

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **7 July 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **7 July 2025**. Full details of the decision and the application report can be found on the [Planning and Building Standards Online Services](#).

Wards

[Ward B01 - Almond](#)

[Ward B02 – Pentland Hills](#)

[Ward B03 – Drum Brae/Gyle](#)

[Ward B04 – Forth](#)

[Ward B05 – Inverleith](#)

[Ward B06 – Corstorphine/Murrayfield](#)

[Ward B07 – Sighthill/Gorgie](#)

[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

[Ward B10 – Morningside](#)

[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](#)

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

25/03302/CLP (Certificate of Lawfulness (proposed))	Proposed rear extension and internal alterations. at 11 Templar Crescent Almondhill Kirkliston EH29 9GJ	Mrs Annette Aitken-Drummond., 11 Templar Crescent Kirkliston EH29 9GJ	Delegated Decision	GRANTED	4 July 2025
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Community Council: Kirkliston

25/03131/WINP A (Prior Approval Windows)	We are proposing to replace white painted timber windows, with new white double glazed upvc windows. The new windows will harmonise with what is existing as well as with the surrounding buildings. The new windows will provide a slight nod to the existing by installing the Georgian bars in windows W1-16. The front door D1 will also be replaced with a new blue steel composite door. at 2 Ashburnham Loan South Queensferry EH30 9LE	Mr Ewan & Mrs Jane Fairweather., 2 Ashburnham Loan Queensferry South Queensferry EH30 9LE	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	2 July 2025
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Community Council: Queensferry & District

25/03093/TCO (Treework Within a Conservation Area)	Beech semi mature removal to ground level. at 11 Brae Park Cramond Edinburgh EH4 6DJ	Mrs Alicia Greated., 11 Brae Park Edinburgh EH4 6DJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 July 2025
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Community Council: Cramond

25/03045/TCO (Treework Within a 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	Mr Alan Ker., 76 Whitehouse Road Edinburgh EH4 6PD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: Cramond

25/02799/FUL (Planning Permission)	Proposed attic conversion and dormer extension to create bedroom and en- suite. at 62 Rosebery Avenue South Queensferry EH30 9JQ	Mr Jamie Wilson., 62 Rosebery Avenue Queensferry South Queensferry EH30 9JQ	Local Delegated Decision	GRANTED	4 July 2025
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Community Council: Queensferry & District

25/02562/ADV (Advert Consent)	Digital (static) media advertising screen. at Proposed Advertising Hoarding 130 West Of 171 Glasgow Road Ingliston Newbridge	The Royal Highland And Agricultural Society Of Scotland., Mark Currie Ingliston House Royal Highland Centre Edinburgh EH28 8NB	Delegated Decision	REFUSED	2 July 2025
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Community Council: Ratho

25/02280/LBC (Listed Building Consent)	Proposed side extension and alterations. at 12 School Brae Cramond Edinburgh EH4 6JN	Mr Fabio & Ms Louise Labate., 12 School Brae Edinburgh EH4 6JN	Delegated Decision	GRANTED	30 June 2025
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Community Council: Cramond

25/01501/FUL (Planning Permission)	Erection of agricultural grain store. at Easter Dalmeny Steading Easter Dalmeny Dalmeny South Queensferry	Rosebery Estate., Rosebery Estate Office Easter Dalmeny Steading South Queensberry EH30 9TS	Local Delegated Decision	GRANTED	30 June 2025
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Community Council: Queensferry & District

25/01476/FUL (Planning Permission)	Proposed temporary library building with associated infrastructure and landscaping (as amended) at 27A Corbiehill Road Edinburgh EH4 5DZ	The City Of Edinburgh Council (CEC)., Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Committee Decision	GRANTED	2 July 2025
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Community Council: Silverknowes (Not Active)

[Wards](#)

Ward No. B02 – Pentland Hills

25/02776/TCO (Treework Within a Conservation Area)	Eucalyptus - customer wishes to fell tree. at 75 Belmont Road Juniper Green EH14 5EB	Mr Ashley Hay., 58 Belmont rd Juniper Green Edinburgh Scotland EH14 5EB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: Juniper Green

