

# Planning Applications within Edinburgh

## WEEKLY PLANNING BULLETIN

Date: **23 June 2025**

The Weekly Planning Bulletin is organised by ward. Under each ward you will find the following sections:-

- Section 1 – Recently registered planning applications;
- Section 2 – Proposal of Application Notices received;
- Section 3 – Proposals for tree work in conservation areas;
- Section 4 – Proposals for tree works where there is a Tree Preservation Order;
- Section 5 – Prior Notification of Telecommunications.
- Section 6 – Certificate of Lawfulness Existing.
- Section 7 – Certificate of Lawfulness Proposed.

If there are no applications or notices in a ward, the space underneath will be blank.

Section 8 at the end of the document contains consultations from other planning authorities.

Planning decisions are on a separate document.

### **Wards – click on the links below**

[Ward B01 - Almond](#)  
[Ward B02 – Pentland Hills](#)  
[Ward B03 – Drum Brae/Gyle](#)  
[Ward B04 – Forth](#)  
[Ward B05 – Inverleith](#)  
[Ward B06 – Corstorphine/Murrayfield](#)  
[Ward B07 – Sighthill/Gorgie](#)  
[Ward B08 – Colinton/Fairmilehead](#)  
[Ward B09 – Fountainbridge/Craiglockhart](#)  
[Ward B10 – Morningside](#)  
[Ward B11 – City Centre](#)  
[Ward B12 – Leith Walk](#)  
[Ward B13 – Leith](#)  
[Ward B14 – Craigmillar/Duddingston](#)  
[Ward B15 – Southside/Newington](#)  
[Ward B16 – Liberton/Gilmerton](#)  
[Ward B17 – Portobello/Craigmillar](#)

### **Where can I see the documents?**

You can view the plans, forms and other documents at [Planning and Building Standards Online Services](#).

### **What Can I Comment on?**

Under statutory legislation, you should only make comments to the City of Edinburgh Council on those applications appearing in Section 1 – recently registered planning applications.

Planning is about the development and use of land and buildings so any comments made on applications should be relevant to this. These are called 'material considerations'. If you submit comments which are non-material they will not be taken into account. This can be difficult to understand so we have given you some examples below. It should be noted that the legislation governing the control of advertisements does not include any provision for a period for representations to be submitted. Therefore, the Planning service may determine an application for advertisement consent prior to the date set out in this list

## EXAMPLES

	<b>Material</b>		<b>Non-Material</b>
q	Contrary to the Development Plan (National Planning Framework 4 and Edinburgh Local Development Plan (City Plan 2030)).	q	Devaluation of property
q	Appearance (design, materials, scale, etc.)	q	Loss of private view
q	Residential amenity e.g. noise, overshadowing	q	Business issues relating to the applicant
q	Traffic, parking or access problems	q	Possible fire hazard

Comments on Section 2 proposals (Proposal of Application Notices) should be made directly to the applicant. There is no provision for the public to make comments on tree work and prior notifications and these details are for information only. This also applies to certificates of lawfulness where decisions are taken on the facts of the case in relation to planning law and public comments cannot be taken into account.

### **How Can I Comment?**

Comments could be made online at [Planning and Building Standards Online Services](#).

The quickest and most secure way to make a comment is to use the Online Services. If you fill in your email address we can email you the decision on the application.

Your comments must be received within 21 days of the date of registration, neighbour notification or advertisement in the press, whichever is later. These periods are extended for public holidays. The Comments Due by Date appears in the bulletin although we cannot always guarantee it will include additional days for public holidays.

Anonymous comments will not be taken into account and we need your name and address as your representation will become part of the application record, which is a public document. **The comments you make will be made publicly available to view on the Council website.** Any comments that are racist will not be accepted and may be sent to the police for further investigation. Further advice on commenting on planning applications can be found on the Council website.

### **What Happens to my Comments?**

You will receive an acknowledgement of your representation. You will also be informed of the decision.

Further detail on how to comment on planning proposals and how your comments are handled is available on our [Website](#). Our Published Privacy Notice is available here [Privacy Notice](#).

Most applications are processed by delegated decision whereby planning officers decide applications under a publicly accountable process. If, however, there are more than 20 material representations and these take an opposing view from the recommendation, then the application will be decided by the Development Management Sub-Committee.

Full details on the Schemes of Delegation are available on the [Council website](#).

### **Any Questions?**

Email the Planning Help Desk at [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk).

## Ward No. B01 – Almond

### 1. Planning Applications

	Erection of a single storey detached chalet at Land Adjacent to Lowood House (short-term letting holiday accommodation).  at Land 40 Metres West Of Lowood Cottage Lowood Craigiehall South Queensferry  25/02773/FULSTL	John Watson Architectural Consultant Ltd. 11 Market Street Mid Calder Livingston EH53 0AL	Malcolm Berry., 7 Quality Street Lane Edinburgh EH4 5BU	Local Delegated Decision	Registered on: <b>12/06/2025</b>  <u>Comments Due by</u> <b>08.07.2025</b>	Ross McFarlane ross.mcfarlane1@edinburgh.gov.uk  Community Council: Queensferry & District  Other Developments - Local
Barnton Avenue Conservation Area	Proposed extension, alteration and new garage. at 35 East Barnton Avenue Edinburgh EH4 6AH  25/03143/FUL	W N Thomson & Co. FAO: James Ringham 84 Main Street Davidson's Mains Edinburgh EH4 5AB	Mr & Mrs D Sol., 35 East Barnton Avenue Edinburgh EH4 6AH	Local Delegated Decision	Registered on: <b>17/06/2025</b>  <u>Site Notice posted on:</u> <b>27/06/2025</b>  <u>Advertised on:</u> <b>27/06/2025</b>  <u>Comments Due by</u> <b>18.07.2025</b>	Householder Team planning.householder@edinburgh.gov.uk  Community Council: Cramond  Householder Developments

### 2. Proposal of Application Notice

#### 3. Trees in Conservation Area

Cramond Conservation Area	4 Conifer trees 1 Ash tree section fell the conifers remove lower limb on ash tree overhanging house. at 76 Whitehouse Road Cramond Edinburgh EH4 6PD  25/03045/TCO	Fergus Morrison. 4 Barton Park Avenue Edinburgh EH4 6ES	Mr Alan Ker., 76 Whitehouse Road Edinburgh EH4 6PD	Delegated Decision	Registered on: <b>18/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Cramond  TCO and TPO submissions
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#### 4. Tree Preservation Orders

	Quercus palustris to dismantle the tree to ground level. at Royal Bank Of Scotland 201 Gogar Station Road Gogar Edinburgh EH12 9SB  25/03216/TPO	Willerby Landscapes Ltd. FAO: Seamus Neesham Bridge Nurseries Green Lane Four Elms Edenbridge TN8 6RN	Willerby Landscapes Ltd., FAO: Seamus Neesham Bridge Nurseries Green Lane Four Elms Edenbridge TN8 6RN	Delegated Decision	Registered on: <b>20/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Ratho  TCO and TPO submissions
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	Norway Spruce to dismantle the tree to ground level. at Royal Bank Of Scotland 201 Gogar Station Road Gogar Edinburgh EH12 9SB  25/03226/TPO	Willerby Landscapes Ltd. FAO: Seamus Neesham Bridge Nurseries Green Lane Four Elms Edenbridge TN8 6RN	Willerby Landscapes Ltd., FAO: Seamus Neesham Bridge Nurseries Green Lane Four Elms Edenbridge TN8 6RN	Delegated Decision	Registered on: <b>20/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Ratho  TCO and TPO submissions
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#### 5. Prior Notification - Telecommunications

#### 6. Certificate of Lawfulness Existing

#### 7. Certificate of Lawfulness Proposed

	Extension of existing single car garage. Turning it into a flat roof two car garage (double width). at 1 Strathalmond Park Edinburgh EH4 8AJ  25/03145/CLP		Mr Thornton White., 1 Strathalmond Park Edinburgh EH4 8AJ	Delegated Decision	Registered on: <b>16/06/2025</b>	Householder Team planning.householder@edinburgh.gov.uk  Community Council: Cramond  CLE and CLP submissions
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[Wards](#)

