of existing extensions, construction of new kitchen and garden room extension, replacement of existing windows and other alterations to main house. at 2 Pentland Road Edinburgh EH13 0JA	Ms Fiona Davis., 63 Spylaw Bank Road Edinburgh EH13 0JB	Local Delegated Decision	GRANTED	3 June 2025
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Community Council: Colinton

25/00745/FUL (Planning Permission)	2 storey extension to side elevation and alterations to dwelling house. at 4 Tryst Park Edinburgh EH10 7HD	Mr Alexei Matveyev., 4 Tryst Park Edinburgh EH10 7HD	Local Delegated Decision	GRANTED	6 June 2025
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Community Council: Fairmilehead

25/00579/TPO (Treework)	Tree 063 Ash with significant die back - Fell the tree, Tree 063a Ash with significant die back - Fell the tree, T039 Chestnut - Heavily decayed - Fell the tree, T0367 Apple - Root Heave, leaning, decayed stem - Fell the tree at 1 Pentland Drive Edinburgh	Mrs Shiona Enderby., 1 Pentland Drive Edinburgh EH10 6PX	Delegated Decision	MIXED DECISION	5 June 2025
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Community Council: Fairmilehead

Ward No. B09 – Fountainbridge/Craiglockhart

25/01933/FUL (Planning Permission)	Create a hardstanding within front garden grounds to create dedicated, unrestricted parking with EV charging point access. at 16 Meggetland Terrace Edinburgh EH14 1AR	Ms Heather Graveson., 16 Meggetland Terrace Edinburgh EH14 1AR	Local Delegated Decision	GRANTED	3 June 2025
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Community Council: Craiglockhart

Ward No. B10 – Morningside

25/02629/TCO (Treework Within a Conservation Area)	Holly reduce and shape, line of limes - remove epicormic growth, thin and deadwood. at 41A Polwarth Terrace Edinburgh EH11 1NL	Jeanette Carlyle., 41A Polwarth Terrace Edinburgh EH11 1NL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	6 June 2025
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Community Council: Merchiston

25/02578/TCO (Treework Within a Conservation Area)	Removal of 4m Fir tree too close to boundary wall. at 6 Corrennie Gardens Edinburgh EH10 6DG	Stephen Cook., 6 Corrennie Gardens Edinburgh EH10 6DG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	2 June 2025
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Community Council: Morningside

25/02581/TCO (Treework Within a Conservation Area)	Castlewellan Leyland Cypress in front garden overhanging street remove. Pushing the front boundary wall cope & stones and has large growth potential. Young Whitebeam in front garden overhanging street crown lift to 4m over street. at 14 Abbotsford Park Edinburgh EH10 5DZ	Fiona Gibb., 14 Abbotsford Park Edinburgh EH10 5DZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	2 June 2025
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Community Council: Merchiston

25/02520/TCO (Treework Within a Conservation Area)	Cedar remove tree. Holly crown reduction 1.5m. at Coach House 8 Churchhill Drive Morningside Edinburgh EH10 4BT	Castle Trees., FAO: Mr Ryan Evans 26 Pincott Drive Edinburgh Scotland EH17 8ZQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	2 June 2025
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Community Council: Merchiston

25/02474/TCO (Treework Within a Conservation Area)	Mature Horse Chestnut reduce height by 2m. at 12A Morningside Place Edinburgh EH10 5ER	Clare Richardson., 12A Morningside Place Edinburgh EH10 5ER	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	2 June 2025
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Community Council: Morningside

25/02403/TCO (Treework Within a Conservation Area)	Small apple tree in back garden remove small apple tree in back garden. at 102 Morningside Drive Edinburgh EH10 5NS	Mr Alistair Hindle., 102 Morningside Drive Edinburgh EH10 5NS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	2 June 2025
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Community Council: Morningside

25/02417/TCO (Treework Within a Conservation Area)	Undertake all the recommended work to the 12 trees in the attached Tree Safety Survey December 2024. at Flat 1 1 St Teresa Place Edinburgh EH10 5UB	James Gibb Residential Factors., FAO: Elleshia Watson 23 Alva Street Edinburgh EH2 4PS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	6 June 2025
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Community Council: Merchiston

25/02375/TCO (Treework Within a Conservation Area)	Large Corsican pine in the rear garden leaning on the boundary wall remove. at 3 Newbattle Terrace Edinburgh EH10 4RU	John Lennie., Rosemount 3 Newbattle Terrace Edinburgh EH10 4RU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 June 2025
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Community Council: Merchiston