25/02733/TCO (Treework Within a Conservation Area)	x1 large Willow approx 25- 30m in height, x4 Sycamore approx 25-30m in height. x1 Large Willow, removal. x1 Large Sycamore, removal. x3 Large Sycamore 2m reduction in height. at Treeworks Bavelaw Gardens Balerno	Fiona Lawrie., 26 Bavelaw Gardens Edinburgh EH14 7AB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: Balerno

25/02333/FUL (Planning Permission)	Erect shed with floor area of 13 by 8 foot. at 13 Juniper Park Road Juniper Green EH14 5DX	Victoria MacDonald., 13 Juniper Park Road Juniper Green EH14 5DX	Local Delegated Decision	GRANTED	4 July 2025
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Community Council: Juniper Green

25/02295/FUL (Planning Permission)	Extension to existing two storey semi detached house, comprising two storey extension to gable end and continuous single storey extension to rear. (AS AMENDED) at 2 Baberton Mains Wood Edinburgh EH14 3DU	Mr Rahail Chohan., 2 Baberton Mains Wood Edinburgh EH14 3DU	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: Juniper Green

25/02116/ADV (Advert Consent)	Totem signage to retail shopping centre per attached drawing information with this application. at Proposed Advertising Hoarding 50 Metres South Of 120 Wester Hailes Road Edinburgh	U And S Investment Ltd., FAO: Mr Syed Etizaz Salford Innovation Forum Room 224 51 Frederick Road Salford M6 6FP	Delegated Decision	GRANTED	3 July 2025
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Community Council: Wester Hailes

25/01065/FUL (Planning Permission)	Erect single storey front extension, two storey side extension, single / two storey rear extension and install dormer windows. at 38 Thomson Drive Currie Edinburgh EH14 5EY	Mr Dick Li., 38 Thomson Drive Currie Edinburgh EH14 5EY	Committee Decision	GRANTED	2 July 2025
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Community Council: Currie

24/02971/FUL (Planning Permission)	Demolition of existing office buildings and redevelopment of site for mixed-use development comprising flexible employment floorspace (Class 4) and purpose-built student accommodation (Sui Generis) with associated access, vehicular and cycle parking and landscaping (as amended). at 595 & 597 Calder Road Edinburgh EH11 4HH	HAMCAP Pentland Gait Ltd., 24A Stafford Street Edinburgh EH3 7BD	Committee Decision	REFUSED	1 July 2025
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Community Council: Wester Hailes

23/04269/FUL (Planning Permission)	Proposal for 8x new-build flats and communal stair with front and rear garden space, parking provision and shelter for 20x bikes. (AS AMENDED) at Land 25 Metres East Of 36 Clovenstone Drive Edinburgh	Prospect Community Housing., FAO: Neil Munro 6 Westburn Avenue Edinburgh EH14 2TH	Committee Decision	GRANTED	2 July 2025
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Community Council: Wester Hailes

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/02719/FUL (Planning Permission)	Form single storey rear extension. at 43 Craigmount Avenue North Edinburgh EH12 8DL	Mr Morris., 43 Craigmount Avenue North Edinburgh EH12 8DL	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: Drumbrae

25/02310/LBC (Listed Building Consent)	Single storey kitchen extension to rear of existing building. at 5 Oak Lane Edinburgh EH12 6XH	Harry Royston., 5 Oak Lane Edinburgh EH12 6XH	Delegated Decision	WITHDRAWN	3 July 2025
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Community Council: Drumbrae

25/01229/FUL (Planning Permission)	2 storey side and single storey rear extension as varied from approval 24/02764/FUL. at 55 Gogarloch Syke South Gyle Edinburgh EH12 9JD	Mr A Richard., 55 Gogarloch Syke South Gyle Edinburgh EH12 9JD	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: Corstorphine

24/06108/FUL (Planning Permission)	Proposals for rear single storey extension with additional alterations to roof and internal layout (as amended) at 33 Drum Brae Avenue Clerwood Edinburgh EH12 8TE	Mr Greg Lamb, 33 Drum Brae Avenue Edinburgh Scotland EH12 8TE	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: Drumbrae

