

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **30 June 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **30 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](#)

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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

25/02106/LBC (Listed Building Consent)	Internal amendments to suit new use, change of external paint colour and new signage (in retrospect). at 35 High Street Queensferry South Queensferry EH30 9HN	DEBRA., The Capitol Building Oldbury Bracknell Berkshire RG12 8FZ	Delegated Decision	GRANTED	25 June 2025
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Community Council: Queensferry & District

[Wards](#)

Ward No. B02 – Pentland Hills

25/02140/FUL (Planning Permission)	Change of use class from domestic to a single occupancy care facility to allow approval from the Care Inspectorate. at 93 Curriehill Castle Drive Curriehill Balerno EH14 5TB	The City Of Edinburgh Council (CEC)., 4 East Market Street East Market Street Edinburgh EH8 8BG	Local Delegated Decision	GRANTED	23 June 2025
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Community Council: Balerno

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/02999/PAN (Proposal of Application Notice)	Hotel with ancillary facilities including restaurant, with associated infrastructure, works, landscaping, access, and car parking. at Land 140 Metres North Of 15 Lochside Avenue Edinburgh	Mollie's Motels Limited (London)., Per Agent	Delegated Decision	PRE-APPLICATION CONSULTATION APPROVED.	24 June 2025
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Community Council: Corstorphine

25/02365/FUL (Planning Permission)	Proposed attic conversion including front and side facing dormer windows at 26 West Craigs Crescent Edinburgh EH12 8NB	Paul McJimpsey., 26 West Craigs Crescent Edinburgh EH12 8NB	Local Delegated Decision	GRANTED	25 June 2025
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Community Council: Corstorphine

25/02321/FUL (Planning Permission)	Construction of single storey extension to rear of existing dwelling house to form a kitchen on ground floor level. (AS AMENDED) at 9 Clermiston Gardens Barnton Edinburgh EH4 7DX	Mrs Nafisa Saleem., 9 Clermiston Gardens Edinburgh EH4 7DX	Local Delegated Decision	GRANTED	24 June 2025
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Community Council: Drumbrae

[Wards](#)

Ward No. B04 – Forth

25/02646/CLP (Certificate of Lawfulness (proposed))	Internal and external alterations to an existing detached single storey house to adapt it to suit a disabled client at 9B Wardie Road Edinburgh EH5 3QE	Leo Zheng Personal Injury Trust.,	Delegated Decision	GRANTED	24 June 2025
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Community Council: Trinity

25/01880/TCO (Treework Within a Conservation Area)	T1 Beech. lateral branch reduction of 1.0 to 1.5m on north and north west aspect and ensure clearance from the chainlink fence of 1.0 - 1.5m. at 24 Craighall Terrace Edinburgh EH6 4RF	Mr Graeme Trotter., 24 Craighall Terrace Trinity Edinburgh EH6 4RF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 June 2025
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Community Council: Trinity

25/01276/FUL (Planning Permission)	Proposed single storey rear extension and alterations. at 28 South Laverockbank Avenue Trinity Edinburgh EH5 3DU	Mr & Mrs Ross & Julie Burgess & Baxter., 28 South Laverockbank Avenue Trinity Edinburgh EH5 3DU	Local Delegated Decision	GRANTED	24 June 2025
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Community Council: Trinity

Ward No. B05 – Inverleith

25/03034/TCO (Treework Within a Conservation Area)	Ash tree 1 next to wall removal. Ash tree 2 removal. at 34 Raeburn Place Stockbridge Edinburgh EH4 1HN	Mr Zoeb Jiwaji., 34 Raeburn Place Edinburgh EH4 1HN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 June 2025
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Community Council: Stockbridge/Inverleith

25/02854/TCO (Treework Within a Conservation Area)	Mature copper beech tree - 2.5 metre height reduction. at 19 North Park Terrace Stockbridge Edinburgh EH4 1DP	Mr Gerard Paton., 19 North Park Terrace Stockbridge Edinburgh EH4 1DP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	25 June 2025
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Community Council: Stockbridge/Inverleith

25/02526/FUL (Planning Permission)	Internal alterations and enlarged single storey rear extension to detached domestic dwelling. at 8 Carfrae Grove Blackhall Edinburgh EH4 3SB	Ms Jennifer Miller., 8 Carfrae Road Edinburgh EH4 3SB	Local Delegated Decision	GRANTED	27 June 2025
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Community Council: Craigleith/Blackhall

25/02384/LBC (Listed Building Consent)	Minor alterations to move kitchen within flat with no changes to original features whatsoever. at 3F2 90 Hamilton Place Edinburgh EH3 5AZ	William & Sophie Rutherford., 3F2 90 Hamilton Place Edinburgh EH3 5AZ	Delegated Decision	GRANTED	27 June 2025
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Community Council: Stockbridge/Inverleith