### **Ward No. B02 – Pentland Hills**

#### 1. Planning Applications

	Proposed single-storey rear extension and alterations to existing property. at 21 Ravelrig Park Balerno EH14 7DL  25/03147/FUL	LSM Architecture. FAO. Michelle An. 35 Guthrie Street Edinburgh EH1 1JG	Jim & Rhona Panton., 21 Ravelrig Park Balerno EH14 7DL	Local Delegated Decision	Registered on: <b>16/06/2025</b>  <a href="#">Comments</a> <a href="#">Due by</a> <b>09.07.2025</b>	Householder Team planning.householder@edinburgh.gov.uk  Community Council: Balerno  Householder Developments
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	Change of use of retail unit 9 to hot food takeaway restaurant. at Unit 9-11 Westside Plaza Shopping Centre 6 Westside Plaza Hailesland Edinburgh EH14 2SW  25/03152/FUL	Mason And Marlowe Ltd. FAO. Kanadi Jagafa. Colony 5 Piccadilly Place Arytoun Street Manchester M1 3BR	Bluefin Management Ltd., Mr Ahmed Zohaib. Whelmar House Southway Skelmersdale WN8 6NN	Delegated Decision	Registered on: <b>17/06/2025</b>  <a href="#">Comments</a> <a href="#">Due by</a> <b>11.07.2025</b>	Local1 Team  Community Council: Wester Hailes  Other Developments - Local
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#### 2. Proposal of Application Notice

#### 3. Trees in Conservation Area

#### 4. Tree Preservation Orders

#### 5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

**Ward No.B03 – Drum Brae/Gyle**

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

**Ward No.B04 – Forth**

1. Planning Applications

Trinity Conservation Area	Refurbishment of a hospice owned building, seeking a partial change of use for 50% of the building. This will deliver health and wellbeing services to the wider community for commercial profit. The new enterprise will offer massage, beauty, holistic therapies, counselling services. This new revenue stream sees profits reinvested directly into hospice palliative care services, enabling continued innovation and delivery of free palliative care onsite, across the community, in people's homes. at 17 Boswall Road Edinburgh EH5 3RR  25/02931/FUL		St Columba's Hospice Care., FAO: Adam Underwood 15 Boswell Road Edinburgh United Kingdom Eh3 5rw	Local Delegated Decision	Registered on: <b>05/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Rachel Webster rachel.webster@edinburgh.gov.uk  Community Council: Trinity  Other Developments - Local
	The proposed works include internal and external demolitions to the existing house, builders' work to form new partitions, and the erection of a two-storey rear extension. at 22 Boswall Road Trinity Edinburgh EH5 3RH  25/03055/FUL	Joanna Nowak. 9 Elliot Street Flat 5 Edinburgh EH7 5LX	Mr Murray Bremner., 22 Boswall Road Edinburgh EH5 3RH	Local Delegated Decision	Registered on: <b>16/06/2025</b>  <a href="#">Comments Due by</a> <b>08.07.2025</b>	Householder Team planning.householder@edinburgh.gov.uk  Community Council: Trinity  Householder Developments

## 2. Proposal of Application Notice

### 3. Trees in Conservation Area

Listed Category: B  Trinity Conservation Area	T11 cherry - remove tree. at 6 Lennox Row Edinburgh EH5 3HN  25/03144/TCO	Edinburgh Tree Surgeons. FAO. Alan Dewar. 2 Westerhaugh Auchendinny Penicuik EH26 8PF	Mrs India Miller., 6 Lennox Row Trinity Edinburgh EH5 3HN	Delegated Decision	Registered on: <b>16/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Trinity  TCO and TPO submissions
Trinity Conservation Area	Early mature Copper Beech on the right-hand boundary in the rear garden. - Remove. Tree has become too large for both applicant's garden and neighbour's garden. at 23 York Road Trinity Edinburgh EH5 3EJ  25/03162/TCO	Frontier Forestry Ltd. FAO. Andrew Jenkins. Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mrs Joan Orr., 23 York Road Trinity Edinburgh EH5 3EJ	Delegated Decision	Registered on: <b>17/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Trinity  TCO and TPO submissions
Newhaven Conservation Area	Deodar cedar in the front garden, overhanging the driveway of 23A reduce back the spread of the east crown by 2m to the boundary wall line. at West Of 23A Stanley Road Newhaven Edinburgh EH6 4SE  25/03208/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Manor Estates Housing Association., FAO: Samantha Kerr Suite 4 5 New Mart Place Edinburgh EH14 1RW	Delegated Decision	Registered on: <b>20/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Trinity  TCO and TPO submissions
Listed Category: C  Newhaven Conservation Area	T1 sycamore sectional fell to ground level and treat with Herbicide to prevent regrowth. T2 sycamore crown reduce height by 2-3m to contain. at 52 Park Road Newhaven Edinburgh EH6 4LD  25/03219/TCO	McLaren Tree Surgery Ltd. 51 Silverknowes View Edinburgh EH4 5PS	Mrs Juliane Kloess., 52 Park Road Edinburgh EH6 4LD	Delegated Decision	Registered on: <b>20/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Leith Harbour And Newhaven  TCO and TPO submissions

Listed Category: C	Cherry, crown reduce 1.5m and 20% thin. Cherry, crown reduce 1.5m and 20% thin. Lime deadwood and 10% thin. at 21A Russell Place Trinity Edinburgh EH5 3HW	Castle Trees. FAO: Ryan Evans 26 Pincott Drive Edinburgh EH17 8ZQ	Mr Ryan Evans., 26 Pincott Drive Edinburgh EH17 8ZQ	Delegated Decision	Registered on: <b>23/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Trinity  TCO and TPO submissions
Trinity Conservation Area	25/03253/TCO					

#### 4. Tree Preservation Orders

#### 5. Prior Notification - Telecommunications

#### 6. Certificate of Lawfulness Existing

#### 7. Certificate of Lawfulness Proposed

[Wards](#)

### **Ward No. B05 – Inverleith**

#### **1. Planning Applications**

Listed Category: B	Change of use of premises to short-term let accommodation. at 3 Avondale Place Edinburgh EH3 5HX		In Vida Properties., FAO: Dara Welch West View Pluscarden Road Elgin Scotland IV30 1SU		Registered on: <b>16/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Improvement Team  Community Council: Stockbridge/Inverleith  Other Developments - Local
Stockbridge Conservation Area	25/02734/FULSTL					

Listed Category: B	Solar panels added to roof, external doorway added to form balcony, driveway refurbished, and new front gates installed. at 9B Kinnear Road Edinburgh EH3 5PG	Mary Carslaw. 16 Merchiston Place Edinburgh EH10 4NS	Vinny Billon., 9B Kinnear Road Edinburgh EH3 5PG	Local Delegated Decision	Registered on: <b>10/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: Stockbridge/Inverleith  Householder Developments
Inverleith Conservation Area	25/03021/FUL					

Listed Category: B  Stockbridge Conservation Area	Resubmission of application for change of use of property to STL. at 7 Kemp Place Stockbridge Edinburgh EH3 5HU  25/03200/FULSTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Robert Flynn., 46 Avondale Avenue East Kilbride G74 1NS	Local Delegated Decision	Registered on: <b>19/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Improvement Team  Community Council: Stockbridge/Inverleith  Other Developments - Local
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## 2. Proposal of Application Notice

