

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **16 June 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **16 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 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

25/02717/CLP (Certificate of Lawfulness (proposed))	Installation of replacement conservatory superstructure. at 7 Ashburnham Loan South Queensferry EH30 9LE	Mr & Mrs Spence., 7 Ashburnham Loan South Queensferry EH30 9LE	Delegated Decision	GRANTED	9 June 2025
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Community Council: Queensferry & District

25/02698/PRN (Prior Notification)	Prior Notification for a new GRP Unit substation with chamber to cover electrical equipment. at Proposed Substation 25 Metres South Of 3 Lovers' Lane South Queensferry	SP Energy Networks., FAO: Suzanne Thomson Telferton House 53 Telferton House, 53 Fishwives Causeway Telferton Industrial Estate Edinburgh Scotland EH7 6UX	Delegated Decision	PERMITTED DEVELOPMENT	10 June 2025
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Community Council: Queensferry & District

25/02155/FUL (Planning Permission)	Extension to rear and side to form new kitchen, dining and ground floor WC. Removal of existing carport and enlargement of existing porch. at 58 Barnton Park Crescent Barnton Edinburgh EH4 6EN	Mrs Karen Smeaton., 58 Barnton Park Crescent Barnton Edinburgh EH4 6EN	Local Delegated Decision	GRANTED	11 June 2025
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Community Council: Cramond

25/01500/FUL (Planning Permission)	Amended design to approved application 24/01752/ful. Existing hipped ends removed and the gables built up. 2 No. additional dormers to the rear elevation and amended front entrance feature. Windows to kitchen reduced in number to 3. garage roof amended with roof lights added. at 53 Cramond Glebe Road Cramond Edinburgh EH4 6NT	Mr Kenneth Scrimgeour., 53 Cramond Glebe Road Cramond Edinburgh EH4 6NT	Local Delegated Decision	GRANTED	13 June 2025
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Community Council: Cramond

[Wards](#)

Ward No. B02 – Pentland Hills

25/02738/TCO (Treework Within a Conservation Area)	Sycamore x3 - cut back growth overhanging boundary reduce height of remaining trees by approx 2.5 to 3.5m at Treeworks 40 Metres South Of 521 Lanark Road Edinburgh	Elaine Carson., 521 Lanark Road Juniper Green EH14 5DQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 June 2025
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Community Council: Juniper Green

25/02712/TCO (Treework Within a Conservation Area)	Beech - Fell a dead tree. at 7 Juniper Park Road Juniper Green EH14 5DX	Niall MacDonald., 7 Juniper Park Road Juniper Green EH14 5DX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 June 2025
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Community Council: Juniper Green

25/02409/CLP (Certificate of Lawfulness (proposed))	Extension to rear of dwelling house. at 21 Johnsburn Road Balerno EH14 7DY	Mr Euan And Mrs Joanne Gosney., 21 Johnsburn Road Balerno EH14 7DY	Delegated Decision	GRANTED	9 June 2025
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Community Council: Balerno

25/02142/TPO (Treework)	Sitka spruce removal of 12 lower branches (trim). at 10 Clayhills Grove Johnsburn Balerno EH14 7NE	Mrs Vikki Black., 10 Clayhills Grove Balerno Edinburgh EH14 7NE	Delegated Decision	GRANTED	13 June 2025
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Community Council: Balerno

25/02102/TPO (Treework)	T1, T2 and T3 Norway spruce cut to stump. at 18 Clayhills Grove Johnsburn Balerno EH14 7NE	Trinity Factoring Services., 209 Bruntsfield Place Edinburgh EH10 4DH	Delegated Decision	GRANTED	13 June 2025
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Community Council: Balerno

25/01888/FUL (Planning Permission)	Demolish old extensions to dwelling house and erect new extension, and alter roof pitch. at Fernwood 3 Lins Mill Clifton Road Newbridge EH28 8LQ	Mr Darryl Hopwood., Fernwood Clifton Road Newbridge EH28 8LQ	Local Delegated Decision	GRANTED	12 June 2025
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Community Council: Ratho

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/02141/FUL (Planning Permission)	Attic conversion with dormers to front & rear elevations and single storey rear extension. at 27 Craigs Gardens Craigmount Edinburgh EH12 8HA	Mr James Brook & Miss Amanda Cameron., 27 Craigs Gardens Edinburgh EH12 8HA	Local Delegated Decision	GRANTED	9 June 2025
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Community Council: Corstorphine

25/01720/FUL (Planning Permission)	Construction of two storey extension to rear of current house, comprising infill ground floor extension to side of existing flat roof extension, brought in line with gable wall of existing house. Thereafter construct new first floor extension, above the new ground floor extension and existing extension, formed with pitched roof. Form extended dropped kerb to front of house, to provide access to existing parking spaces. at 93 Drum Brae Terrace Barnton Edinburgh EH4 7SG	Mr Nanu Mia., 93 Drum Brae Terrace Edinburgh EH4 7SG	Local Delegated Decision	GRANTED	9 June 2025
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Community Council: Drumbrae