25/01807/FUL (Planning Permission)	Single storey rear extension. at 39 Falcon Avenue Edinburgh EH10 4AL	Ms Janet Sun, 39 Falcon Avenue Edinburgh EH10 4AL	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Morningside

25/01819/LBC (Listed Building Consent)	Request is to upgrade /replace windows. at 3F1 2 Roseneath Terrace Edinburgh EH9 1JN	Ms Jacqueline Church., Flat 6 2 Roseneath Terrace Edinburgh EH9 1JN	Delegated Decision	GRANTED	2 June 2025
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Community Council: Marchmont/Sciennes

25/01821/TCO (Treework Within a Conservation Area)	T12 Hornbeam, remove tree, the tree is starting to affect the stone boundary wall. T13 Hornbeam, the tree is starting to affect the stone boundary wall. G1 (x3 Sycamore trees), remove trees, the trees appear to be causing the wall to boundary wall to crack. T25 Cherry, remove co dominant stem, stem is rubbing on more dominant stem and has rot. T29 Holly, remove tree, the tree is growing against the boundary wall. at 1, 3 Pitsligo Road Edinburgh EH10 4RY	Mr Webster, 1 Pitsligo Road Edinburgh EH10 4RY	Delegated Decision	MAKE A TREE PRESERVATION ORDER	3 June 2025
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Community Council: Merchiston

25/01629/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 3F2 64 Marchmont Crescent Edinburgh EH9 1HE	Mrs Clare Edmonstone., 64 Marchmont Crescent 3F2 Edinburgh EH9 1HE	Delegated Decision	GRANTED	6 June 2025
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Community Council: Marchmont/Sciennes

[Wards](#)

Ward No. B11 – City Centre

25/02749/WINP A (Prior Approval Windows)	Replacement of the existing wooden windows with white UPVC windows manufactured in the same style as the originals. at 1F3 15 St Mary's Street Edinburgh EH1 1TA	Dmytro Kliuchnyk (Contractor)., 1F3 15 St Mary's Street Old Town Edinburgh EH1 1TA	Delegated Decision	REFUSED	4 June 2025
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Community Council: Old Town

25/02504/TCO (Treework Within a Conservation Area)	6m high Prunus and 6m high Rowan reduce height of longest branches by around 90cm to just below telephone lines. at 40 Northumberland Street New Town Edinburgh EH3 6JA	Mr David Pringle., 40 Northumberland Street Edinburgh EH3 6JA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	6 June 2025
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Community Council: New Town/Broughton

25/01954/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, internal display screen and branded canvas barrier (as amended). at 20 Leith Street New Town Edinburgh EH1 3AS	Oakberry Acai. Edinburgh., FAO: Ms Tania Yusuf 20 Leith Street Edinburgh EH1 3AS	Delegated Decision	GRANTED	5 June 2025
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Community Council: New Town/Broughton

25/01907/ADV (Advert Consent)	Temporary scaffold shroud comprising a printed image onto PVC and wrapped around the scaffold during works. at 30 - 31 Princes Street Edinburgh EH2 2BY	Blow Up Media UK Ltd., FAO: Justin Myers 51 - 52 Frith Street London W1D 4SH	Delegated Decision	REFUSED	5 June 2025
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Community Council: New Town/Broughton

25/01875/LBC (Listed Building Consent)	Interior fit-out of an existing ground floor & first floor retail unit. Existing fitout elements to be removed new to be erected to suit new layout. The existing stair volume is to be retained. No historical elements /structures is proposed to be removed as part of the proposed works. at 132 Lothian Road Edinburgh EH3 9BG	Greggs PLC., Greggs House Quorum Business Park Newcastle Upon Tyne NE12 8BU	Delegated Decision	GRANTED	2 June 2025
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Community Council: Tollcross

25/01876/ADV (Advert Consent)	Fascia & projecting sign. at 132 Lothian Road Edinburgh EH3 9BG	Greggs PLC., Greggs House Quorum Business Park Newcastle Upon Tyne NE12 8BU	Delegated Decision	GRANTED	2 June 2025
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Community Council: Tollcross