25/01940/LBC (Listed Building Consent)	Like-for-like /replacement of 10 No. 6-over-6 format, 1 No. 1-over-1, conservation style, slimline double glazed timber sash windows. at 7 Howard Place Edinburgh EH3 5JZ	Mrs Louise Anderson., 7 Howard Place Edinburgh EH3 5JZ	Delegated Decision	GRANTED	24 June 2025
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Community Council: Stockbridge/Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/02781/TCO (Treework Within a Conservation Area)	Ed to be made safe. at 19 Coltbridge Gardens Murrayfield Edinburgh EH12 6AQ	Mr Jack Holland., 19 Coltbridge Gardens Murrayfield Edinburgh EH12 6AQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	25 June 2025
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Community Council: Murrayfield

25/01811/LBC (Listed Building Consent)	To widen the existing gateways and replace the existing metal gates with similar pattern, repair cracked wall, replace timber fencing, replace the existing concrete patio, paths and stone steps with sandstone paving. at 30 Old Kirk Road Edinburgh EH12 6JU	Mr Lyndon Braddick., 30 Old Kirk Road Edinburgh EH12 6JU	Delegated Decision	GRANTED	25 June 2025
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Community Council: Corstorphine

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/02551/ADV (Advert Consent)	Advertisement of the following types: Projecting sign. at 20 Bridge Road Colinton Edinburgh EH13 0LQ	Mrs Lorraine Bucke., 20 Bridge Road Colinton Edinburgh EH13 0LQ	Delegated Decision	GRANTED	24 June 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/02396/TPO (Treework)	T1 Sycamore - reduce height by 1m from 25m to 24m and canopy spread nsew from 8m to 7m. T2 Oak - reduce height by 1m from 25m to 24m and canopy spread nsew from 8m to 7m. at Treeworks Craiglockhart Road Wester Craiglockhart Edinburgh	Mr Daniel Scheidig., 81 Craiglockhart Road Edinburgh EH14 1EN	Delegated Decision	GRANTED	26 June 2025
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Community Council: Craiglockhart

25/01943/FUL (Planning Permission)	Erect entrance gates and wall to garden. at 10 Glenlockhart Bank Craiglockhart Edinburgh EH14 1BL	Mr Fotis Bousis., 10 Glenlockhart Bank Edinburgh EH14 1BL	Local Delegated Decision	REFUSED	24 June 2025
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Community Council: Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

25/03125/TCO (Treework Within a 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 by 2m over road to mitigate future failure. at 22A Colinton Road Edinburgh EH10 5EQ	Jean Allen., 22 Colinton Road Edinburgh EH10 5EQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 June 2025
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Community Council: Merchiston

25/03126/TCO (Treework Within a 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	Dr Thomas Hepburn., 4 Abbotsford Park Edinburgh EH10 5DX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 June 2025
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Community Council: Merchiston

25/02954/TCO (Treework Within a Conservation Area)	Willow tree - Emergency removal of 1 limb overhanging public pathway; height reduction: current- 7m, proposed- 4m. at 2F 7 Strathearn Place Bruntsfield Edinburgh EH9 2AL	Ms Patricia Johnson., 2F 7 Strathearn Place Bruntsfield Edinburgh EH9 2AL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	25 June 2025
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Community Council: Merchiston

25/02870/TCO (Treework Within a Conservation Area)	2 sycamore trees, Griselinia, cherry tree - crown lift the sycamores by 3.5m, remove the griselinia, reduce the crown of the cherry tree by 1.5m at 20B Polwarth Terrace Polwarth Edinburgh EH11 1NB	Mrs Tricia Gray., 20B Polwarth Terrace Polwarth Edinburgh EH11 1NB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 June 2025
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Community Council: Merchiston

25/02282/FUL (Planning Permission)	Single-storey rear & side extensions and internal refurbishment of existing domestic dwelling house. at 25 Greenbank Gardens Greenbank Edinburgh EH10 5SN	Mr Iain & Mrs Laura Clark., 25 Greenbank Gardens Greenbank Edinburgh EH10 5SN	Local Delegated Decision	GRANTED	25 June 2025
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Community Council: Morningside

25/01812/FUL (Planning Permission)	Single black iron pedestrian gate leading to pathway to front door from street. Double black iron gates located between the side garage wall and side of vestibule wall securing the rear garden. at 21 Cluny Gardens Edinburgh EH10 6BH	Sharon Auld., 21 Cluny Gardens Edinburgh EH10 6BH	Local Delegated Decision	GRANTED	24 June 2025
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Community Council: Morningside