24/06031/FUL (Planning Permission)	It is proposed to add a single storey extension to the rear of the property and remove the existing back door and window. at 19 Parkgrove Avenue Barnton Edinburgh EH4 7QJ	Ms Kamlia Kowalczyk., 19 Parkgrove Avenue Edinburgh EH4 7QJ	Local Delegated Decision	GRANTED	11 June 2025
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Community Council: Drumbrae

[Wards](#)

Ward No. B04 – Forth

24/05841/FUL (Planning Permission)	Erection of single storey front, side and rear extension. at 139 East Trinity Road Edinburgh EH5 3PP	Mr David Law., Dalmore Lodge 139 East Trinity Road Edinburgh EH5 3PP	Local Delegated Decision	GRANTED	11 June 2025
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

25/02360/LBC (Listed Building Consent)	Permission to replace the existing single glazed panes of glass with double glazing in one room at the back of the house on the first floor. This room is one of only two rooms in the property that have not already been double glazed. The double glazing in this room will be in keeping with the double glazing in the other rooms. at 5 Comely Bank Edinburgh EH4 1AN	Scott & Claire Park., 5 Comely Bank Edinburgh EH4 1AN	Delegated Decision	PERMISSION IS NOT REQUIRED	12 June 2025
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Community Council: Stockbridge/Inverleith

25/02219/FUL (Planning Permission)	Remove existing rear offshoots to erect new rear extension to create an open plan kitchen/dining space and a sitting room. Rooflights added to both extension and existing roof. Small internal alterations. at 49 March Road Blackhall Edinburgh EH4 3SU	Mr And Mrs Mark And Tania Gillespie., 49 March Road Blackhall Edinburgh EH4 3SU	Local Delegated Decision	GRANTED	9 June 2025
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Community Council: Craigleith/Blackhall

25/02031/TPO (Treework)	T3837, T3838 swedish whitebeam remove. T3839, Beech - fell to ground level T3844 cherry plum remove. T3840 copper beech remove. T3844 cherry plum remove. T3845 cultivar apple remove. at 10 Columba Road Blackhall Edinburgh EH4 3QT	Mansfield Care Group.,	Delegated Decision	MIXED DECISION	10 June 2025
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Community Council: Craigleith/Blackhall

25/01931/FUL (Planning Permission)	proposed single storey side extension accommodating dressing room and en-suite, and single storey rear extension accommodating sitting room and dining area. at 76 Easter Warriston Edinburgh EH7 4QY	Mr David Hall., 76 Easter Warriston Edinburgh EH7 4QY	Local Delegated Decision	GRANTED	9 June 2025
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Community Council: Stockbridge/Inverleith

25/01904/FUL (Planning Permission)	Installation of railings to South boundary wall. Removal of existing handrails to ramp access. New barrier and handrails to external ramp. at 2 Kinnear Road Edinburgh EH3 5PE	Consulate General Of The Republic Of Poland In Edinburgh., 2 Kinnear Road Edinburgh UK EH3 5PE	Local Delegated Decision	GRANTED	12 June 2025
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Community Council: Stockbridge/Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/02789/CLP (Certificate of Lawfulness (proposed))	The property already has permission for a single storey rear extension. The application is to ascertain whether it would be permitted to open up the rear wall of the house to allow the extension to take place but install a patio door in the opening. This situation would remain until finances allowed for the permitted extension build to go ahead. at 33 Corstorphine Hill Avenue Corstorphine Edinburgh EH12 6LF	Ms Amy Cornelius., 33 Corstorphine Hill Avenue Edinburgh Britatin EH12 6LF	Delegated Decision	GRANTED	10 June 2025
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Community Council: Corstorphine

25/02622/TPO (Treework)	T1 Willow - Removal. at Flat 1 11 Wallace Gardens Edinburgh EH12 6HT	Myreside Management., FAO: Cory Kennedy 11 Wallace Gardens Edinburgh EH12 6HT	Delegated Decision	GRANTED	13 June 2025
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Community Council: Murrayfield

25/02606/FUL (Planning Permission)	Erection of hardwood conservatory to rear elevation. at 30 Blinkbonny Road Edinburgh EH4 3HX	Graeme & Gail Wilson., 30 Blinkbonny Road Edinburgh EH4 3HX	Local Delegated Decision	GRANTED	13 June 2025
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Community Council: Craighleith/Blackhall

25/02471/FUL (Planning Permission)	Existing rear kitchen to be extended to the side and create a new dining room. Attic to be converted to create a master bedroom and en-suite. at 27 Saughtonhall Drive Edinburgh EH12 5TP	Fiona Knops., 27 Saughtonhall Drive Edinburgh EH12 5TP	Local Delegated Decision	GRANTED	12 June 2025
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Community Council: Murrayfield

25/02355/CLP (Certificate of Lawfulness (proposed))	Alterations to form new doors to ground floor flat and erection of decking. at 7 Broomhall Avenue Edinburgh EH12 7NA	Mr & Mrs Robertson., 7 Broomhall Avenue Edinburgh EH12 7NA	Delegated Decision	REFUSED	11 June 2025
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Community Council: Corstorphine

25/02305/FUL (Planning Permission)	New single storey extension to side and front of property. at 47 Broomhall Terrace Edinburgh EH12 7PT	Mr & Mrs Page., 47 Broomhall Terrace Edinburgh EH12 7PT	Local Delegated Decision	GRANTED	11 June 2025
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Community Council: Corstorphine