## 3. Trees in Conservation Area

## 4. Tree Preservation Orders

## 5. Prior Notification - Telecommunications

## 6. Certificate of Lawfulness Existing

## 7. Certificate of Lawfulness Proposed [Wards](#)

## **Ward No. B06 – Corstorphine/Murrayfield**

### 1. Planning Applications

Corstorphine Conservation Area	Remove and replace the existing roller shutter goods door with new access door; Remove existing glazed screen and entrance door with new window and entrance door; Remove existing air vents and fill to match with adjacent wall; Replace the existing roof plant with new roof plant; Change colours to fence and window frames; and install new dog run and bin store to the rear. at 10 Manse Road Edinburgh EH12 7SN  25/02397/FUL	Planning Development Management Ltd. FAO: Robert Cronk The Pump House Addington Buckingham MK18 2JR	Halima Vets.,	Delegated Decision	Registered on: <b>12/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: Corstorphine  Other Developments - Local
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	Formation of new two storey extension to the side and single storey extension to the rear of property with associated internal works. at 20 Orchard Road South Ravelston Edinburgh EH4 3HZ  25/02971/FUL	56three Architects. FAO. Gordon Beaton 14 Alva Street Edinburgh EH2 4QG	Julia Robertson., 20 Orchard Road South Ravelston Edinburgh EH4 3HZ	Local Delegated Decision	Registered on: <b>06/06/2025</b>  <u>Comments</u> <u>Due by</u> <b>09.07.2025</b>	Householder Team planning.householder@edinburgh.gov.uk  Community Council: Craigleith/Blackhall  Householder Developments
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	NR Ref TP/S/2025/081 Re-deck of road bridge over railway and associated works, including the formation of a temporary bridge, compound, crane pad and access for the duration of the works. at Overbridge Ladywell Avenue Broomhall Edinburgh  25/03048/PA		Network Rail., FAO. Fraser MacKenzie 151 St Vincent Street Glasgow G2 5NW	Delegated Decision	Registered on: <b>11/06/2025</b>  <u>Comments</u> <u>Due by</u> <b>02.07.2025</b>	Adam Gloser adam.gloser@edinburgh.gov.uk  Community Council: Corstorphine  PA submissions
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	Alterations to install new doors and erect decking. at 7 Broomhall Avenue Broomhall Edinburgh EH12 7NA  25/03060/FUL	John Gordon Associates Ltd. 3 Dean Acres Comrie KY12 9XS	Mr & Mrs Robertson., 7 Broomhall Avenue Edinburgh EH12 7NA	Local Delegated Decision	Registered on: <b>12/06/2025</b>  <u>Comments</u> <u>Due by</u> <b>08.07.2025</b>	Householder Team planning.householder@edinburgh.gov.uk  Community Council: Corstorphine  Householder Developments
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## 2. Proposal of Application Notice

### 3. Trees in Conservation Area

Coltbridge And Wester Coates Conservation Area	Large sycamore tree on banking owned by council pollarding of large sycamore to allow more light into house and garden. at Treeworks Roseburn Cliff Edinburgh  25/03130/TCO	Falcon Tree Management Ltd. FAO: Antony Wood Roseace South Queensferry EH309SP	Mr Grant Mckenzie., 21 Roseburn Cliff Edinburgh EH12 6LA	Delegated Decision	Registered on: <b>17/06/2025</b>	Ruthe Davies ruthe.davies@edinburgh.gov.uk  Community Council: Murrayfield  TCO and TPO submissions
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Coltbridge And Wester Coates Conservation Area	Lime T0939 install a 2 tonne Cobra dynamic brace into the crown of the tree. Dead Elder adjacent to T0965 remove. Dead Hawthorn opposite 2 Abinger Gardens remove. Laburnum stem opposite 2 Murrayfield Gardens, remove Laburnum stem that is pushing the railings. at Land Adjacent To Abinger Gardens Murrayfield Edinburgh  25/03159/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Abinger Gardens Residents' Association., Mr Ken Darling 30 Glasgow Road Edinburgh EH12 8HL	Delegated Decision	Registered on: <b>17/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Murrayfield  TCO and TPO submissions
Dean Conservation Area	Purple plum tree removal of the tree. at 3 Ravelston Dykes Ravelston Edinburgh EH4 3EE  25/03221/TCO	Fergus Morrison. 4 Barton Park Avenue Edinburgh EH4 6ES	Mrs Emma MacColl., 3 Ravelston Dykes Edinburgh EH4 3EE	Delegated Decision	Registered on: <b>20/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Murrayfield  TCO and TPO submissions

#### 4. Tree Preservation Orders

#### 5. Prior Notification - Telecommunications

#### 6. Certificate of Lawfulness Existing

#### 7. Certificate of Lawfulness Proposed [Wards](#)

### **Ward No. B07 – Sighthill/Gorgie**

#### 1. Planning Applications

#### 2. Proposal of Application Notice

#### 3. Trees in Conservation Area

#### 4. Tree Preservation Orders

#### 5. Prior Notification - Telecommunications

#### 6. Certificate of Lawfulness Existing

#### 7. Certificate of Lawfulness Proposed [Wards](#)

## **Ward No. B08 – Colinton/Fairmilehead**

### **1. Planning Applications**

Colinton Conservation Area	Construction of new garden store and shed within rear garden area of 7 Spylaw Bank Road. at 7 Spylaw Bank Road Edinburgh EH13 0JW  25/03015/FUL	Karen Parry Architects Ltd. FAO: Beth Fraser 38 Bridge Road Edinburgh EH13 0LQ	Donald Cameron., 7 Spylaw Bank Road Edinburgh EH13 0JW	Local Delegated Decision	Registered on: <b>16/06/2025</b>  <u>Site Notice posted on:</u> <b>27/06/2025</b>  <u>Advertised on:</u> <b>27/06/2025</b>  <u>Comments Due by</u> <b>18.07.2025</b>	Householder Team planning.householder@edinburgh.gov.uk  Community Council: Colinton  Householder Developments
	Extension to detached dwellinghouse and alterations to existing window and door openings. at 71 Tryst Park Edinburgh EH10 7HB  25/03140/FUL	Grigor Mitchell Architect Ltd. FAO: Grigor Mitchell Schop CoWorking 36 St Mary's Street Edinburgh EH1 1SX	Mrs Sherlyn Mullen., 71 Tryst Park Swanston Edinburgh EH10 7HB	Local Delegated Decision	Registered on: <b>16/06/2025</b>  <u>Comments Due by</u> <b>09.07.2025</b>	Householder Team planning.householder@edinburgh.gov.uk  Community Council: Fairmilehead  Householder Developments

### **2. Proposal of Application Notice**

### **3. Trees in Conservation Area**

Colinton Conservation Area	Copper beech, reduce height of crown by 0.5m and width by 0.5m. Gean cherry reduce height by 0.5m and width by 0.5m. at 24 Pentland Avenue Hailes Edinburgh EH13 0HZ  25/03171/TCO	24hr Trees. FAO: Robbie Cooke 3 Bonaly Drive Edinburgh EH13 0EJ	Mr William Anderson., 24 Pentland Avenue Edinburgh EH13 0HZ	Delegated Decision	Registered on: <b>17/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Colinton  TCO and TPO submissions
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#### 4. Tree Preservation Orders

Colinton Conservation Area	Mature Leyland Cypress - Dismantle and remove, Two Scot's Pines - Prune lower overhanging branches back to main stems up to 4m in height. at 35 Barnshot Road Colinton Edinburgh EH13 0DJ  25/02913/TPO	24hr Trees. FAO. Robbie Cooke 3 Bonaly Drive Edinburgh EH13 0EJ	Mr Michael Hogg., 33 Barnshot Road Edinburgh Scotland EH13 0DJ	Delegated Decision	Registered on: <b>20/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Colinton  TCO and TPO submissions
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Colinton Conservation Area	Sycamore - Reduce width of crown by 1 metre and height of crown by 1.5m, Horse Chestnut - Reduce height of crown by 1m and width of crown by 1m at 4 Underwoods Grove Colinton Edinburgh EH13 0QW  25/03167/TPO	24hr Trees. FAO. Robbie Cooke 3 Bonaly Drive Edinburgh EH13 0EJ	Underwood Grove Residents Assoc., Robert Anderson 4 Underwoods Grove Colinton Edinburgh EH13 0QW	Delegated Decision	Registered on: <b>17/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Colinton  TCO and TPO submissions
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#### 5. Prior Notification - Telecommunications