[Wards](#)

Ward No. B04 – Forth

25/03162/TCO (Treework Within a 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	Mrs Joan Orr., 23 York Road Trinity Edinburgh EH5 3EJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: Trinity

25/03144/TCO (Treework Within a Conservation Area)	T11 cherry - remove tree. at 6 Lennox Row Edinburgh EH5 3HN	Mrs India Miller., 6 Lennox Row Trinity Edinburgh EH5 3HN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

25/02480/CLP (Certificate of Lawfulness (proposed))	To replace a Scotch slate roof with Spanish slate or an equivalent on a property that is not listed but is in a conservation area. at 1F2 15 St Bernard's Row Edinburgh EH4 1HW	Cris McLean., Whitelaw Crossing Cottage Whitelaw Crossing Edinburgh EH14 5FH	Delegated Decision	GRANTED	2 July 2025
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Community Council: Stockbridge/Inverleith

25/02468/FUL (Planning Permission)	Extension and internal alterations (as amended). at GF 3 Clarendon Crescent Edinburgh EH4 1PT	Julieanne Soto & Roan Lavery., 3 Clarendon Crescent Edinburgh EH4 1PT	Local Delegated Decision	GRANTED	3 July 2025
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Community Council: Stockbridge/Inverleith

25/02470/LBC (Listed Building Consent)	Extension and internal alterations (as amended). at GF 3 Clarendon Crescent Stockbridge Edinburgh EH4 1PT	Julieanne Soto And Roan Lavery., 3 Clarendon Crescent Edinburgh EH4 1PT	Delegated Decision	GRANTED	3 July 2025
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Community Council: Stockbridge/Inverleith

25/01621/LBC (Listed Building Consent)	Proposals seek to introduce a single storey flat roof extension to the rear and internal alterations to all levels. Three new traditional pitched roof dormer windows to front and one flat roof dormer to rear. at 8 St Bernard's Row Stockbridge Edinburgh EH4 1HW	Ms Rachel Richmond., 8 St. Bernard's Row Edinburgh EH4 1HW	Delegated Decision	GRANTED	2 July 2025
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Community Council: Stockbridge/Inverleith

25/01319/FUL (Planning Permission)	Erection of external pergola. at 76 Telford Road Craigleith Edinburgh EH4 2NF	Greene King Brewing & Retailing Ltd., Westgate Brewery Bury St Edmunds Suffolk IP33 1QT	Committee Decision	GRANTED	2 July 2025
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Community Council: Craigleith/Blackhall

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/03159/TCO (Treework Within a 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	Abinger Gardens Residents' Association., Mr Ken Darling 30 Glasgow Road Edinburgh EH12 8HL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 July 2025
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Community Council: Murrayfield

25/03096/WINP A (Prior Approval Windows)	Proposal to replace existing white timber sash and case and casement windows with new white upvc sash and case windows W1-4. New white upvc casement windows w5-9 and new white timber sash and case to the front elevation windows w10-11. These will honour the existing with the placement of the transforms and adding a slight nod to the existing windows with the position of the paint additions at 11D Ravelston Park Ravelston Edinburgh EH4 3DX	Mr P Gill., 11D Ravelston Park Ravelston Edinburgh EH4 3DX	Delegated Decision	APPROVED	2 July 2025
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Community Council: Murrayfield

25/02941/FUL (Planning Permission)	Rear lounge extension. at 7 Castle Avenue Edinburgh EH12 7JY	Mr Adam Clapperton., 7 Castle Avenue Edinburgh EH12 7JY	Local Delegated Decision	GRANTED	3 July 2025
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Community Council: Corstorphine

25/02868/TCO (Treework Within a Conservation Area)	Ash - fraxinus excelsior - thin of rubbing / crossing & dead branches EST 25/30 % internal thin. + Sever ivy at base. at 6 Glebe Terrace Broomhall Edinburgh EH12 7SQ	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: Corstorphine