25/01717/LBC (Listed Building Consent)	Formation of structural openings; removal of 1980's stud walls and re- establishment of proportions of original reception rooms; refurbishment of sashes within villa and installation of slim profile double glazing and re-opening of fireplace in front reception room. at 47 Spylaw Road Edinburgh EH10 5BP	Mr And Mrs Simon Smail., 47 Spylaw Road Edinburgh EH10 5BP	Delegated Decision	GRANTED	27 June 2025
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Community Council: Merchiston

25/01718/FUL (Planning Permission)	Erection of single storey extension with formation of structural openings; internal alterations to rationalise links with listed part of property; application of render coating to existing elevations; repositioning and reconfiguration of front entrance door opening; alteration of roof, dormer and cope details; reconfiguration of window openings and fenestration on existing extension, installation of slim profile glazing to existing sashes of villa and hard landscaping. at 47 Spylaw Road Edinburgh EH10 5BP	Mr And Mrs Simon Smail., 47 Spylaw Road Merchiston Edinburgh EH10 5BP	Local Delegated Decision	GRANTED	27 June 2025
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Community Council: Merchiston

25/01541/FUL (Planning Permission)	Change of use of 44sq.m. of land located to the north of 45 Greenbank Drive from public amenity land to private garden / driveway. Erection of new 1m high timber hit and miss fence to the amended boundary. at Land 10 Metres North Of 45 Greenbank Drive Greenbank Edinburgh	Mr Dylan Mason., 45 Greenbank Drive Edinburgh EH10 5RF	Local Delegated Decision	GRANTED	26 June 2025
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Community Council: Morningside

25/00938/FUL (Planning Permission)	Form two storey dwelling from 2x apartments with single storey extension and associated landscaping. at 17 Midmar Gardens Morningside Edinburgh EH10 6DY	Manjit Mehat & Gurbinder Lally., Midmar 17 Midmar Gardens Edinburgh EH10 6DY	Local Delegated Decision	WITHDRAWN	23 June 2025
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Community Council: Morningside

24/04592/CLES TL (Certificate of Lawfulness Existing STL)	Continued use as short term let. at 1F1 5 Mcneill Street Viewforth Edinburgh EH11 1JN	Ms Sally Medlyn., 61 Hillfoot Road Liverpool L25 0ND	Delegated Decision	REFUSED	24 June 2025
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Community Council: Merchiston

[Wards](#)

Ward No. B11 – City Centre

25/03321/S50 (Section 50 Certificate)	Request for a Planning Section 50 Certificate (Licensing (Scotland) Act 2005) at 116B Rose Street New Town Edinburgh EH2 3JF	Simsek Brothers Limited., Kechi Coffee Deli. 116A Rose Street New Town Edinburgh EH2 3JF	Delegated Decision	ISSUE S50 CERTIFICATE	26 June 2025
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Community Council: New Town/Broughton

25/02987/TCO (Treework Within a Conservation Area)	Prunus Tree - Remove 3 dead branches. at GF 23 Regent Terrace Edinburgh EH7 5BS	Mr Ralph Ross Russell., 23 Regent Terrace Calton Hill Edinburgh EH7 5BS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 June 2025
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Community Council: New Town/Broughton

25/02867/TCO (Treework Within a Conservation Area)	silver birch tree - reduce the crown by 1.5 metres at 56A Northumberland Street Edinburgh EH3 6JE	Mrs Rosemary Gentleman., 56 Northumberland Street Edinburgh Scotland EH3 6JE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	25 June 2025
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Community Council: New Town/Broughton

25/02833/TCO (Treework Within a Conservation Area)	17m High Sycamore Tree; See Attached Drawing - The Proposal Is To Trim The Height Of The Tree By 7m To Allow Light Into The Adjacent Garden. at 5 Wester Coates Terrace Wester Coates Edinburgh EH12 5LR	Iain & Fiona Gaul., 5 Wester Coates Terrace Edinburgh United Kingdom EH12 5LR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	25 June 2025
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Community Council: Murrayfield

25/02571/ADV (Advert Consent)	Fascia sign. Low level sign similar to fascia signage. at 453 - 455 Lawnmarket Edinburgh EH1 2NT	The Castle Rock Cafe., 453 - 461 Lawnmarket Edinburgh EH1 2NT	Delegated Decision	REFUSED	27 June 2025
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Community Council: Old Town

25/02340/LBC (Listed Building Consent)	Proposals to repair and thermally improve main entrance door and fanlight. The door will feature panel upgrades internally, and will not have externally visible alterations. The later fanlight glazing will be replaced with double glazing within the original casing, a centre astragal will be installed to return the entrance facade to its originally intended appearance in line with neighbouring properties. The secondary internal vestibule door will undergo necessary repairs and draft proofing. at 25 Bellevue Crescent Edinburgh EH3 6NF	Elaine Pritchard, 25 Bellevue Crescent Edinburgh EH3 6NF	Delegated Decision	GRANTED	25 June 2025
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Community Council: New Town/Broughton