#### 6. Certificate of Lawfulness Existing

#### 7. Certificate of Lawfulness Proposed

[Wards](#)

### **Ward No.B09 – Fountainbridge/Craiglockhart**

#### 1. Planning Applications

	Advertisement of the following types: Projecting Sign Wall-mounted flat sign. at 1 Dundee Street Fountainbridge Edinburgh EH3 9FP  25/02895/ADV		Edinburgh Printmakers., Roseanne Tye Castle Mills 1 Dundee Street Edinburgh EH3 9FP	Delegated Decision	Registered on: <b>17/06/2025</b>  <u>Comments</u> <u>Due by</u> <b>08.07.2025</b>	Local1 Team  Community Council: Tollcross  Advertisements
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#### 2. Proposal of Application Notice

#### 3. Trees in Conservation Area

#### 4. Tree Preservation Orders

#### 5. Prior Notification - Telecommunications

#### 6. Certificate of Lawfulness Existing

#### 7. Certificate of Lawfulness Proposed

[Wards](#)

## Ward No. B10 – Morningside

### 1. Planning Applications

Listed Category: A  Merchiston And Greenhill Conservation Area	Proposed modifications to existing central sash window and lower-level stone plinth in bay window to form new internally opening french doors and external step, whilst retaining former upper sash window as part of new configuration. at 39 Greenhill Gardens Edinburgh EH10 4BL  25/03084/LBC	Crew Architects Ltd. FAO: G Hanley 4 - 6 Coltbridge Avenue Edinburgh EH12 6AH	Ms Sarah Cooper., 39 Greenhill Gardens Edinburgh EH10 4BL	Delegated Decision	Registered on: <b>12/06/2025</b>  <u>Site Notice posted on:</u> <b>27/06/2025</b>  <u>Advertised on:</u> <b>27/06/2025</b>  <u>Comments Due by</u> <b>18.07.2025</b>	Local1 Team  Community Council: Merchiston  Listed building and Con Area Consents
Listed Category: B  Marchmont, Meadows And Bruntsfield Conservation Area	Replacement of existing single glazed sashes on a like-for- like basis with new sashes, custom-fitted with IGU's. All historical detail to be matched / reinstated. Existing cases to be refurbished in situ. at 29 Warrender Park Road Edinburgh EH9 1HJ  25/03106/LBC	EJ Manufacture. FAO: Nick Kimbell 50A Sighthill Crescent Edinburgh EH11 4QD	Susana Inarejos., 29 Warrender Park Road Edinburgh EH9 1HJ	Delegated Decision	Registered on: <b>13/06/2025</b>  <u>Site Notice posted on:</u> <b>27/06/2025</b>  <u>Advertised on:</u> <b>27/06/2025</b>  <u>Comments Due by</u> <b>18.07.2025</b>	Local1 Team  Community Council: Marchmont/Scienn es  Listed building and Con Area Consents
	Sunroom extension and internal alteration. at 6 Comiston Rise Braid Hills Edinburgh EH10 6HQ  25/03108/FUL	Staran Architects Ltd. 49 Cumberland Street Edinburgh EH3 6RA	Jie Song & Ken Robertson 6 Comiston Rise Edinburgh EH10 6HQ	Local Delegated Decision	Registered on: <b>16/06/2025</b>  <u>Comments Due by</u> <b>08.07.2025</b>	Householder Team planning.househol der@edinburgh.go v.uk  Community Council: Fairmilehead  Householder Developments

Listed Category: B  Merchiston And Greenhill Conservation Area	Replacement of existing timber sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. All historical detail to be matched /reinstated. at 7 Greenhill Place Edinburgh EH10 4BR  25/03127/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	Simon McCallum., 7 Greenhill Place Edinburgh EH10 4BR	Delegated Decision	Registered on: <b>16/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: Merchiston  Listed building and Con Area Consents
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## 2. Proposal of Application Notice

### 3. Trees in Conservation Area

Listed Category: C  Merchiston And Greenhill Conservation Area	Chestnut tree in front garden close to Colinton Road removal of tree due to lack of foliage, canopy is dead and has weeping canker. Chestnut tree in front garden overhanging Colinton Road reduction of heavily over extended limbs over road to mitigate future failure. at 22A Colinton Road Edinburgh EH10 5EQ  25/03125/TCO	Falcon Tree Management Ltd. FAO: Antony Wood Roseace South Queensferry EH30 9SP	Jean Allen., 22 Colinton Road Edinburgh EH10 5EQ	Delegated Decision	Registered on: <b>17/06/2025</b>	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk  Community Council: Merchiston  TCO and TPO submissions
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Merchiston And Greenhill Conservation Area	Spruce tree which is dying fell the tree and grind the stump. Two leylandii reduce the height and thin lower branches. at 4 Abbotsford Park Edinburgh EH10 5DX  25/03126/TCO		Dr Thomas Hepburn 4 Abbotsford Park Edinburgh EH10 5DX	Delegated Decision	Registered on: <b>17/06/2025</b>	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk  Community Council: Merchiston  TCO and TPO submissions
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Plewlans Conservation Area	Regular tree management requirements, trimming back for drainage and light. at 14, 17 Ethel Terrace, 39, 40 Morningside Drive Edinburgh EH10 5NA  25/03168/TCO		Mr David Adamczuk 17 Ethel Terrace Morningside Edinburgh EH10 5NA	Delegated Decision	Registered on: <b>23/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Morningside  TCO and TPO submissions
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Listed Category: B  Merchiston And Greenhill Conservation Area	Multi stemmed Lawson Cypress in the rear garden. Lost one stem in recent storm. Currently 17m high reduce crown height of remaining stems by 5m to reduce wind loadings & risk of future failure. 1 Cypress opposite Pitsligo Road junction. 1 stem failed onto the road in recent past shorten remaining stem (16m in height) by 4m & remove 2 dead stems on roadside of the tree. at 42 Greenhill Gardens Bruntsfield Edinburgh EH10 4BJ  25/03207/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Archdiocese Of St. Andrews & Edinburgh., FAO: Amy Carroll 100 Strathearn Road Edinburgh EH9 1BB	Delegated Decision	Registered on: <b>19/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Merchiston  TCO and TPO submissions
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Listed Category: C  Merchiston And Greenhill Conservation Area	Copper beech pruning branches overhanging. Existing width: 9m; proposed: 8m. Height will not be changed. Cherry tree pruning branches overhanging. Existing width: 6m; proposed: 5m. Height will not be changed. Chestnut tree pruning branches overhanging. Existing width: 9m; proposed: 7.5m. Height will not be changed. at 22A Colinton Road Edinburgh EH10 5EQ  25/03241/TCO	ALBA Tree Surgeons. FAO: Stanislav Kadura 102 Holyrood Road Edinburgh EH8 8AJ	Mr Tony Pia., 22A Colinton Road Edinburgh EH10 5EQ	Delegated Decision	Registered on: <b>23/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Merchiston  TCO and TPO submissions
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#### 4. Tree Preservation Orders

#### 5. Prior Notification - Telecommunications

## 6. Certificate of Lawfulness Existing

## 7. Certificate of Lawfulness Proposed

[Wards](#)