25/01763/LBC (Listed Building Consent)	Reconfigure entrance space on Princes Street to restore original design. Includes removal of non-original doors, materials and ATM, cleaning of original finishes and installation of glazed screen containing sliding door for access to Club. at 86 Princes Street Edinburgh EH2 2BB	New Club., FAO: Mr James Linter 86 Princes Street Edinburgh EH2 2BB	Delegated Decision	GRANTED	4 June 2025
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Community Council: New Town/Broughton

25/01722/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 30 50 North Bridge Edinburgh EH1 1QN	Mr David Rennie., 91 Comely Bank Avenue Edinburgh EH4 1EU		DEEMED REFUSAL	3 June 2025
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Community Council: Old Town

25/01646/ADV (Advert Consent)	Advertisement of the following type: Box sign. at 301 - 303 St James Crescent New Town Edinburgh EH1 3AE	Arabia Foods Scotland Limited., 3 Craigmillar Park Edinburgh EH16 5PG	Delegated Decision	GRANTED	4 June 2025
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Community Council: New Town/Broughton

25/01551/LBC (Listed Building Consent)	The proposed development involves the conversion of an existing office building into five self-contained residential flats, ensuring full compliance with Scottish Building Standards and relevant planning policies. The design aims to create high-quality living spaces while preserving the architectural integrity of the building and meeting modern sustainability and accessibility requirements wherever possible or practicable (as amended). at 49 Queen Street New Town Edinburgh EH2 3NH	Focl Developments Ltd., FAO: Mr Chris Purves 65 Spylaw Bank Road Edinburgh EH13 0JD	Delegated Decision	GRANTED	5 June 2025
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Community Council: New Town/Broughton

25/01492/LBC (Listed Building Consent)	Internal alterations velux shaft construction. (AS AMENDED) at 3F1 31 Broughton Place Broughton Edinburgh EH1 3RW	Mr Abdulwahab Bengharabia., 31 3F1 Broughton Place Edinburgh EH1 3RW	Delegated Decision	GRANTED	3 June 2025
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Community Council: New Town/Broughton

25/01414/FUL (Planning Permission)	Change of Use from Class 4 (Business) to 10x serviced apartments (sui generis) (as amended). at 8 Frederick Street Edinburgh EH2 2HB	Thistle - Peat Ltd., Thistle House 21-23 Thistle Street Edinburgh Scotland EH2 1DF	Local Delegated Decision	GRANTED	5 June 2025
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Community Council: New Town/Broughton

25/01415/LBC (Listed Building Consent)	Alterations to facilitate Change of Use from Class 4 (business) to serviced apartments (Sui Generis) (as amended). at 8 Frederick Street Edinburgh	Thistle - Peat Ltd., 21-23 Thistle Street Edinburgh EH2 1DF	Delegated Decision	GRANTED	4 June 2025
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Community Council: New Town/Broughton

25/00941/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short-term let visitor accommodation for a period over 10 years. at Flat 5 5 Drummond Street Southside Edinburgh EH8 9TT	Ms Christine Knox., Flat 5 5 Drummond Street Southside Edinburgh EH8 9TT	Delegated Decision	GRANTED	4 June 2025
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Community Council: Old Town

25/00858/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short term let visitor accommodation for a period over 10 years. at 2F1 129 Rose Street New Town Edinburgh EH2 3DT	Mr Norman Hunter., 129 2f1 Rose Street Edinburgh EH2 3DT	Delegated Decision	REFUSED	4 June 2025
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Community Council: New Town/Broughton

25/00439/FULS TL (Planning Permission STL)	Change of use from residential to short term let (in retrospect). at Flat 3 67B Dundas Street Edinburgh EH3 6RS	Mr Markham, Flat 3 67B Dundas Street Edinburgh EH3 6RS	Committee Decision	REFUSED	5 June 2025
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Community Council: New Town/Broughton

25/00442/FULS TL (Planning Permission STL)	Change of use from residential to short term let (in retrospect). at Flat 6 35 Leith Street Edinburgh EH1 3AT	Mr McHaffie, Flat 6 35 Leith Street Edinburgh EH1 3AT	Committee Decision	REFUSED	5 June 2025
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Community Council: New Town/Broughton

25/00443/FULS TL (Planning Permission STL)	Change of use from residential to short term let (in retrospect). at Flat 2 56 Candlemaker Row Edinburgh EH1 2QE	Ms Seddon, 1F3 56 Candlemaker Row Edinburgh EH1 2QE	Committee Decision	REFUSED	5 June 2025
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Community Council: Old Town