25/02263/ADV (Advert Consent)	ATM Tablet Sign located above ATM. at 26 - 28 Home Street Tollcross Edinburgh EH3 9LZ	RBS., Rachael Halls. RBS Gogarburn 175 Glasgow Road Edinburgh EH12 9BH	Delegated Decision	GRANTED	26 June 2025
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Community Council: Tollcross

25/02265/LBC (Listed Building Consent)	Replace existing ATM and alter ATM aperture. at 26 - 28 Home Street Tollcross Edinburgh EH3 9LZ	RBS., FAO. Rachel Halls. RBS Gogarburn 175 Glasgow Road Edinburgh EH12 9BH	Delegated Decision	PERMISSION IS NOT REQUIRED	26 June 2025
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Community Council: Tollcross

25/02272/CLP (Certificate of Lawfulness (proposed))	To replace 2 skylights on the north elevation with new velux, heritage style windows. at 3F2 13 Broughton Place Broughton Edinburgh EH1 3RL	Mr William Harris., 57 Cluny Gardens Edinburgh EH10 6BL	Delegated Decision	GRANTED	27 June 2025
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Community Council: New Town/Broughton

25/02200/LBC (Listed Building Consent)	Retrospective installation of new wood burner and flue. at 4 Magdala Mews Edinburgh EH12 5BX	Ms Lydie Slater., 4 Magdala Mews Edinburgh EH12 5BX	Delegated Decision	GRANTED	23 June 2025
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Community Council: West End

25/02201/FUL (Planning Permission)	Retrospective installation of new wood burner and flue. at 4 Magdala Mews Edinburgh EH12 5BX	Ms Lydie Slater., 4 Magdala Mews Edinburgh EH12 5BX	Local Delegated Decision	GRANTED	27 June 2025
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Community Council: West End

25/02149/ADV (Advert Consent)	Advertisement of the following types : Fascia Sign. (AS AMENDED) at 44 - 44A George Street New Town Edinburgh EH2 2LE	Sunspel Ltd., Cavendish House Canal Street Long Eaton Nottingham NG10 4HP	Delegated Decision	GRANTED	25 June 2025
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Community Council: New Town/Broughton

25/02150/FUL (Planning Permission)	Alterations to existing shop front (circa 1985/86) making good of existing external steps and repaint of shopfront. internal refurbishment. (AS AMENDED) at 44 - 44A George Street Edinburgh EH2 2LE	Sunspel Ltd., Cavendish House Canal Street Long Eaton Nottingham NG10 4HP	Local Delegated Decision	GRANTED	25 June 2025
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Community Council: New Town/Broughton

25/02151/LBC (Listed Building Consent)	Alter shopfront with internal refurbishment. (AS AMENDED) at 44 - 44A George Street Edinburgh EH2 2LE	Sunspel Ltd., Cavendish House Canal Street Long Eaton Nottingham NG10 4HP	Delegated Decision	GRANTED	25 June 2025
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Community Council: New Town/Broughton

25/02152/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. at 4 Little King Street New Town Edinburgh EH1 3AR	R&J Edin Limited., 142A Ferry Road Edinburgh EH6 4NX	Delegated Decision	GRANTED	25 June 2025
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Community Council: New Town/Broughton

25/02128/LBC (Listed Building Consent)	Internal alterations, shed and glazing upgrades. (AS AMENDED) at GF 28 Moray Place Edinburgh EH3 6BX	Ruth McIntyre & Claire Smith., GF 28 Moray Place Edinburgh EH3 6BX	Delegated Decision	GRANTED	24 June 2025
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Community Council: New Town/Broughton

25/02133/FUL (Planning Permission)	For minor internal works, the replacement of the existing HAVC System and the display of advertisements at 37B George Street, Edinburgh, EH2 2HN. at 37B George Street Edinburgh EH2 2HN	Estee Lauder.,	Local Delegated Decision	GRANTED	27 June 2025
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Community Council: New Town/Broughton

25/02134/ADV (Advert Consent)	Advertisement of the following types : Fascia Sign, Box Sign. at 37B George Street New Town Edinburgh EH2 2HN	Jo Malone London.,	Delegated Decision	GRANTED	27 June 2025
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Community Council: New Town/Broughton