25/01927/TPO (Treework)	See attached Tree Survey report - See attached work proposal document. at Woodland Campbell Avenue Edinburgh	Campbell Ave. Woodland Association., FAO: Kate Smith 43 Ormidale Terrace Edinburgh EH12 6ED	Delegated Decision	GRANTED	10 June 2025
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Community Council: Murrayfield

Ward No. B07 – Sighthill/Gorgie

25/02655/CLP (Certificate of Lawfulness (proposed))	Removal of clerestory window, opening up of external wall beneath window, partial blocking up of personnel door, all to form a larger opening for a new industrial door to the south facade. at 23 Bankhead Drive Edinburgh EH11 4DW	Brandon Hire Station., 72 - 75 Feeder Road St Phillips Bristol BS2 0TQ	Delegated Decision	GRANTED	11 June 2025
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Community Council: Sighthill/Broomhouse/Parkhead

25/02380/FUL (Planning Permission)	Installation of semi permanent modular galvanised steel disabled access ramp. at 25 Saughton Mains Drive Edinburgh EH11 3PJ	Mrs Lillian Briggs., 25 Saughton Mains Drive Edinburgh EH11 3PJ	Local Delegated Decision	GRANTED	9 June 2025
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Community Council: Stenhouse

25/02278/ADV (Advert Consent)	Fascia sign, box sign and hoarding. at 66 Bankhead Drive South Gyle Edinburgh EH11 4EQ	Powerleague C/O North Planning & Development., Tay House 300 Bath Street 2nd Floor Glasgow G2 4JR	Delegated Decision	GRANTED	10 June 2025
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Community Council: Sighthill/Broomhouse/Parkhead

25/02209/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 2 4 Dalry Gait Dalry Edinburgh EH11 2AU	Mr Wasim Ahmed., 4 Flat 2 Dalry Gait Edinburgh EH11 2AU	Delegated Decision	GRANTED	13 June 2025
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Community Council: Gorgie/Dalry

25/02210/CLES TL (Certificate of Lawfulness Existing STL)	Confirming its existing use and a short-term let visitor accommodation for a period over 10 years. at Flat 8 5 Dalry Gait Edinburgh EH11 2AU	Wasim Ahmed., Flat 8 5 Dalry Gait Edinburgh EH11 2AU	Delegated Decision	GRANTED	13 June 2025
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Community Council: Gorgie/Dalry

25/01516/FUL (Planning Permission)	Application for change of use in retrospect from Class 6 to vehicle sales / display and vehicle repair / maintenance premises. at 8 Bankhead Crossway South Edinburgh EH11 4EP	Signature Autos., 8 Bankhead Crossway South Edinburgh EH11 4EZ	Delegated Decision	GRANTED	9 June 2025
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Community Council: Sighthill/Broomhouse/Parkhead

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/02715/CLP (Certificate of Lawfulness (proposed))	Convert existing garage and raise roof to gain internal headroom. Alterations to windows and doors. at 29 Galachlawside Edinburgh EH10 7JG	Marysia Waddell., 29 Galachlawside Edinburgh EH10 7JG	Delegated Decision	GRANTED	11 June 2025
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Community Council: Fairmilehead

25/02444/CLP (Certificate of Lawfulness (proposed))	Single-storey ground floor extension to detached dwelling partly on footprint of existing garage and sheds. at 14 Swanston Gardens Edinburgh EH10 7DL	Mr Robert Orr., 14 Swanston Gardens Edinburgh EH10 7DL	Delegated Decision	GRANTED	9 June 2025
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Community Council: Fairmilehead

25/02055/FUL (Planning Permission)	Proposed two storey gable and single storey rear extension. at 1 Swanston Green Swanston Edinburgh EH10 7EW	Mrs Karen And Mr Michael Hughes., 1 Swanston Green Edinburgh EH10 7EW	Local Delegated Decision	GRANTED	9 June 2025
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Community Council: Fairmilehead

25/02058/FUL (Planning Permission)	Removal of sunroom roof, Raise floor level to match house and install orangery style roof. at 1 Westgarth Avenue Edinburgh EH13 0BB	Mr Gordon Florence., 1 Westgarth Avenue Redford Edinburgh Scotland EH13 0BB	Local Delegated Decision	GRANTED	9 June 2025
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Community Council: Colinton

25/01374/FUL (Planning Permission)	Erection of a new house in land adjacent to 37 Woodhall Road. at Land 35 Metres South Of 37 Woodhall Road Colinton Edinburgh	Mr Stephen Cullis., Flat 3 26 Donaldson Crescent Edinburgh EH12 5FD	Local Delegated Decision	REFUSED	12 June 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/02270/FUL (Planning Permission)	Reinstatement of infilled window to west elevation (low level). at 29 Rattray Drive Greenbank Edinburgh EH10 5TH	Mr Duncan Robinson., 29 Rattray Drive Edinburgh EH10 5TH	Local Delegated Decision	GRANTED	11 June 2025
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Community Council: Craiglockhart