25/00370/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 20 Randolph Lane Edinburgh EH3 7TD	Ms Morag Piper., 20 Randolph Lane Edinburgh EH3 7TD	Committee Decision	REFUSED	5 June 2025
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Community Council: New Town/Broughton

25/00246/FULS TL (Planning Permission STL)	Retrospective planning application for change of use from residential to short-term let. at GF1 12 Cumberland Street Edinburgh EH3 6SA	Mr Armstrong, GF1 12 Cumberland Street Edinburgh EH3 6SA	Committee Decision	REFUSED	5 June 2025
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Community Council: New Town/Broughton

25/00168/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short-term let visitor accommodation for a period over 10 years. at 1F1 13 Cornwall Street Edinburgh EH1 2EQ	Mr Hendry, 1F1 13 Cornwall Street Edinburgh EH1 2EQ	Delegated Decision	REFUSED	5 June 2025
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Community Council: Tollcross

25/00181/FULS TL (Planning Permission STL)	Change of use from residential to short term let (in retrospect). at 2F2 8 Jeffrey Street Edinburgh EH1 1DT	Bideaways Limited., 2F2 8 Jeffrey Street Edinburgh EH1 1DT	Committee Decision	REFUSED	5 June 2025
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Community Council: Old Town

25/00211/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 20 Cordiner's Land Edinburgh EH1 2LF	Ms Walters, 20 Cordiner's Land Edinburgh EH1 2LF	Committee Decision	REFUSED	5 June 2025
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Community Council: Tollcross

25/00142/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F 59 Frederick Street Edinburgh EH2 1LH	Mrs Morley, 1F 59 Frederick Street Edinburgh EH2 1LH	Committee Decision	REFUSED	5 June 2025
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Community Council: New Town/Broughton

25/00143/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 14 35 Leith Street Edinburgh EH1 3AT	Bideaways Limited., FAO: Lindsey Manson Flat 14 35 Leith Street Edinburgh EH1 3AT	Committee Decision	REFUSED	5 June 2025
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Community Council: New Town/Broughton

25/00149/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 3 140 Rose Street Edinburgh EH2 3JD	Mr Steven, Flat 3 140 Rose Street Edinburgh EH2 3JD	Committee Decision	REFUSED	5 June 2025
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Community Council: New Town/Broughton

25/00153/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F2 3 Castle Wynd North 386 Castlehill Edinburgh EH1 2NQ	Ms McIntosh, 1F2 3 Castle Wynd North 386 Castlehill Edinburgh EH1 2NQ	Committee Decision	REFUSED	5 June 2025
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Community Council: Old Town

24/05216/FUL (Planning Permission)	Change of use and conversion, alteration, partial demolition and extension of vacant office to form hotel, bar and restaurant and associated facilities (as amended). at 60 Morrison Street Edinburgh EH3 8BE	MRP Morrison Street Limited., 161 Drury Lane London WC2B 5PN	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	6 June 2025
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Community Council: Tollcross

24/04017/CLES TL (Certificate of Lawfulness Existing STL)	Use for short-term accommodation (sui generis) since August 2014. at Flat 3 2 Lady Stair's Close 477 Lawnmarket Edinburgh EH1 2PA	GB England Ltd., 6 Hutton Terrace Newcastle NE2 1QT	Delegated Decision	GRANTED	4 June 2025
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Community Council: Old Town

[Wards](#)

Ward No. B12 – Leith Walk

25/02722/TCO (Treework Within a Conservation Area)	The single tree is an Elm tree, estimated around 10 years old - Work would be to remove the tree entirely, cut down to ground level. at 18 Maryfield Place Edinburgh EH7 5AU	Andrew Crossland., 18 Maryfield Place Edinburgh EH7 5AU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	6 June 2025
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Community Council: Leith Central

25/02257/FUL (Planning Permission)	Conversion of existing garage and extension of garage, to create a new living room to serve the existing house. Minor internal alterations at ground floor to connect house to new living room. at 12 Bellevue Gardens Broughton Edinburgh EH7 4JX	Ms Jenni Fagan., 12 Bellevue Gardens Broughton Edinburgh EH7 4JX	Local Delegated Decision	GRANTED	2 June 2025
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Community Council: New Town/Broughton