25/02057/LBC (Listed Building Consent)	Removing non original partition to create open plan livingroom and kitchen. Converting stores to utility and en-suite. Ex-livingroom to be master bedroom and bathroom enlarged. at 2F1 7 West Port Edinburgh EH1 2JA	Allytta (UK) Ltd., FAO: Ms Alex Jenkins 27 Old Gloucester Street London WC1N 3AX	Delegated Decision	GRANTED	25 June 2025
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Community Council: Old Town

25/01989/LBC (Listed Building Consent)	Minor vault alteration and reinstatement works. at 59 Queen Street New Town Edinburgh EH2 3NS	Librizzi UK Ltd., Ms Veronica Nicholson C/o Agent.	Delegated Decision	GRANTED	23 June 2025
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Community Council: New Town/Broughton

25/01955/LBC (Listed Building Consent)	Fit out of retail unit on behalf of Skechers. To include full fit out of ground and basement levels. Partial works only to basement. Replacement shopfront windows and doors. No material changes to the underlying structure. (AS AMENDED) at 85 Princes Street New Town Edinburgh EH2 2ER	Skechers UK., FAO: Mr Rob Crallan CT3 Griffiths Street St Albans AL1 2RD	Delegated Decision	REFUSED	27 June 2025
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Community Council: New Town/Broughton

25/01956/ADV (Advert Consent)	Advertisement of the following types : Fascia Sign, Projecting Sign. (AS AMENDED) at 85 Princes Street New Town Edinburgh EH2 2ER	Skechers UK., Mr Rob Crallan CT3 Griffiths Way St Albans AL1 2RD	Delegated Decision	REFUSED	25 June 2025
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Community Council: New Town/Broughton

25/01957/FUL (Planning Permission)	Fit out of retail unit, including replacement shopfront windows, doors and signage. (AS AMENDED) at 85 Princes Street New Town Edinburgh EH2 2ER	Skechers UK., Mr Rob Crallan. CT3 Griffiths Way St Albans UK AL1 2RD	Local Delegated Decision	REFUSED	27 June 2025
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Community Council: New Town/Broughton

25/01961/FUL (Planning Permission)	Erection of a car port. at 6 Alva Street New Town Edinburgh EH2 4QG	Mr William Fletcher., 6 Alva Street Edinburgh Scotland eh2 4qg	Local Delegated Decision	WITHDRAWN	25 June 2025
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Community Council: West End

25/01962/LBC (Listed Building Consent)	Erection of car port. at 6 Alva Street New Town Edinburgh EH2 4QG	Mr William Fletcher., 6 Alva Street New Town Edinburgh EH2 4QG	Delegated Decision	WITHDRAWN	25 June 2025
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Community Council: West End

25/01972/CLE (Certificate of Lawfulness (existing))	To confirm existing restaurant cafe use (Class 3) at 158 - 162 Rose Street New Town Edinburgh EH2 3JD	Mr Mohit Chowdhary., 158 - 162 Rose Street New Town Edinburgh EH2 3JD	Delegated Decision	GRANTED	23 June 2025
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Community Council: New Town/Broughton

25/01853/LBC (Listed Building Consent)	Relocation of boiler with external flue. at Flat 3 4 Dublin Street Edinburgh EH1 3PP	Miss Virginia Boswell., Flat 3 4 Dublin Street Edinburgh EH1 3PP	Delegated Decision	REFUSED	23 June 2025
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Community Council: New Town/Broughton

25/01682/FUL (Planning Permission)	Stone cleaning, repair and replacement works. at 9 - 10 St Andrew Square Edinburgh EH2 2AF	Raag St Andrew Hotel Limited., 247 Cromwell Road London SW5 9GA	Local Delegated Decision	WITHDRAWN	26 June 2025
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Community Council: New Town/Broughton

25/00982/LBC (Listed Building Consent)	Internal alterations, combining of both premises (194-196) and change of use for 196 Rose Street from (shop Class 1) to public house (Sui-Generis) (as amended) at 194A & 196 Rose Street New Town Edinburgh EH2 4AZ	Robert Graham 1874 Whisky & Cigars., Mr Stephen Johnstone 194 Rose Street Edinburgh Scotland EH2 4AZ	Delegated Decision	GRANTED	23 June 2025
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Community Council: New Town/Broughton

25/00985/FUL (Planning Permission)	Internal alterations, combining of both premises (194-196) and change of use for 196 Rose Street from (shop Class 1) to public house (Sui-Generis) (as amended) at 194A & 196 Rose Street New Town Edinburgh EH2 4AZ	Robert Graham 1874 Whisky & Cigars., Mr Stephen Johnstone 194 Rose Street Edinburgh Scotland EH2 4AZ	Local Delegated Decision	GRANTED	23 June 2025
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Community Council: New Town/Broughton