25/01836/FUL (Planning Permission)	Proposed change in design (18/09642/VARY) proposed roof terrace with glazed access structure. at 7 Redhall House Drive Edinburgh EH14 1JE	Redhall Developments Ltd., 7 Redhall House Drive Edinburgh EH14 1JE	Local Delegated Decision	REFUSED	12 June 2025
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Community Council: Craiglockhart

25/01837/LBC (Listed Building Consent)	Proposed change in design (24/02495/LBC) - Proposed roof terrace with glazed access structure. at 7 Redhall House Drive Edinburgh EH14 1JE	Redhall Developments Ltd., 3 Queens Street Edinburgh EH2 1JE	Delegated Decision	REFUSED	11 June 2025
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Community Council: Craiglockhart

[Wards](#)

Ward No. B10 – Morningside

25/02525/TCO (Treework Within a Conservation Area)	Conifer approx 20ft tall - crown reduction by 5ft to 15ft at 8C Church Hill Morningside Edinburgh EH10 4BQ	Castle Trees., FAO: Mr Ryan Evans 26 Pincott Drive Edinburgh EH17 8ZQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 June 2025
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Community Council: Merchiston

25/02363/TCO (Treework Within a Conservation Area)	Mature silver birch reduce crown spread by 2m & reduce height by 2m. at 39 Cluny Drive Edinburgh EH10 6DU	Aileen Rose., 39 Cluny Drive Edinburgh EH10 6DU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 June 2025
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Community Council: Morningside

25/02248/TCO (Treework Within a Conservation Area)	Large cypress, approximately 12m in height we are looking to crown lift by 1.5 - 2 m. at 40 Comiston Drive Morningside Edinburgh EH10 5QR	Mr Richard Rennie., 40 Comiston Drive Edinburgh Scotland EH10 5QR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 June 2025
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Community Council: Morningside

25/02043/FUL (Planning Permission)	Attic conversion to terraced dwelling including new roof lights and dormer windows to front and rear roof pitches. (AS AMENDED) at 57 Morningside Park Morningside Edinburgh EH10 5EZ	Ms Jenny Davis., 57 Morningside Park Morningside Edinburgh EH10 5EZ	Local Delegated Decision	GRANTED	11 June 2025
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Community Council: Morningside

25/02021/LBC (Listed Building Consent)	Replacement of existing timber sash and case windows on a like-for-like basis with new windows, custom-fitted with slimline IGUs. All historical detail to be matched / reinstated. at 3F 17 Colinton Road Edinburgh EH10 5DP	Ms Zofia Swiatczak., 3F 17 Colinton Road Edinburgh EH10 5DP	Delegated Decision	GRANTED	11 June 2025
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Community Council: Merchiston

25/01852/FUL (Planning Permission)	Erect open timber batten garden screening. at 102 Braid Road Edinburgh EH10 6AT	Mr & Mrs Greig Bryson Lesley Bryson., 102 Braid Road Edinburgh EH10 6AT	Local Delegated Decision	GRANTED	11 June 2025
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Community Council: Morningside

25/01859/FUL (Planning Permission)	Alteration to form access to and erection of engineered hardwood orangery extension. **NOTE - PREVIOUS APPLICATION REF: 24/02393/FUL WILL NOT BE CONSTRUCTED. at 6 East Castle Road Edinburgh EH10 5AR	Mr & Mrs Watson, 6 East Castle Road Edinburgh EH10 5AR	Local Delegated Decision	GRANTED	12 June 2025
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Community Council: Merchiston

25/01843/FUL (Planning Permission)	Renewal/refurbishment of windows and doors, new French doors, changes to utility window and door, new garden decking, steps + stone paving, roof coverings to be renewed, fan extract terminal to be located on rear wall. at 2 Merchiston Gardens Edinburgh EH10 5DD	Mr & Ms Williamson, 2 Merchiston Gardens Edinburgh EH10 5DD	Local Delegated Decision	GRANTED	9 June 2025
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Community Council: Merchiston

25/01734/FUL (Planning Permission)	Downtaking of sash and case window and connecting blockwork to form new opening for French doors to be installed. at 11 Montpelier Park Edinburgh EH10 4LU	Mr Paul McFatridge., Tigh Na H-Oige Kentallen Appin Argyll PA38 4BY	Local Delegated Decision	GRANTED	11 June 2025
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Community Council: Merchiston

25/01558/FUL (Planning Permission)	Demolition of disparate existing single storey ancillary conservatories, utility room and detached garage structure, and construction of a new single storey rear and side extension to an existing property to provide additional living accommodation, garage and utility spaces. Additional alteration and full refurbishment of existing 3 storey house. at 14 Nile Grove Edinburgh EH10 4RF	Mr Michael Kane., 30 Stair Park North Berwick EH39 4DD	Local Delegated Decision	GRANTED	9 June 2025
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Community Council: Morningside

25/01509/LBC (Listed Building Consent)	This application is essentially a minor amendment to the consented applications 24/02647/FUL and 24/02643/LBC. The consented applications altered the existing single storey stone outshoot into a high quality contemporary garden room, only modestly extended from the original building line by 1.575m. This application proposed to further extend this extension by another modest depth of additional 1m, resulting in a total extension depth of only 2.575m from the existing outshoot building line. at 13B Chamberlain Road Edinburgh EH10 4DJ	Mr And Mrs M And L Sonley And Dobbs., 13B Chamberlain Road Edinburgh EH10 4DJ	Delegated Decision	GRANTED	10 June 2025
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Community Council: Merchiston