## Ward No. B11 – City Centre

### 1. Planning Applications

World Heritage Site	External works include full decoration using F&B 'Paeon Black' to ground and basement levels, new planters at the main entrance, and a revised lighting scheme. Internal refurbishment including replacement of fixed furniture and various redecoration works. at 35 Hanover Street Edinburgh EH2 2PJ	Boyer Planning. Park House Greyfriars Road Cardiff Wales CF10 3AF	Greene King., Westgate Brewery Bury St Edmunds Suffolk England IP33 1QT	Delegated Decision	Registered on: <b>13/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: New Town/Broughton  Listed building and Con Area Consents
	25/02730/LBC					
World Heritage Site	Move of the kitchen from one room to another, no structural changes planned. at 2F 22 Douglas Crescent Edinburgh EH12 5BA		Rebecca Brooks., 2F 22 Douglas Crescent Edinburgh EH12 5BA	Delegated Decision	Registered on: <b>18/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: West End  Listed building and Con Area Consents
	25/02732/LBC					
World Heritage Site	Internal and external works. at Beehive 18 - 20 Grassmarket Edinburgh EH1 2JU	Boyer Planning. Park House Greyfriars Road Cardiff Wales CF10 3AF	GK Local Pubs, Greene King B & R Ltd. Westgate Brewery Bury St Edmunds Suffolk IP33 1QT	Local Delegated Decision	Registered on: <b>13/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: Old Town  Other Developments - Local
	25/02826/FUL					



World Heritage Site  Listed Category: B  Old Town Conservation Area	Internal and external works. at Beehive 18 - 20 Grassmarket Edinburgh EH1 2JU  25/02827/LBC	Boyer Planning. Park House Greyfriars Road Cardiff Wales CF10 3AF	Greene King.,	Delegated Decision	Registered on: <b>13/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: Old Town  Listed building and Con Area Consents
World Heritage Site  Listed Category: B  Old Town Conservation Area	Signs x4 at Beehive 18 - 20 Grassmarket Edinburgh EH1 2JU  25/02828/ADV	Boyer Planning. Park House Greyfriars Road Cardiff Wales CF10 3AF	Greene King., Na 00 Sunrise Ninth Avenue Burton Upon Trent England DE14 3JZ	Delegated Decision	Registered on: <b>13/06/2025</b>  <a href="#">Comments Due by</a> <b>04.07.2025</b>	Local1 Team  Community Council: Old Town  Advertisements
World Heritage Site  Listed Category: B  Old Town Conservation Area	Display of advertisements. at Beehive 18 - 20 Grassmarket Edinburgh EH1 2JU  25/02832/LBC	Boyer Planning. Park House Greyfriars Road Cardiff CF10 3AF	Greene King.,	Delegated Decision	Registered on: <b>13/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: Old Town  Listed building and Con Area Consents
World Heritage Site  Listed Category: B  New Town Conservation Area	Fascia Sign, Projecting Sign and 2x Sahara website address in White Vinyl lettering on glass at 39 Frederick Street New Town Edinburgh EH2 1EP  25/02897/ADV	Brian Williams. 57 Chevening Road London SE19 3TD	Sahara., Primrose Hill Courtyard 7 Erskine Road London NW3 3AJ	Delegated Decision	Registered on: <b>13/06/2025</b>  <a href="#">Comments Due by</a> <b>04.07.2025</b>	Local1 Team  Community Council: New Town/Broughton  Advertisements

World Heritage Site  Listed Category: A  New Town Conservation Area	Installation of timber stud partition to separate existing meeting room into 2. at 3F 6 Wemyss Place Edinburgh EH3 6DH  25/02929/LBC	PMP Ltd. FAO: Kirsty Adam 115 George Street Edinburgh EH2 4JN	North Capital Management Ltd., 58 North Castle Street Edinburgh EH2 3LU	Delegated Decision	Registered on: <b>18/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: New Town/Broughton  Listed building and Con Area Consents
World Heritage Site  Listed Category: A  Old Town Conservation Area	Install x4 external WAP units in the Old College courtyard. at Old College 68 South Bridge Edinburgh EH8 9YL  25/03059/LBC	University Of Edinburgh. 9 Infirmary Street Edinburgh EH1 1NP	The University Of Edinburgh., The University Court Old College South Bridge Edinburgh EH8 9YL	Delegated Decision	Registered on: <b>06/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: Old Town  Listed building and Con Area Consents
World Heritage Site  Listed Category: A  New Town Conservation Area	The Famous Spiegel tent located at St Andrew Square hosting a variety of shows across Jazz Festival and The Edinburgh Fringe Festival. Site will include a bar, food offerings and toilets. at St Andrew Square Gardens St Andrew Square Edinburgh  25/03046/FUL		Spiegeltents International., FAO: Alison Neville 97 Undercliffe Rod Earlwood New South Wales 2206	Delegated Decision	Registered on: <b>11/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Nicola Orr nicola.orr@edinburgh.gov.uk  Community Council: New Town/Broughton  Other Developments - Local
World Heritage Site  Listed Category: A  New Town Conservation Area	Replace existing lift with new lift like for like apart from a lower gate so it will look slightly different to the old one. at 49 - 51 Albany Street Edinburgh EH1 3QY  25/03050/LBC		Deaf Action., FAO: Caroline Fraser 49 - 51 Albany Street Edinburgh EH1 3QY	Delegated Decision	Registered on: <b>11/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: New Town/Broughton  Listed building and Con Area Consents

World Heritage Site  West End Conservation Area	Change of use (retrospective) from Class 4 (Office) to short term let accommodation (Sui-Generis). at 4 Torphichen Street Edinburgh EH3 8JQ  25/03063/FULSTL	Ferguson Planning Ltd. FAO: Kieran McFarlane 38 Thistle Street 1st Floor Edinburgh EH2 1EN	JGH Investment Co Ltd., 71 Queen Victoria Street London EC4V 4BE	Local Delegated Decision	Registered on: <b>19/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Improvement Team  Community Council: West End  Other Developments - Local
World Heritage Site  Listed Category: B  New Town Conservation Area	Frontage alterations, signage and awning fixings and internal alterations. at 77A George Street Edinburgh EH2 3ES  25/03064/LBC	Pritchett Planning Consultancy. FAO: Phil Pritchett PO Box 8052 Edinburgh EH16 5ZF	Windows Catering Company (West End) Ltd., 77A George Street Edinburgh EH2 3ES	Delegated Decision	Registered on: <b>12/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: New Town/Broughton  Listed building and Con Area Consents
World Heritage Site  Listed Category: B  New Town Conservation Area	Fascia sign, canopy, projecting sign and window vinyls. at 77A George Street New Town Edinburgh EH2 3ES  25/03066/ADV	Pritchett Planning Consultancy. FAO: Phil Pritchett PO Box 8052 Edinburgh EH16 5ZF	Windows Catering Company (West End) Limited., 77A George Street Edinburgh EH2 3ES	Delegated Decision	Registered on: <b>12/06/2025</b>  <a href="#">Comments Due by</a> <b>03.07.2025</b>	Local1 Team  Community Council: New Town/Broughton  Advertisements
World Heritage Site  Listed Category: A  New Town Conservation Area	Amalgamation of flat 5 and 6 works include removal of dividing entrance area wall, new external door to stairwell, removal of flat 5 kitchen, and creation of new en-suite and shower room. at 2F2 60 Cumberland Street Edinburgh EH3 6RE  25/03122/LBC	Staran Architects Ltd. 49 Cumberland Street Edinburgh EH3 6RA	Iain Kennedy., 60 Cumberland Street Edinburgh EH3 6RF	Delegated Decision	Registered on: <b>16/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: New Town/Broughton  Listed building and Con Area Consents

World Heritage Site  West End Conservation Area	Change of use of the lower church hall of St Marks Unitarian Church, from office space to a residential unit for the church minister. at St Mark's Church Hall 7B Castle Terrace Edinburgh EH1 2DP  25/03128/FUL	Studio Groove. FAO: Kate Le Masurier 2A Oxford Terrace Edinburgh EH4 1PX	St Marks Unitarian Church., 7 Castle Terrace Edinburgh EH1 2DP	Local Delegated Decision	Registered on: <b>17/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: Tollcross  Housing - Local
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World Heritage Site  Listed Category: B  New Town Conservation Area	Seeking Listed Building Consent to replace the existing single glazed sash and case windows with double glazed upgrades. Full restoration of the original case, manufacture and install like-for-like sashes with Heritage 'Slimlite' double glazing. Careful attention will be given when manufacturing new like for like sashes. All window moulds, dimensions and features of the original sashes will be retained and replicated on the new sashes. at 18 Hart Street Edinburgh EH1 3RN  25/03184/LBC	Hermitage Windows Ltd. FAO: Alistair Jamieson 29 Alnwickhill Court Edinburgh EH16 6YG	Hugh Pringle., 18 Hart Street Edinburgh EH1 3RN	Delegated Decision	Registered on: <b>18/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: New Town/Broughton  Listed building and Con Area Consents
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## 2. Proposal of Application Notice