25/01043/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short term let visitor accommodation for a period over 10 years. at Flat 10 1 Allanfield Place Hillside Edinburgh EH7 5AG	Mrs Magdalena Pietrzak., 1 Flat 10 Allanfield Place Edinburgh EH7 5AG	Delegated Decision	GRANTED	4 June 2025
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Community Council: Leith Central

25/00853/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short term let visitor accommodation for a period over 10 years at 3F3 37 Montgomery Street Hillside Edinburgh EH7 5JX	Mr Martin Benbow., 37 3f3 Montgomery Street Edinburgh EH7 5JX	Delegated Decision	REFUSED	4 June 2025
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Community Council: Leith Central

25/00436/FULS TL (Planning Permission STL)	Change of use from residential to short-term let (in retrospect). at Flat 8 4 Dicksonfield Edinburgh EH7 5ND	Mr Duffin, Flat 8 4 Dicksonfield Edinburgh EH7 5ND	Committee Decision	REFUSED	5 June 2025
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Community Council: Leith Central

25/00180/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 10 15 Allanfield Place Edinburgh EH7 5AL	Mr Zajac, Flat 10 15 Allanfield Place Edinburgh EH7 5AL	Committee Decision	REFUSED	5 June 2025
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

25/01979/TCO (Treework Within a Conservation Area)	T1 Birch group fell the trees. at 25 - 27 North Junction Street North Leith Edinburgh EH6 6HW	Leith School Of Art., FAO: Mr Laurence McPherson 25 North Junction Street Edinburgh EH6 6HW	Delegated Decision	MAKE A TREE PRESERVATION ORDER	3 June 2025
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Community Council: Leith Harbour And Newhaven

25/01471/LBC (Listed Building Consent)	The proposals include the replacement of the original sash and case rear single window, with a new sash and case window, with double glazing The new window would be in the traditional style with traditional materials. at 6 North Fort Street Edinburgh EH6 4EX	Miss Alison Hood., 6 North Fort Street Edinburgh EH6 4EX	Delegated Decision	GRANTED	5 June 2025
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Community Council: Leith Harbour And Newhaven

25/01477/FULS TL (Planning Permission STL)	Retrospective change of use from ground floor flat (independent entrance) to STL. at 5 Lindsay Road Newhaven Edinburgh EH6 4DT	Mr Gurmaneeek Singh., 30 Portland Street Edinburgh EH6 4BE	Local Delegated Decision	REFUSED	6 June 2025
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/01924/FUL (Planning Permission)	Alterations to shop (including alterations to shopfront and installation of script dispensing module) for pharmacy fit out. at 4 Piershill Place Edinburgh EH8 7EH	M&D Green Dispensing Chemist., 154 Cumbernauld Road Muirhead G69 9DX	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Northfield/Willowbrae

25/01926/ADV (Advert Consent)	Fascia sign Illumination associated with pharmacy script collection dispensing robot. at 4 Piershill Place Edinburgh EH8 7EH	M&D Green Dispensing Chemist., 154 Cumbernauld Road Muirhead G69 9DX	Delegated Decision	GRANTED	4 June 2025
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Community Council: Northfield/Willowbrae

25/01675/LBC (Listed Building Consent)	Replacement existing windows with new uPVC windows. at 2F1 15 Piershill Place Mountcastle Edinburgh EH8 7EH	Mr Renny Nisbet., Flat 7 15 Piershill Place Edinburgh EH8 7EH	Delegated Decision	GRANTED	2 June 2025
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Community Council: Northfield/Willowbrae

25/01039/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short term let visitor accommodation for a period over 10 years at Flat 7 15 Lochend Park View Edinburgh EH7 5FX	Mr Slawomir Pietrzak., 15 Flat 7 Lochend Park Edinburgh EH7 5FX	Delegated Decision	WITHDRAWN	4 June 2025
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Community Council: Craigentinny/Meadowbank

25/00491/FUL (Planning Permission)	Change of use from bowling green hut (class 11) to Play Group facility housing toilets and kitchen areas. Removal of timber outbuildings and replacing in same location with small containers for housing grass cutting equipment and external items. at 8A Loaning Crescent Edinburgh EH7 6JT	Leith St. Andrew Play Group & Nursery., FAO: Christine Peace 410 - 412 Easter Road Edinburgh EH6 8AT	Local Delegated Decision	GRANTED	3 June 2025
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Community Council: Craigentiny/Meadowbank