25/01510/FUL (Planning Permission)	This application is essentially a minor amendment to the consented applications 24/02647/FUL and 24/02643/LBC. The consented applications altered the existing single storey stone outshoot into a high quality contemporary garden room, only modestly extended from the original building line by 1.575m. This application proposed to further extend this extension by another modest depth of additional 1m, resulting in a total extension depth of only 2.575m from the existing outshoot building line. at 13B Chamberlain Road Edinburgh EH10 4DJ	Mr And Mrs M And L Sonley And Dobbs., 13B Chamberlain Road Edinburgh EH10 4DJ	Local Delegated Decision	GRANTED	10 June 2025
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Community Council: Merchiston

24/04418/FUL (Planning Permission)	Form new driveway to rear garden. at 92 Gilmore Place Edinburgh EH3 9PF	Mr Williamson., 92 Gilmore Place Edinburgh EH3 9PF	Local Delegated Decision	GRANTED	13 June 2025
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Community Council: Merchiston

[Wards](#)

Ward No. B11 – City Centre

25/02532/TCO (Treework Within a Conservation Area)	T dead tree remove tree species unknown. at 62 Dublin Street New Town Edinburgh EH3 6NP	Mr Ian Henderson., 62 Dublin Street Edinburgh EH3 6NP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 June 2025
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Community Council: New Town/Broughton

25/02420/ADV (Advert Consent)	The Maroon Mile heritage trail will consist of lamppost banners. The banners have been designed with the guidance, and in accordance with CEC's banner template and regulations. The lamppost locations have been selected by CEC. at Proposed Advertising Panel 25 Metres North Of 11 Dalry Road Dalry Edinburgh	Heart Of Midlothian Football Club., FAO: Karen Mailley Tynecastle Park McLeod Street Edinburgh EH11 2NL	Delegated Decision	GRANTED	11 June 2025
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Community Council: West End

25/01965/LBC (Listed Building Consent)	Replacement of existing timber sash and case windows on a like-for-like basis with new windows. Custom fitted with slimline IGUs. All historical detail to be matched / reinstated. at 1F2 165 Rose Street New Town Edinburgh EH2 4LS	Mr Cody Horne., 1F2 165 Rose Street Edinburgh United Kingdom EH2 4LS	Delegated Decision	GRANTED	9 June 2025
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Community Council: New Town/Broughton

25/01923/LBC (Listed Building Consent)	Proposed stone cleaning works. at 76 George Street Edinburgh EH2 3BU	Palmer's Immobilien Edinburgh GmbH., 18 George Street Edinburgh EH2 2PF	Delegated Decision	REFUSED	12 June 2025
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Community Council: New Town/Broughton

25/01871/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, box sign, canopy. at 2B Lynedoch Place Edinburgh EH3 7PX	Crocante & Co Ltd., 2C Lynedoch Place Edinburgh Scotland EH3 7PX	Delegated Decision	REFUSED	10 June 2025
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Community Council: West End

25/01872/LBC (Listed Building Consent)	Painting external elevation of the business in black, installing menu expositors, spotlights, canopies and speakers. at 2B Lynedoch Place Edinburgh EH3 7PX	Croccante & Co Ltd., 2C Lynedoch Place Edinburgh Scotland EH3 7PX	Delegated Decision	REFUSED	10 June 2025
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Community Council: West End

25/01831/LBC (Listed Building Consent)	Replacement of existing timber windows and doorset on a like-for-like basis with the replacement custom fitted with Slimline IGUs. All Historical detail to be matched /reinstated. at 30B Drummond Place Edinburgh EH3 6PN	Mr Mark Kerridge., 30B Drummond Place Edinburgh EH3 6PN	Delegated Decision	GRANTED	11 June 2025
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Community Council: New Town/Broughton

25/01656/LBC (Listed Building Consent)	New internal refurbishment new fixed seating and shelves, extend stage in basement, new decoration, lighting and finishes new external decoration and faux planting. at The Tron Tavern 9 Hunter Square Old Town Edinburgh EH1 1QW	Mitchells And Butlers., 27 Fleet Street Birmingham B1 3JP	Delegated Decision	REFUSED	11 June 2025
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Community Council: Old Town

25/01619/LBC (Listed Building Consent)	Proposed doff cleaning of stonework to full front façade of 36 North Castle Street. at 3F 36 North Castle Street New Town Edinburgh EH2 3BN	Cowiesburn Commercial Property Managers., FAO: Mr Allan Cooper 22 Walker Street Edinburgh EH3 7HR	Delegated Decision	REFUSED	12 June 2025
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Community Council: New Town/Broughton

25/00451/FULS TL (Planning Permission STL)	Change of use from residential to short term let (Sui Generis). at 39 Broughton Place Edinburgh EH1 3RR	Mrs Byrne., 39 Broughton Place Edinburgh EH1 3RR	Local Delegated Decision	REFUSED	13 June 2025
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Community Council: New Town/Broughton