### 3. Trees in Conservation Area

World Heritage Site  Listed Category: A  New Town Conservation Area	One sycamore tree removal of tree. at 26 Bellevue Crescent Broughton Edinburgh EH3 6NF  25/03155/TCO		Mr Manjit Singh., 26 Bellevue Crescent Broughton Edinburgh EH3 6NF	Delegated Decision	Registered on: <b>17/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: New Town/Broughton  TCO and TPO submissions
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World Heritage Site	4 Lime trees running parallel with lane reduce the row of Lime trees from approximately 6m down to 4.5m in height. Cherry trees reduce the height of two spindly Cherry trees from approximately 5m to 4m. Rowan carry out a light crown reduction, reducing the current height from approximately 6m to 5.5m. at 12 Northumberland Street New Town Edinburgh EH3 6LW  25/03247/TCO	Robertsons Tree Care Ltd. 9 Dumyat Road Stirling FK9 5HA	Mr Robert Graham., 12 Northumberland Street Edinburgh Scotland EH3 6LW	Delegated Decision	Registered on: <b>23/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: New Town/Broughton  TCO and TPO submissions
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#### 4. Tree Preservation Orders

#### 5. Prior Notification - Telecommunications

#### 6. Certificate of Lawfulness Existing

World Heritage Site	The property has been operating continuously as a short term let since hosting the first guest on 7th March 2014. at 1F1 16 Broughton Place Broughton Edinburgh EH1 3RX  25/03091/CLESTL		Mr Steven Rose., Bartholomew House 12 Duncan Street Edinburgh EH91SZ	Delegated Decision	Registered on: <b>19/06/2025</b>	Improvement Team  Community Council: New Town/Broughton  CLE and CLP submissions
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World Heritage Site	Short term let. at Flat 7 15 Tron Square Old Town Edinburgh EH1 1RT  25/03172/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Angus Maclellan 5 Marinstadsvagen Nacka Sweden 131 37	Delegated Decision	Registered on: <b>17/06/2025</b>	Improvement Team  Community Council: Old Town  CLE and CLP submissions
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World Heritage Site	Operation of a short term let for over 10 years. at 1F2 76 Grassmarket Old Town Edinburgh EH1 2JR		Amanda Morrison 76 1F2 Grassmarket Edinburgh EH1 2JR	Delegated Decision	Registered on: <b>19/06/2025</b>	Improvement Team  Community Council: Old Town  CLE and CLP submissions
Listed Category: B						
Old Town Conservation Area	25/03210/CLESTL					

#### 7. Certificate of Lawfulness Proposed

World Heritage Site	Erection of new plant room within undercroft of existing extension at 29 Albany Street Broughton Edinburgh EH1 3QN	Staran Architects Ltd. 49 Cumberland Street Edinburgh EH3 6RA	Top Property Edinburgh Ltd., 30 Chambers St, Edinburgh EH1 1HU	Delegated Decision	Registered on: <b>18/06/2025</b>	Local1 Team  Community Council: New Town/Broughton  CLE and CLP submissions
Listed Category: A						
New Town Conservation Area	25/03017/CLP					

[Wards](#)

### **Ward No. B12 – Leith Walk**

#### **1. Planning Applications**

	Application for planning permission for change of use from commercial property to HMO with 5no. ensuite bedrooms. at 42 - 44 Albion Road Leith Edinburgh EH7 5QU	Taft Architects. FAO: Edward Eastham Unit B2 99 Giles Street Edinburgh EH6 6BZ	Lova Homes Limited., Mr Ollie Hughes 21 McDonald Road Edinburgh Scotland EH7 4LX	Delegated Decision	Registered on: <b>16/06/2025</b>  <u>Comments</u> <u>Due by</u> <b>09.07.2025</b>	Local1 Team  Community Council: Leith Central  Other Developments - Local
	25/02815/FUL					

	Change of use from residential flat (sui generis) to short term let (sui generis) at Flat 7 21B Brunswick Road Edinburgh EH7 5FN		Rudolf & Lidia Staub., Urban Eden 49 Lawrie Reilly Place Edinburg EH7 5EU	Local Delegated Decision	Registered on: <b>16/06/2025</b>  <u>Comments</u> <u>Due by</u> <b>09.07.2025</b>	Improvement Team  Community Council: Leith Central  Other Developments - Local
	25/02986/FULSTL					

Listed Category: B  Leith Conservation Area	Upgrade of existing timber sash and case windows replacing sashes like-for-like, repairing cases and upgrading glass to thin 4 /6 /4 heritage double glazing. at Flat 15 4 Lochend Road Edinburgh EH6 8BR  25/03057/LBC	Timothy Crane. Gray Brae Farm Leadburn West Linton EH467BE	Jonathan Coulson., Flat 15 4 Lochend Road Edinburgh EH6 8BR	Delegated Decision	Registered on: <b>11/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: Leith Central  Listed building and Con Area Consents
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## 2. Proposal of Application Notice

## 3. Trees in Conservation Area

## 4. Tree Preservation Orders

## 5. Prior Notification - Telecommunications

## 6. Certificate of Lawfulness Existing

Leith Conservation Area	To confirm use of the land for the display of two non-illuminated 48 sheet advertisements in landscape orientation. at 100, 102, 104 Leith Walk Edinburgh EH6 5DT  25/02573/CLE	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Islam Mohammed., 12 Merchiston Place Edinburgh EH10 4NR	Delegated Decision	Registered on: <b>16/06/2025</b>	Local1 Team  Community Council: Leith Central  CLE and CLP submissions
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## 7. Certificate of Lawfulness Proposed

[Wards](#)

## Ward No. B13 – Leith

### 1. Planning Applications

Listed Category: A  Leith Conservation Area	Thermal improvements to the building envelope will be made, whilst conserving the precast concrete panelling. at Linksvie House 26 Tolbooth Wynd Edinburgh EH6 6DR  25/02979/LBC	Collective Architecture. FAO: Neil Brady-Campbell 3rd Floor, 2 Commercial Street Edinburgh EH6 6JA	City Of Edinburgh Council., FAO: Michael Kellett Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	Registered on: <b>11/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: Leith Harbour And Newhaven  Listed building and Con Area Consents
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Listed Category: A  Leith Conservation Area	Thermal improvements to the building envelope will be made, whilst conserving the precast concrete panelling. at Cables Wynd House Cables Wynd Edinburgh  25/02982/LBC	Collective Architecture. FAO: Neil Brady-Campbell 2 Commercial Street 3rd Floor Edinburgh EH6 6JA	City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	Registered on: <b>12/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: Leith Harbour And Newhaven  Listed building and Con Area Consents
Listed Category: B  Leith Conservation Area	Non-load bearing wall and internal reconfiguration. at 3 Wellington Place Edinburgh EH6 7EQ  25/02994/LBC	Architectural Service. FAO: Darren Beresford 237 Baldrigeburn Dunfermline KY12 9EG	MC Services., 3 Wellington Place Edinburgh EH6 7EQ	Delegated Decision	Registered on: <b>18/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: Leith Links  Listed building and Con Area Consents
Leith Conservation Area	Internally and externally applied graphics to store windows and recessed entrance lobby to replace and add to existing. at 4B Newkirkgate Edinburgh EH6 6AA  25/03117/ADV	Cube PSL. FAO: Donna Lang 502 Birchwood One Business Park, Dewhurst Road Birchwood Warrington WA3 7GB	Superdrug Stores PLC., 51 Sydenham Road Croydon United Kingdom CR0 2EU	Delegated Decision	Registered on: <b>16/06/2025</b>  <a href="#">Comments Due by</a> <b>07.07.2025</b>	Local1 Team  Community Council: Leith Harbour And Newhaven  Advertisements