25/00851/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 12 Cordiner's Land Tollcross Edinburgh EH1 2LF	Ms Maria Luisa Radighieri., 12 Cordiner's Land Tollcross Edinburgh EH1 2LF	Delegated Decision	REFUSED	24 June 2025
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Community Council: Tollcross

Ward No. B12 – Leith Walk

25/03014/PAN (Proposal of Application Notice)	Demolition of existing buildings and erection of mixed use development comprising purpose-built student accommodation (sui generis), private, build-to-rent and affordable homes (class 9), and commercial space (class 1A/4) with associated infrastructure and landscaping. at 70 - 74 Bangor Road Bonnington Edinburgh EH6 5JU	Equorium Property Company Limited., 5 Castle Street Carlisle CA3 8SY	Delegated Decision	PRE-APPLICATION CONSULTATION APPROVED.	24 June 2025
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Community Council: Leith Central

25/02502/FUL (Planning Permission)	Alter top floor flat to create raised flat roof area and roof dormer to rear to accommodate new 4th storey living accommodation. at 3F2 66 Elm Row Broughton Edinburgh EH7 4AQ	Mr Scott Nicoll., 66 Elm Road Edinburgh EH7 4AQ	Local Delegated Decision	GRANTED	25 June 2025
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Community Council: Leith Central

Ward No. B13 – Leith

25/02357/LBC (Listed Building Consent)	Replace sashes within 4 No. sash and case windows with heritage double glazed sashes. at 4 Madeira Place Edinburgh EH6 4AW	John Inglis., 4 Madeira Place Edinburgh EH6 4AW	Delegated Decision	GRANTED	25 June 2025
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Community Council: Leith Harbour And Newhaven

25/02175/FUL (Planning Permission)	A temporary five year permission to form a community growing space including installation of perimeter fencing and access gates, raised planters, gravel paths, water-butts, composter, polytunnel and storage shed (as amended) at 14 Wellington Place Edinburgh EH6 7EQ	Harbour Homes., 108 Constitution Street Edinburgh EH6 6AZ	Local Delegated Decision	GRANTED	23 June 2025
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Community Council: Leith Links

25/02065/LBC (Listed Building Consent)	Replacement of existing aluminium sash windows with timber sash and case in a similar 1-over-1 format (as amended). at 2F3 164 Great Junction Street North Leith Edinburgh EH6 5LJ	Mr Maximilien Cecilien., 2F3 164 Great Junction Street Edinburgh EH6 5LJ	Delegated Decision	GRANTED	24 June 2025
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/02807/CLP (Certificate of Lawfulness (proposed))	Single storey extension to rear of dwelling. at 117 Craigentinny Road Craigentinny Edinburgh EH7 6QN	Mr And Mrs Gillian And Derek Robertson., 117 Craigentinny Road Edinburgh EH7 6QN	Delegated Decision	GRANTED	23 June 2025
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Community Council: Craigentinny/Meadowbank

25/02651/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at 2F2 6 Piershill Square East Edinburgh EH8 7BD	The City Of Edinburgh Council., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	25 June 2025
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Community Council: Northfield/Willowbrae

25/02658/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at PF1 6 Piershill Square East Edinburgh EH8 7BD	The City Of Edinburgh Council., FAO: Anna McCabe 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	25 June 2025
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Community Council: Northfield/Willowbrae

25/02659/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at PF2 6 Piershill Square East Edinburgh EH8 7BD	The City Of Edinburgh Council., FAO: Anna McCabe 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	23 June 2025
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Community Council: Northfield/Willowbrae

25/02660/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at 1F1 7 Piershill Square East Edinburgh EH8 7BD	The City Of Edinburgh Council., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	23 June 2025
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Community Council: Northfield/Willowbrae

25/02661/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at 1F2 7 Piershill Square East Edinburgh EH8 7BD	The City Of Edinburgh Council., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	25 June 2025
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Community Council: Northfield/Willowbrae

25/02662/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at 1F1 8 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council (CEC)., FAO: Anna McCabe 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	23 June 2025
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Community Council: Northfield/Willowbrae

25/02664/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at 2F1 8 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council (CEC)., FAO: Anna McCabe 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	23 June 2025
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Community Council: Northfield/Willowbrae

25/02665/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at 2F2 8 Piershill Square West Edinburgh EH8 7AZ	The City Of Edinburgh Council (CEC)., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	23 June 2025
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Community Council: Northfield/Willowbrae

25/02666/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at 3F1 8 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council (CEC)., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	23 June 2025
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Community Council: Northfield/Willowbrae

25/02688/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at 1F1 12 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council (CEC)., FAO: Anna McCabe 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	24 June 2025
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Community Council: Northfield/Willowbrae