24/05933/CLPS TL (Certificate of Lawful Use Proposed STL)	Home letting. at 9 Riddle's Court 322 Lawnmarket Edinburgh EH1 2PQ	Mrs Sangita Bhandari Sapkota., 40 Muirhouse Avenue Edinburgh EH4 4PL	Delegated Decision	REFUSED	12 June 2025
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Community Council: Old Town

[Wards](#)

Ward No. B12 – Leith Walk

25/01999/TCO (Treework Within a Conservation Area)	T1 Elm. Remove secondary and tertiary branches only to achieve a maximum clearance over the road of 5.5m (as shown on photo) at Drummond Community High School 41 Bellevue Place Broughton Edinburgh EH7 4BS	AMEY., FAO: Mr Kenny Bain 33-35 Mcfarlane Street Paisley PA3 1SA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 June 2025
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Community Council: New Town/Broughton

25/02004/LBC (Listed Building Consent)	Replacement of existing timber sash and case windows on a like-for-like basis with new windows. Custom-fitted with slimline IGUs. All historical detail to be matched / reinstated. at Flat 8 4 Lochend Road Lochend Edinburgh EH6 8BR	Ms Isabella Melking., Flat 8 4 Lochend Road Lochend Edinburgh EH6 8BR	Delegated Decision	GRANTED	9 June 2025
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Community Council: Leith Central

25/00813/FULS TL (Planning Permission STL)	Change of use from dwelling to short term let. at 115 Pitt Street Bonnington Edinburgh EH6 4DE	CGS Property Developments Limited., The Walled Garden South Building Bush Estate Edinburgh EH26 0SD	Local Delegated Decision	REFUSED	13 June 2025
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Community Council: Leith Central

Ward No. B13 – Leith

25/02729/TCO (Treework Within a Conservation Area)	eucalyptus 1 - reduce height and spread by 1-2m and lightly reduce from bins (n) , eucalyptus 2 - reduce height and spread by 1-2m and crown lift over road to 5m at Treeworks Mill Lane North Leith Edinburgh	Mr Greg Hardie., 23 Pikes Pool Drive, Kirkliston Kirkliston EH299GH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 June 2025
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Community Council: Leith Harbour And Newhaven

25/02398/FUL (Planning Permission)	Proposed take down of existing sunroom and erection of new extension with associated works to kitchen to improve layout. at 11 Ryehill Place Lochend Edinburgh EH6 8EP	Mr Simon Grant., 11 Ryehill Place Edinburgh EH6 8EP	Local Delegated Decision	GRANTED	11 June 2025
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Community Council: Leith Links

25/02177/FUL (Planning Permission)	Install replace the existing iron hand railings that are either side of the gate, replace the panel gate. at 79 Duke Street Edinburgh EH6 8HN	Nicholas Taylor., 79 Duke Street Edinburgh EH6 8HN	Local Delegated Decision	GRANTED	13 June 2025
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Community Council: Leith Links

25/02178/LBC (Listed Building Consent)	Install replace the existing iron hand railings that are either side of the gate, replace the panel gate. at 79 Duke Street Edinburgh EH6 8HN	Nicholas Taylor., 79 Duke Street Edinburgh EH6 8HN	Delegated Decision	GRANTED	10 June 2025
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Community Council: Leith Links

25/02179/LBC (Listed Building Consent)	Replacement of existing timber windows on a like-for- like basis with new windows, custom fitted with Slimline IGUs. All historical detail to be matched /reinstated. at Flat 2 34 Bernard Street Edinburgh EH6 6PR	Mr Dan Young., Flat 2 34 Bernard Street Edinburgh EH6 6PR	Delegated Decision	GRANTED	11 June 2025
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Community Council: Leith Harbour And Newhaven

25/02123/CLP (Certificate of Lawfulness (proposed))	EBM are acting on behalf of owners at 50 - 58 Bernard Street & 35 Shore, Leith. Owners have requested the painting of the wooden fascias around windows at roof level be painted back to their original black colour. They are currently red and faded and require attention. at 50-58 Bernard Street, 35 Shore North Leith Edinburgh EH6 6PR	Edinburgh Block Management., FAO: Mrs Kate McKeown City Of Edinburgh Methodist Church 25 Nicolson Square 25 Nicolson Square Edinburgh United Kingdom EH8 9BX	Delegated Decision	GRANTED	11 June 2025
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/02053/CLP (Certificate of Lawfulness (proposed))	Erection of garden office and gym in the south east corner of our back garden. The building will be timber frame with weatherboard cladding and a warm, green roof. at 50 Kekewich Avenue Craigentinny Edinburgh EH7 6TY	Dr Jethro Gauld., 50 Kekewich Avenue Craigentinny Edinburgh EH7 6TY	Delegated Decision	GRANTED	9 June 2025
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Community Council: Craigentinny/Meadowbank

25/02010/ADV (Advert Consent)	Advertisement of the following types: Canopy, projecting sign. at 1 Meadowbank Avenue Willowbrae Edinburgh EH8 7AP	Bliss House Cafe Limited., Ms Sirin Zurub 1 Meadowbank Avenue Edinburgh EH8 7AP	Delegated Decision	GRANTED	12 June 2025
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Community Council: Northfield/Willowbrae