## 2. Proposal of Application Notice

## 3. Trees in Conservation Area

## 4. Tree Preservation Orders

## 5. Prior Notification - Telecommunications

## 6. Certificate of Lawfulness Existing

## 7. Certificate of Lawfulness Proposed

[Wards](#)



## Ward No. B14 – Craigentinny/Duddingston

### 1. Planning Applications

Listed Category: C	To replace the existing poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. at 3F1 6 Piershill Square East Edinburgh EH8 7BD  25/02652/LBC	The City Of Edinburgh Council. FAO: Anna McCabe Waverley Court 4 East Market Street Edinburgh EH8 8BG	The City Of Edinburgh Council., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	Registered on: <b>19/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: Northfield/Willowbrae  Listed building and Con Area Consents
	Installation of ramp at main entrance to Deanery Close, Communal Building, room /resident's lounge. at 16 Deanery Close Edinburgh EH7 6NE  25/02882/FUL	F3 Building Surveyors Ltd. FAO: Richard Howitt 99 Giles Street Edinburgh EH6 6BZ	Viewpoint Housing Association., 4 South Oswald Road Edinburgh EH9 2HG	Delegated Decision	Registered on: <b>20/06/2025</b>  <a href="#">Comments Due by</a> <b>14.07.2025</b>	Local1 Team  Community Council: Craigentinny/Meadowbank  Householder Developments
	Mixed Use Development at 4, Abbey Lane, Edinburgh, EH8 8HH Prior Planning Reference: 20/02827 proposed new site security gates at 2 Abbey Lane Units 1-6 Edinburgh EH8 8HH  25/02957/FUL	AMA Studio. Gordon Lamb House GF, 3 Jackson's Entry Edinburgh EH8 8PJ	UNITE Students., Swan House 17-19 Stratford Place London W1C 1BQ	Local Delegated Decision	Registered on: <b>12/06/2025</b>  <a href="#">Comments Due by</a> <b>10.07.2025</b>	Kenneth Bowes kenneth.bowes@edinburgh.gov.uk  Community Council: Craigentinny/Meadowbank  Other Developments - Local
	Remove existing flat roof garage to side of dwellinghouse and erect a single storey flat roof extension in its place. at 106 Restalrig Avenue Restalrig Edinburgh EH7 6PW  25/03047/FUL	F.E.M Building Design. FAO: Douglas Mack 8 Plantain Grove Lenzie Glasgow G66 3NE	Sonny & Rebecca Smith 106 Restalrig Avenue Edinburgh EH7 6PW	Local Delegated Decision	Registered on: <b>16/06/2025</b>  <a href="#">Comments Due by</a> <b>08.07.2025</b>	Householder Team planning.householder@edinburgh.gov.uk  Community Council: Craigentinny/Meadowbank  Householder Developments

	New timber clad flat room garden room located in rear private garden. at 1 Glenlee Avenue Willowbrae Edinburgh EH8 7HQ  25/03062/FUL	Stuart Robinson. Flat 2 9 Jordan Lane Edinburgh EH10 4RB	Mr Billy Sharp., 1 Glenlee Avenue Edinburgh EH8 7HQ	Local Delegated Decision	Registered on: <b>16/06/2025</b>  <u>Comments</u> <u>Due by</u> <b>08.07.2025</b>	Householder Team planning.householder@edinburgh.gov.uk  Community Council: Northfield/Willowbrae  Householder Developments
	Sliding door to replace window on ground floor. Patio to be added on East facade. Gates over 900mm to be added in garden. at Flat 1 39 Paisley Drive Duddingston Edinburgh EH8 7LW  25/03182/FUL	Kurt Cleary. 31 8 Halmyre Street Edinburgh EH6 8QE	Mr Jamie Kenny, 39 39/1 Paisley Drive Edinburgh EH8 7LW	Local Delegated Decision	Registered on: <b>18/06/2025</b>  <u>Comments</u> <u>Due by</u> <b>09.07.2025</b>	Householder Team planning.householder@edinburgh.gov.uk  Community Council: Northfield/Willowbrae  Householder Developments

## 2. Proposal of Application Notice

## 3. Trees in Conservation Area

## 4. Tree Preservation Orders

## 5. Prior Notification - Telecommunications

## 6. Certificate of Lawfulness Existing

## 7. Certificate of Lawfulness Proposed

[Wards](#)

## **Ward No. B15 – Southside/Newington**

### 1. Planning Applications

Listed Category: B  Grange Conservation Area	Alteration to house including forming external door from window and installing solar panels and secondary glazing. at 2 South Lauder Road Edinburgh EH9 2LL  25/02884/FUL	Smith Scott Mullan Associates. 10 Rutland Square Edinburgh EH1 2AS	Chris & Kathryn Pidcock 2 South Lauder Road Edinburgh EH9 2LL	Local Delegated Decision	Registered on: <b>10/06/2025</b>  <u>Site Notice posted on:</u> <b>27/06/2025</b>  <u>Advertised on:</u> <b>27/06/2025</b>  <u>Comments</u> <u>Due by</u> <b>18.07.2025</b>	Local1 Team  Community Council: Grange/Prestonfield  Householder Developments
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Blacket Conservation Area	Demolition of existing buildings and erection of a purpose-built student accommodation with associated cycle parking, landscaping and access arrangements. at 27 - 29, 31 Ratcliffe Terrace, 4 South Gray Street, Edinburgh 25/02904/FUL	Scott Hobbs Planning Ltd. FAO: Varshini Gorjala 24A Stafford Street Edinburgh EH3 7BD	SDR Property Developments Ltd., 93 - 101 Gorgie Road Edinburgh EH11 1TE	Delegated Decision	Registered on: <b>12/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Rachel Webster rachel.webster@edinburgh.gov.uk  Community Council: Grange/Prestonfield  Other Developments - Major
Listed Category: B  Craigmillar Park Conservation Area	Replace existing single glazed sash and case windows and doors with new hardwood double glazed windows and doors. at Flat 4 22 East Suffolk Park Edinburgh EH16 5PN 25/03039/FUL	Mozolowski & Murray. FAO: Steve Battrick 2-8 Clashburn Way Kinross KY13 8GA	Mr Pernet & Ms Pelezar., Flat 4 22 East Suffolk Park Edinburgh EH16 5PN	Delegated Decision	Registered on: <b>11/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: Grange/Prestonfield  Householder Developments
Listed Category: B  Grange Conservation Area	Upgrade the existing windows, minor interior alterations and a loft conversion. at 30 Mansionhouse Road Edinburgh EH9 2JD 25/03083/LBC	Jones Robbins Tobin. FAO: Brian Tobin 32 Netherby Road Edinburgh EH5 3LX	Mr Gary Drever., 30 Mansionhouse Road Edinburgh EH9 2JD	Delegated Decision	Registered on: <b>12/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: Marchmont/Sciennes  Listed building and Con Area Consents
Grange Conservation Area	Internal alterations to form new kitchen dining, replacement cupola, replacement driveway gate, new garage door and summerhouse. at 59 Grange Road Edinburgh EH9 1TY 25/03120/LBC	W9 Architects. FAO: Jackie Walsh 39B West Main Street Uphall EH52 5DR	Deborah Atkinson., 59 Grange Road Edinburgh EH9 1TY	Delegated Decision	Registered on: <b>16/06/2025</b>  <a href="#">Site Notice posted on:</a> <b>27/06/2025</b>  <a href="#">Advertised on:</a> <b>27/06/2025</b>  <a href="#">Comments Due by</a> <b>18.07.2025</b>	Local1 Team  Community Council: Marchmont/Sciennes  Listed building and Con Area Consents