25/02689/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at 1F2 12 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council (CEC)., FAO: Anna McCabe 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	24 June 2025
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Community Council: Northfield/Willowbrae

25/02690/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at 3F2 12 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council (CEC)., FAO: Anna McCabe 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	24 June 2025
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Community Council: Northfield/Willowbrae

25/02691/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at PF1 12 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council (CEC)., FAO: Anna McCabe 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	24 June 2025
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Community Council: Northfield/Willowbrae

25/02692/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at PF2 12 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council (CEC)., FAO: Anna McCabe 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	24 June 2025
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Community Council: Northfield/Willowbrae

25/02699/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at PF2 13 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council (CEC)., FAO: Anna McCabe 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	24 June 2025
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Community Council: Northfield/Willowbrae

25/02700/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at Flat 3 14 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council (CEC)., FAO: Anna McCabe 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	23 June 2025
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Community Council: Northfield/Willowbrae

25/02702/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at Flat 6 14 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council (CEC)., FAO: Anna McCabe 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	23 June 2025
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Community Council: Northfield/Willowbrae

25/02703/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at Flat 2 14 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council (CEC)., FAO: Anna McCabe 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	23 June 2025
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Community Council: Northfield/Willowbrae

25/02508/CLP (Certificate of Lawfulness (proposed))	Proposed window to door alteration with associated access steps. at 5 Royal Park Terrace Abbeyhill Edinburgh EH8 8JD	Mr Rowan Edmunds., 5 Royal Park Terrace Edinburgh EH8 8JD	Delegated Decision	GRANTED	23 June 2025
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Community Council: Craigentinny/Meadowbank

[Wards](#)

Ward No. B15 – Southside/Newington

25/03020/TCO (Treework Within a Conservation Area)	Norway Maple over Dick Place. Crown lift to 5m all the way round - Reduce back spread of north crown towards house by shortening the longest, lowest branches by 2m. , Lime over Dick Place. - Crown lift to 5m over the street. Remove major deadwood and hangers over the street. at 7 Kilgraston Road Grange Edinburgh EH9 2DR	Dr. Tim Brown., 7 Kilgraston Road Grange Edinburgh EH9 2DR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 June 2025
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Community Council: Marchmont/Sciennes

25/03025/TCO (Treework Within a Conservation Area)	T1 Sycamore - remove, T2 Cypress - Remove. at 34 Wilton Road Mayfield Edinburgh EH16 5NN	Ms Elaine McLeod., 34 Wilton Road Mayfield Edinburgh EH16 5NN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 June 2025
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Community Council: Grange/Prestonfield

25/02996/TCO (Treework Within a Conservation Area)	T1 Elm tree cut to stump, stump to be debarked and left on ground as per council recommendation. T2 Elm reduce to 10m monolith. at Treeworks Oswald Road Grange Edinburgh	Myreside Management Ltd., 3 Dalkeith Mews Edinburgh EH16 5GA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 June 2025
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Community Council: Grange/Prestonfield

25/02948/TCO (Treework Within a Conservation Area)	Cypress Lawson - Remove trees. at 16 Cobden Crescent Newington Edinburgh EH9 2BG	Dalmore Tree Care., Mr Mark Tynan Sommerville Cottage Auchendinny EH26 0RY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	25 June 2025
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Community Council: Grange/Prestonfield

25/02949/TCO (Treework Within a Conservation Area)	Portuguese Laurel - To drastically reduce the height & spread of the Laurel by coppicing it to approx 2ft in height. at Flat 6 1 Windmill Place Newington Edinburgh EH8 9XQ	Dalmore Tree Care., Mr Mark Tynan Sommerville Cottage Auchendinny Penicuik EH26 0RY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	25 June 2025
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Community Council: Southside

25/02940/TCO (Treework Within a Conservation Area)	Leaning Silver Birch in rear garden. - Remove. Growing within 1m of the house. at 12 McLaren Road Newington Edinburgh EH9 2BH	Mr Chris Theobald., 12 McLaren Road Newington Edinburgh EH9 2BH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	25 June 2025
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Community Council: Grange/Prestonfield

25/02554/LBC (Listed Building Consent)	Replace sashes within 6 No. windows with double glazed sashes. at 78 Dalkeith Road Edinburgh EH16 5AF	Craig Clarke., 78 Dalkeith Road Edinburgh EH16 5AF	Delegated Decision	GRANTED	23 June 2025
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Community Council: Grange/Prestonfield

25/02054/FUL (Planning Permission)	Adjust existing approval, including amendments to: front porch, window on west elevation, removal of timber cladding to West elevation, adjustment to glass link roof and adjustment to West extension parapet. at Forteviot House 16 Hope Terrace Morningside Edinburgh EH9 2AR	Mrs Betsy Williamson., Forteviot House 16 Hope Terrace Edinburgh EH9 2AR	Local Delegated Decision	GRANTED	23 June 2025
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Community Council: Marchmont/Sciennes