[Wards](#)

Ward No. B15 – Southside/Newington

25/02956/WINP A (Prior Approval Windows)	Existing softwood single glazed windows are to be replaced with uPVC double glazed windows coloured "white" to match in with the existing window frame colour. at 3F1 164 Dalkeith Road Edinburgh EH16 5DX	Mrs Gardner, 3F1 164 Dalkeith Road Edinburgh EH16 5DX	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	12 June 2025
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Community Council: Grange/Prestonfield

25/02775/TCO (Treework Within a Conservation Area)	Rowan - Felling. at 10 Cobden Crescent Newington Edinburgh EH9 2BG	Mr Lewis Morrison., 10 Cobden Crescent Newington Edinburgh EH9 2BG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 June 2025
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Community Council: Grange/Prestonfield

25/02737/TCO (Treework Within a Conservation Area)	T1 Himalayan Birch - prune away from street light to leave 1m clear. , T2 Pittosporum - reduce height by approx. 2m to contain., T3 Golden Cypress - fell to ground level, T4 Birch - fell to ground level at 19 Findhorn Place Grange Edinburgh EH9 2JR	Mr Mike Braim., 19 Findhorn Place Grange Edinburgh EH9 2JR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 June 2025
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Community Council: Grange/Prestonfield

25/02739/TCO (Treework Within a Conservation Area)	Monterey Pine 2 m above roof guttering - prune top by 2 m, remove branches hitting windows on 1st and ground floor. at 19 St Catherine's Place Sciennes Edinburgh EH9 1NU	Mr Alan Bond., 19 St Catherines Place Edinburgh EH9 1NU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 June 2025
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Community Council: Marchmont/Sciennes

25/02553/WINP A (Prior Approval Windows)	Note some windows proposed hve the astragal bars removed where the existyng windows have astragals. at 5 Hope Terrace Morningside Edinburgh EH9 2AP	Mr G Douglas., 5 Hope Terrace Morningside Edinburgh EH9 2AP	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	12 June 2025
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Community Council: Marchmont/Sciennes

25/02490/WINP A (Prior Approval Windows)	Proposal to replace trapezoid dormer windows to the front elevation with new trapezoid windows of a similar style. The window frame will remain the same shape and size, and the windows will operate in the same manner (tilt & turn) however instead of trapezoid shaped glazing, a rectangular section of glazing will be installed with plywood infills either side (lower section of the trapezoid frame). New rectangular glazing size will match the head of the window and taken down to the base. at The Northumberland Hotel 33 Craigmillar Park Edinburgh EH16 5PE	The Northumberland Hotel., 33 Craigmillar Park Edinburgh EH16 5PE	Delegated Decision	APPROVED	12 June 2025
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Community Council: Grange/Prestonfield

25/02405/TCO (Treework Within a Conservation Area)	Pruning of 3 trees on the rear boundary encroaching on telephone lines. at 40 Lauder Road Edinburgh EH9 1UE	Mr Callum Gibb., 43 Dolphin Road Edinburgh EH14 5RX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 June 2025
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Community Council: Marchmont/Sciennes

25/02373/TPO (Treework)	Post-mature silver birch overhanging Oswald Road. In significant decline remove. Contains large amount of large diameter deadwood overhanging street & parked cars. at 2 Blackford Avenue Edinburgh EH9 2ET	Myreside Management Limited., FAO: Colin Lamond 3 Dalkeith Road Mews Edinburgh EH16 5GA	Delegated Decision	GRANTED	10 June 2025
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Community Council: Grange/Prestonfield

25/01753/LBC (Listed Building Consent)	Of the 10 No. chimneys to Teviot Row House, 5 No. chimneys have been identified as having structural defects (movement, rocking motion under a low level of lateral loading). Our proposal is to carry out in-situ remedial repairs to the 2 most prominent chimneys (chimneys 2 & 3); as well as dismantle and roof over chimneys 1 + 4 which are of lesser architectural and visual prominence; and also dismantle chimney 5 and rebuild to a lower level (as amended). at Teviot Row House 22 - 23 Teviot Row Edinburgh EH8 9AL	University Of Edinburgh., Mr Gordon MacDougall Estates 9 Infirmary Street Edinburgh United Kingdom EH1 1NP	Delegated Decision	GRANTED	10 June 2025
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Community Council: Southside

25/01637/TPO (Treework)	Prunus tree tag No 0170 fell to ground level due to proximity to boundary wall. Sorbus tree tag 0169 fell to ground level due to proximity to boundary wall. at Flat 1 69 South Oswald Road Grange Edinburgh EH9 2HH	Hanover Housing Association., 345 Govan Road Glasgow G51 2SE	Delegated Decision	REFUSED	13 June 2025
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Community Council: Grange/Prestonfield

25/01536/FUL (Planning Permission)	Two storey rear flat roof extension for new dining and living space and replacement of lantern roof light on main roof. at 34 Queen's Crescent Edinburgh EH9 2BA	Mr & Mrs Keith & Eleanor Oliver., 34 Queen's Crescent Newington Edinburgh EH9 2BA	Local Delegated Decision	GRANTED	11 June 2025
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Community Council: Grange/Prestonfield