25/00254/FULS TL (Planning Permission)	Change of use from residential to short-term let (in retrospect). at 2F3 18 Milton Street Edinburgh EH8 8HF	Ms Clare Robertson., 2F3 18 Milton Street Edinburgh EH8 8HF	Committee Decision	REFUSED	5 June 2025
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Community Council: Old Town

24/05391/CLE (Certificate of Lawfulness (existing))	A single residential property, originally two dwelling houses, numbers 31 and 33 Spring Gardens. at 31 - 33 Spring Gardens Edinburgh EH8 8HR	Mr Seamus Prior., 35 Spring Gardens Edinburgh United Kingdom EH8 8HR	Delegated Decision	GRANTED	3 June 2025
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Community Council: Old Town

24/03598/FUL (Planning Permission)	Open-air market within former car park operating Saturday or Sunday between the hours of 11:00am and 16:00pm. at Proposed Open Air Market 35 Metres Northwest Of 3 King's Place Portobello West Edinburgh	Mr Harem Murdochy., 3 King's Place Edinburgh Scotland EH15 1DU	Committee Decision	REFUSED	5 June 2025
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Community Council: Craigentiny/Meadowbank

[Wards](#)

Ward No. B15 – Southside/Newington

25/02633/TCO (Treework Within a Conservation Area)	5 (Tag 978-982) trees in total (see plan, schedule and appendix 5 of report - To carry out crown lift pruning on 5 trees within the courtyard. at Treeworks New Arthur Place Edinburgh	Festival Business Manage., FAO: Lorraine Bel The Pleasance 60 Pleasance Edinburgh Scotland EH8 9TJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	6 June 2025
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Community Council: Southside

25/02539/TCO (Treework Within a Conservation Area)	Bay leaf tree removal of tree. at 4 West Mayfield Newington Edinburgh EH9 1TQ	Ms Emma Holmes., 4 West Mayfield Edinburgh EH9 1TQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	6 June 2025
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Community Council: Grange/Prestonfield

25/02547/TCO (Treework Within a Conservation Area)	Walnut, Juglans regia, located in the front garden. Height 6m, spread 9m, DBH 3 stems @ 260-340mm remove the tree to ground level. Liquidamber, growing in the back garden. Height 6.5m, spread 4.5, DBH 110mm reduce height to leave approx level with Cordyline, at around 4 m tall., Cypress, Cupressus sp., growing in the back garden. Height 7m, spread 2m, DBH 200mm remove the tree to ground level. at 6 Middleby Street Newington Edinburgh EH9 1TD	Ms Judy Alexander., 6 Middleby Street Edinburgh EH9 1TD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	6 June 2025
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Community Council: Grange/Prestonfield

25/02514/TCO (Treework Within a Conservation Area)	T1 Elm remove dead tree. T2 Acer reduce height of tree by approximately 2m and prune sides by approximately 1m. at 42 South Oswald Road Grange Edinburgh EH9 2HH	Royal College Of Nursing (Scotland)., FAO: Mr Jason Leung 42 South Oswald Road Edinburgh EH9 2HH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	2 June 2025
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Community Council: Grange/Prestonfield

25/02432/TCO (Treework Within a Conservation Area)	T1 Ash crown raise ash from phone wire, removing 4 primary limbs at 4-6" diameter. at 19 Grange Road Edinburgh EH9 1UQ	Mr Stuart Robertson., 19 Grange Road Edinburgh EH9 1UQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	2 June 2025
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Community Council: Marchmont/Sciennes

25/02416/TCO (Treework Within a Conservation Area)	T1 sycamore reduce branches overhanging site by up to 2m on west. T2 and T3 ash remove tree is suppressed and covered in ivy and poor specimen. T4 sycamore reduce branches overhanging site by up to 2m north. T5 sycamore reduce canopy spread west by up to 1m. at Land To South And East Of 4 East Newington Place Edinburgh EH9 1QP	Thomas Johnstone Ltd., 14 Newmart Road Edinburgh EH14 1RL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	6 June 2025
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Community Council: Southside

25/02320/TCO (Treework Within a Conservation Area)	Lime tree overhanging Peel Terrace. In significant decline. - Remove. The crown dieback has progressed. Black tarry weeping spots on the main stem. at 3 Newlands Park Newington Edinburgh EH9 2DL	Mr Howard Gaskill., 3 Newlands Park Newington Edinburgh EH9 2DL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 June 2025
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Community Council: Grange/Prestonfield