25/01991/CLES TL (Certificate of Lawfulness Existing STL)	Use of flat as short term let. at 1F1 23 Lutton Place Newington Edinburgh EH8 9PD	Mr Haroon Ali., 27-4 Hopetoun Street Edinburgh EH7 4NF	Delegated Decision	REFUSED	23 June 2025
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Community Council: Southside

25/01685/TCO (Treework Within a Conservation Area)	T440 Cherry sectional dismantle. T441 Cherry prune back overhang on garden side by up to 2m. T431 Lime remove all major deadwood to make safe. T444 Cherry prune on Redwood aspect removing 1-2m in branch length to allow space for Redwood to fill out. at Waverley Park Queen's Crescent Newington Edinburgh	Waverley Park Feuars Committee., FAO: Mr Daryl Edwards 15 Cobden Crescent Edinburgh EH9 2BG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 June 2025
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Community Council: Grange/Prestonfield

25/01686/TCO (Treework Within a Conservation Area)	T411 Cherry - Laterally tip reduce canopy over road by no more than 2.5m - 3.0m in branch length, T416 Cherry - Withdrawn from notice T424 Sycamore sectional dismantle to ground level. at Waverley Park, Ventnor Terrace Newington Edinburgh	Waverley Park Feuars Committee., FAO: Mr Daryl Edwards 15 Cobden Crescent Edinburgh Scotland EH9 2BG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 June 2025
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Community Council: Grange/Prestonfield

25/01245/FUL (Planning Permission)	Garage rebuild and ground floor single storey extension. Velux removal in flank with small conservatory addition. Roof light reposition with conservation upgrade and new dormers. at 37 Sciennes Road Edinburgh EH9 1NS	Mr Richard Bevan., 37 Sciennes Road Sciennes Edinburgh EH9 1NS	Local Delegated Decision	GRANTED	23 June 2025
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Community Council: Marchmont/Sciennes

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/02568/FUL (Planning Permission)	Convert attic complete with new dormer and roof lights. Plus associated and minor works. at 31 Printonan Crescent Edinburgh EH17 8GF	Mr & Mrs Kyle., 31 Printonan Crescent Edinburgh EH17 8GF	Local Delegated Decision	PERMITTED DEVELOPMENT	25 June 2025
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Community Council: Gilmerton/Straiton/Inch

25/02099/FUL (Planning Permission)	Proposed new dormers. at 4 Liberton Tower Lane Alnwickhill Edinburgh EH16 6TQ	Mr Paul Doohan., 4 Liberton Tower Lane Edinburgh Edinburgh EH16 6LP	Local Delegated Decision	GRANTED	24 June 2025
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Community Council: Liberton

25/01565/FUL (Planning Permission)	The proposal is to provide 14 new car parking spaces within the grounds of NHS Ellen's Glen House. The plans include 2 wheelchair accessible spaces to be located closer to the building entrance than the existing provision. 10 existing parking bays are also to be upgraded to allow for electric vehicle charging. A further space will be created by re- delineating the existing layout. at 72 Carnbee Avenue Hyvots Bank Edinburgh EH16 6FF	Walker Healthcare Ltd., Alderstone House MacMillan Road 39A Grassmarket Livingston EH54 7AW	Local Delegated Decision	GRANTED	27 June 2025
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Community Council: Liberton

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/02850/TCO (Treework Within a Conservation Area)	Prunus Sp - Pruning canopy reduction by 1m. at 84 Argyle Crescent Edinburgh EH15 2QD	David Cooper., 84 Argyle Crescent Edinburgh EH15 2QD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	25 June 2025
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Community Council: Portobello

25/02780/FUL (Planning Permission)	Erect new sun room extension at rear of dwelling. at 2 Bauld Drive Newcraighall Musselburgh EH21 8RQ	Mr A Brown., 2 Bauld Drive Newcraighall Musselburgh EH21 8RQ	Local Delegated Decision	GRANTED	25 June 2025
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Community Council: Portobello

25/02002/ADV (Advert Consent)	Install and LED Advertisement display that addresses consequence of Condition #2 of consent 22/01166/ADV whereby maximum luminance level of sign(s) shall not exceed thresholds specified in Institute of Lighting Professionals (ILP) guidance document. at Proposed Advertising Hoarding 55 Metres South Of 171 Duddingston Park South Bingham Edinburgh	Network Rail., Network Rail Waterloo General Office Waterloo Station London SE1 8SW	Delegated Decision	REFUSED	24 June 2025
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Community Council: Craigmillar

[Wards](#)