## 2. Proposal of Application Notice

### 3. Trees in Conservation Area

Craigmillar Park Conservation Area	T1 Holly, cut back all branches overhanging property to contain. T2 Leylandii, sectional dismantle leaving a monolith trunk just above swing attachment point. T3 Lime, crown reduce height by 2-3m. G1 Sycamore x3. Norway Maple, cut back branches overhanging boundary by 2-3m and 3-4m on tree on the left-hand side. at 1 Crawford Road, 3 Craigmillar Park and Land To Rear Of 1 Crawford Road.  25/02990/TCO	McLaren Tree Surgery Ltd. 51 Silverknowes View Edinburgh EH4 5PS	Shauna Mullin., 1 Crawford Road Edinburgh EH16 5PQ	Delegated Decision	Registered on: <b>17/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Grange/Prestonfield  TCO and TPO submissions
Listed Category: B  Craigmillar Park Conservation Area	t1 yew - remove tree. at 1F2 11 Gordon Terrace Mayfield Edinburgh EH16 5QW  25/03164/TCO	Edinburgh Tree Surgeons. FAO. Alan Dewar. 2 Westerhaugh Auchendinny Penicuik EH26 8PF	Carol Davidson., 11 Gordon Terrace Edinburgh EH16 5QW	Delegated Decision	Registered on: <b>17/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Grange/Prestonfield  TCO and TPO submissions
Listed Category: C  Blacket Conservation Area	t1 cypress - remove tree at 12 Minto Street Newington Edinburgh EH9 1RG  25/03165/TCO	Edinburgh Tree Surgeons. FAO. Alan Dewar. 2 Westerhaugh Auchendinny Penicuik EH26 8PF	Mr Nick Watson, 12 Minto Street Edinburgh UK EH9 1RG	Delegated Decision	Registered on: <b>17/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Grange/Prestonfield  TCO and TPO submissions
Grange Conservation Area	A small tree. at 16 Lauder Road Grange Edinburgh EH9 2EL  25/03213/TCO	Root And Branch Arboriculture Ltd. FAO: Duncan Brooks 2 Trevelyan Place Pencaitland EH34 5AH	Mrs Marilyn Clark., 16 Lauder Road Edinburgh EH9 2EL	Delegated Decision	Registered on: <b>19/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Marchmont/Sciennes  TCO and TPO submissions

### 4. Tree Preservation Orders

### 5. Prior Notification - Telecommunications

## 6. Certificate of Lawfulness Existing

## 7. Certificate of Lawfulness Proposed

Craigmillar Park Conservation Area	Replacement windows and doors to the rear elevation at ground floor, removal of the cill and section of wall below the window to the existing rear extension, including the substitution of timber framed withdraws and doors for metal framed windows and doors. at 37 Wilton Road Edinburgh EH16 5NN  25/03003/CLP	J A Leask Architects Ltd. FAO: David Maison The Tech Shed Upper Keith Humbie EH36 5PJ	Steve Cranston., 37 Wilton Road Edinburgh EH16 5NN	Delegated Decision	Registered on: <b>09/06/2025</b>	Householder Team planning.householder@edinburgh.gov.uk  Community Council: Grange/Prestonfield  CLE and CLP submissions
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[Wards](#)

## **Ward No. B16 – Liberton/Gilmerton**

### 1. Planning Applications

### 2. Proposal of Application Notice

### 3. Trees in Conservation Area

### 4. Tree Preservation Orders

	Dead Elm on ground between Frogston Road East and Mortonhall Park Gardens remove. at Treeworks Frogston Road East Mortonhall Edinburgh  25/03212/TPO	Frontier Forestry Ltd FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mortonhall (Armitscot) Proprietors' Assoc., FAO: Sheila Clarke 4 Mortonhall Park Terrace Edinburgh EH17 8SU	Delegated Decision	Registered on: <b>20/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Liberton  TCO and TPO submissions
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	T1 Beech sectional fell to ground level. T2 Horse Chestnut remove marked limb back to main trunk to make safe. T3 Sycamore remove hanging branch and reduce lateral limb over road by approx.2.5m to stabilise. T4 Horse Chestnut sectional fell to ground level. at Treeworks Frogston Road East Mortonhall Edinburgh  25/03218/TPO	McLaren Tree Surgery Ltd. 51 Silverknowes View Edinburgh EH4 5PS	Mortonhall Residents Committee., FAO: Paul McBrian Mortonhall Residents Committee Edinburgh EH4 5PS	Delegated Decision	Registered on: <b>20/06/2025</b>	Tree Team planningtrees@edinburgh.gov.uk  Community Council: Liberton  TCO and TPO submissions
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#### 5. Prior Notification - Telecommunications

#### 6. Certificate of Lawfulness Existing

#### 7. Certificate of Lawfulness Proposed

[Wards](#)

### **Ward No. B17 – Portobello/Craigmillar**

#### **1. Planning Applications**

Listed Category: C  Portobello Conservation Area	Internal alterations including formation of new kitchen and new door openings, new raised window cill in new kitchen and window upgrades. at 3 Mentone Avenue Edinburgh EH15 1HZ  25/02784/LBC	Studio 1618a. FAO: Angie Guthrie Flat 3F1 2 Bath Street Edinburgh EH15 1EY	Kate Scott., 3 Mentone Avenue Edinburgh EH15 1HZ	Delegated Decision	Registered on: <b>04/06/2025</b>  <u>Site Notice posted on:</u> <b>27/06/2025</b>  <u>Advertised on:</u> <b>27/06/2025</b>  <u>Comments Due by</u> <b>18.07.2025</b>	Local1 Team  Community Council: Portobello  Listed building and Con Area Consents
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	Fascia Sign. Remove and replace 3 existing fascia signs and replace with new, same size, different design. Amen vinyl graphic to remotely locate landlord's tenant sign. at 2 Kinnaid Park Fort Kinnaid Retail Park Edinburgh EH15 3RD  25/03118/ADV	Gee Tee Signs Ltd. FAO: Mark White Bestwood Road Bulwell Nottingham NG6 8SS	Signet Jewelers., FAO: Simon Brown Hunters Road Hockley Birmingham B19 1DS	Delegated Decision	Registered on: <b>19/06/2025</b>  <u>Comments Due by</u> <b>10.07.2025</b>	Local1 Team  Community Council: Craigmillar  Advertisements
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	The proposal is to extend the whole east side of the house, including the roof by four metres. at 15 Southfield Road West Edinburgh EH15 1RH  25/03141/FUL	Studio McMillan Architects. FAO. Ian McMillan. 9E Bellfield Lane Edinburgh EH15 2BL	Mr Steven Riddell., 15 Southfield Road West, Edinburgh UK EH15 1RH	Local Delegated Decision	Registered on: <b>16/06/2025</b>  <u>Comments</u> <u>Due by</u> <b>09.07.2025</b>	Householder Team planning.householder@edinburgh.gov.uk  Community Council: Northfield/Willowbrae  Householder Developments
	Totem sign for the estate (Plots A, B and Trade Counters Plot C). at Land 160 Metres Northeast Of 4 Oversman Road Newcraighall Edinburgh  25/03187/ADV	CDA. FAO: Graham Watson 16 Moray Place Edinburgh EH3 6DT	South Yorkshire Pension Authority C/O Agent., 16 Moray Place Edinburgh EH3 6DT	Delegated Decision	Registered on: <b>18/06/2025</b>  <u>Comments</u> <u>Due by</u> <b>09.07.2025</b>	Local1 Team  Community Council: Craigmillar  Advertisements

## 2. Proposal of Application Notice

## 3. Trees in Conservation Area

## 4. Tree Preservation Orders

## 5. Prior Notification - Telecommunications

## 6. Certificate of Lawfulness Existing

## 7. Certificate of Lawfulness Proposed

[Wards](#)

## Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

[Wards](#)