25/00995/CLES TL (Certificate of Lawfulness Existing STL)	Use as a short term let property as an existing user. at 2F2 10 West Newington Place Newington Edinburgh EH9 1QT	Mr Gerard Porter., 3 Edgelaw Rigg Edinburgh EH16 6FS	Delegated Decision	REFUSED	12 June 2025
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Community Council: Southside

25/00602/FUL (Planning Permission)	Minor alterations to shopfront doors, removal of fire escape stair, reinstatement of roof light, installation of external roof mounted plant and refurbishment works. at 37 - 41 Nicolson Street Edinburgh EH8 9BE	Three Rivers Catering Ltd., FAO: Steven Lin 26 Potterrow Edinburgh EH8 9BT	Local Delegated Decision	GRANTED	9 June 2025
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Community Council: Southside

25/00603/LBC (Listed Building Consent)	Minor alterations to shopfront doors, removal of a non-original external fire escape stair, reinstatement of a glazed roof light, alterations to internal layout, provision of a new, internal fire fighting stair for compliance with modern building regulations. Installation of external roof mounted plant. General refurbishment works to extend the usable life of the existing building. at 37 - 41 Nicolson Street Edinburgh EH8 9BE	Three Rivers Catering Ltd., FAO: Mr Steven Lin 26 Potterrow Edinburgh EH8 9BT	Local Delegated Decision	GRANTED	11 June 2025
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Community Council: Southside

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/02569/FUL (Planning Permission)	Demolition of existing garage and erection of new garage. at 49 Alnwickhill Road Edinburgh EH16 6LP	Paul Doohan., 4 Liberton Tower Lane Edinburgh EH16 6LP	Local Delegated Decision	GRANTED	13 June 2025
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Community Council: Liberton

25/02359/FUL (Planning Permission)	Proposed single storey extensions to both side and rear of property. at 195 The Murrays Edinburgh EH17 8UN	Mark Brock., 195 The Murrays Edinburgh EH17 8UN	Local Delegated Decision	GRANTED	9 June 2025
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Community Council: Gilmerton/Straiton/Inch

Ward No. B17 – Portobello/Craigmillar

25/02431/TCO (Treework Within a Conservation Area)	T1 port laurel prune upto 1m form height and nsew. T2 field elm prune upto 1m from height and nsew. T3 bay laurel hard prune upto 1m from height and nsew. at 26 Brighton Place Edinburgh EH15 1LJ	Mr Philip Taylor., 26 Brighton Place Edinburgh EH15 1LJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 June 2025
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Community Council: Portobello

25/02408/FUL (Planning Permission)	Remove existing conservatory and erect new single storey kitchen extension. at 128 Vexhim Park Edinburgh EH15 3SE	Mrs Marie Turner., 128 Vexim Park Edinburgh EH15 3SE	Local Delegated Decision	GRANTED	11 June 2025
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Community Council: Craigmillar

25/01627/FUL (Planning Permission)	Alterations to existing garage and ancillary accommodation to increase the floor area of the ancillary accommodation. (Resubmission). at 244A Milton Road East Joppa Edinburgh EH15 2PG	Mr & Mrs K Doyle., A 244 Milton Road East Edinburgh EH15 2PG	Local Delegated Decision	GRANTED	11 June 2025
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Community Council: Portobello

25/01401/LBC (Listed Building Consent)	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	13 June 2025
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Community Council: Portobello

25/01261/FUL (Planning Permission)	The demolition of an existing garage, the formation of a garden room and bicycle store, the re-modelling of the south-west elevation dormer and alterations of window openings, access steps and the replacement of the front door. at 22 Bedford Terrace Edinburgh EH15 2EJ	Mrs Fiona Gordon., 22 Bedford Terrace Portobello Scotland EH15 2EJ	Local Delegated Decision	GRANTED	11 June 2025
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Community Council: Portobello

25/01167/LBC (Listed Building Consent)	Internal reconfiguration of kitchen and living room, including demolition of internal partition. Installation of two glazed conservation skylights and the replacement of existing external door and window (as amended). at 18 Promenade Portobello East Edinburgh EH15 1HH	Mr Jamie Davidson Mrs Kat Royle., 18 Promenade Edinburgh EH15 1HH	Delegated Decision	GRANTED	9 June 2025
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Community Council: Portobello

25/01049/FUL (Planning Permission)	Erection of a kayak and paddle board racking system in the place of the proposed site. at 38 Bellfield Street Edinburgh EH15 2BP	Castellum Group., FAO: Joshua Hutchinson 5 South Charlotte Street Edinburgh EH2 4AN	Local Delegated Decision	WITHDRAWN	12 June 2025
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Community Council: Portobello

24/06163/FUL (Planning Permission)	Single storey rear extension. Demolition of existing front porch and replace with single storey front extension to create larger porch and storage cupboard and also downstairs shower room. at 31 Newcraighall Drive Newcraighall Musselburgh EH21 8SG	Mr Ryan Quiletti., 31 Newcraighall Drive Musselburgh Edinburgh EH21 8SG	Local Delegated Decision	GRANTED	9 June 2025
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Community Council: Craigmillar

[Wards](#)