25/02273/TCO (Treework Within a Conservation Area)	Rowan remove tree. at 6 Granby Road Mayfield Edinburgh EH16 5NL	Hardie., FAO: Mr Greg Hardie 23 Pikes Pool Drive, Kirkliston Edinburgh EH29 9GH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 June 2025
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Community Council: Grange/Prestonfield

25/02277/WINP A (Prior Approval Windows)	Replacing timber sash and case windows with new uPVC windows with same number of glass panes. Please notice that the building is a traditional sandstone and this in the elevation these are already several uPVC windows. at 6 St Leonard's Hill Edinburgh EH8 9RZ	Southside Investment Ltd., 20 Nicholson Street Edinburgh EH8 9DH	Delegated Decision	APPROVED	5 June 2025
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Community Council: Southside

25/00135/CLE (Certificate of Lawfulness (existing))	The construction of a prefabricated cabin ("the Dwellinghouse") and the use of the Dwellinghouse as a single dwellinghouse with associated garden ground. The construction and use of an additional cabin ("the Cabin") ancillary to the Dwellinghouse. The importation and placement of 4 storage containers and the part use of the land for storage and the construction of a boundary high timber fence. at 91 Old Dalkeith Road Edinburgh EH16 4TB	Mr Rose, 31 Barnton Avenue West Edinburgh EH4 6DF	Delegated Decision	REFUSED	2 June 2025
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/02450/PND (Prior Notification of Demolition Dev.)	Prior Notification for Demolition of buildings at Liberton Fire Station 19 Kirk Brae Liberton Edinburgh EH16 6HH	Scottish Fire & Rescue Service., FAO: Alastair Kent SFRS HQ Westburn Drive Glasgow G72 7NA	Delegated Decision	WITHDRAWN	5 June 2025
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Community Council: Liberton

25/02302/FUL (Planning Permission)	New single storey rear extension. at 81 Walter Scott Avenue Edinburgh EH16 5TS	Mr William McElhone., 81 Walter Scott Avenue Edinburgh EH16 5TS	Local Delegated Decision	GRANTED	2 June 2025
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Community Council: Gilmerton/Straiton/Inch

24/01489/FUL (Planning Permission)	Proposed renewable energy development comprising the installation of 49.9MWH BESS (Battery Energy Storage System), access, landscaping, and associated works (as amended). at Proposed Battery Energy Storage System Burdiehouse Square Edinburgh	Kaimes Renewable Energy Park.,	Committee Decision	REFUSED	5 June 2025
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Community Council: Gilmerton/Straiton/Inch

Ward No. B17 – Portobello/Craigmillar

25/02018/ADV (Advert Consent)	Erection of 2 No. Plot entrance signs, 1 No. directional road sign and 4 No. interpretive signage panels to identify the Edinburgh BioQuarter and reflect site development / changes in the period since installation. at Land 368 Metres Northeast Of 51 Little France Crescent Inch Edinburgh	The University Of Edinburgh., FAO: Mr Angus Cowie Estates Department - Capital Projects Team 9 Infirmary Street Edinburgh EH1 1NP	Delegated Decision	GRANTED	5 June 2025
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Community Council: Craigmillar

25/01827/FUL (Planning Permission)	Alteration + extension to dwelling to form open concept living room /kitchen area. at 8 Harbour Place Edinburgh EH15 1TQ	Ms S Reeks., 8 Harbour Place Edinburgh EH15 1TQ	Local Delegated Decision	GRANTED	6 June 2025
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Community Council: Portobello

25/01828/FUL (Planning Permission)	New boundary fence along front (west) boundary of property at 17 Duntreath Crescent Edinburgh EH16 4BQ	Mrs Angella Costa., 17 Duntreath Crescent Edinburgh EH16 4BQ	Local Delegated Decision	GRANTED	4 June 2025
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Community Council: Craigmillar

25/00537/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 4 74 Portobello High Street Edinburgh EH15 1AN	Ms Rebecca Reid., 74 Flat 4 Portobello High Street Edinburgh EH15 1AN	Committee Decision	REFUSED	5 June 2025
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Community Council: Portobello

25/00257/FUL (Planning Permission)	Proposed driveway amended proposals. at 11 Mentone Avenue Edinburgh EH15 1JE	Mr Jason Seymour., 11 Mentone Avenue Edinburgh EH15 1JE	Local Delegated Decision	REFUSED	4 June 2025
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Community Council: Portobello