25/02647/FUL (Planning Permission)	Proposed alterations to convert existing attic into habitable room and form dormer roof extension. at 103 Caroline Terrace Edinburgh EH12 8QX	Ms A Turner., 103 Caroline Terrace Edinburgh EH12 8QX	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: Corstorphine

25/02414/FUL (Planning Permission)	Demolition of existing garage and conservatory and proposed replacement single storey side extension to ground floor flat with new vehicular and pedestrian gates. at 6A Ravelston Park Edinburgh EH4 3DX	Dr David Richardson & Lesley McEwan., 6A Ravelston Park Edinburgh EH4 3DX	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: Murrayfield

25/02111/FUL (Planning Permission)	New dormer and window / door infills. (AS AMENDED) at 150 St John's Road Edinburgh EH12 8AY	Mr S Anderson., 150 St John's Road Edinburgh EH12 8AY	Local Delegated Decision	GRANTED	4 July 2025
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Community Council: Corstorphine

25/01154/FUL (Planning Permission)	Single storey rear garden extension. at Flat 1 48 Murrayfield Gardens Edinburgh EH12 6DF	Mr James Curtis., 48 Murrayfield Gardens Flat 1 Edinburgh EH12 6DF	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/02038/FUL (Planning Permission)	General landscaping, formation of path to front offices and installation of accessible lift and associated landing to Unit 3 to rear to allow access. at 54 Bankhead Crossway South Edinburgh EH11 4EP	HF Group, FAO: Mr Hugh Fulton 54 Bankhead Crossway South Edinburgh EH11 4EP	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: Sighthill/Broomhouse/Parkhead

25/01054/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F1 66 Whitson Road Stenhouse Edinburgh EH11 3BS	Emeria Ltd., 66 1F1 Whitson Road Edinburgh UK EH11 3BS	Committee Decision	REFUSED	2 July 2025
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Community Council: Stenhouse

Ward No. B08 – Colinton/Fairmilehead

25/02952/TPO (Treework)	T1 - Roadside trees bordering Bonaly Road point A to point B - Crown lift to 5.2m over bonaly road and remove dead wood at 65C Bonaly Road Colinton Edinburgh EH13 0PB	Mr John Jamieson., Bonaly Tower 65C Bonaly Road Edinburgh EH13 0PB	Delegated Decision	GRANTED	3 July 2025
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Community Council: Colinton

25/02898/TPO (Treework)	T1 Sycamore - Removal at 124 Swanston Road Swanston Edinburgh EH10 7DS	Mr Benjamin Cross, 124 124 Swanston Road Edinburgh Scotland EH10 7DS	Delegated Decision	GRANTED	3 July 2025
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Community Council: Fairmilehead

25/02391/TPO (Treework)	One beech tree in area 3 of TPO1 reduce overhang to garden boundary, by up to 5m. at Treeworks Buckstone Lea Buckstone Edinburgh	John Williamson., 17 Buckstone Lea Edinburgh EH10 6XE	Delegated Decision	MIXED DECISION	3 July 2025
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Community Council: Fairmilehead

25/02337/FUL (Planning Permission)	Erect extension to rear of dwelling. at 14 Waterfield Road Edinburgh EH10 6TG	Danny Boyle., 14 Waterfield Road Edinburgh EH10 6TG	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: Fairmilehead

25/02312/LBC (Listed Building Consent)	Replace existing ATM and install new ATM sign (as amended). at 64 Bridge Road Colinton Edinburgh EH13 0LQ	RBS., Rachel Halls. RBS Gogarburn 175 175 Glasgow Road Edinburgh United Kingdom EH12 9BH	Delegated Decision	GRANTED	1 July 2025
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Community Council: Colinton

25/02314/ADV (Advert Consent)	ATM surround sign (as amended). at 64 Bridge Road Colinton Edinburgh EH13 0LQ	RBS., Rachael Halls RBS Gogarburn 175 Glasgow Road Edinburgh EH12 9BH	Delegated Decision	GRANTED	1 July 2025
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Community Council: Colinton

25/00763/PPP (Planning Permission in Principle)	Three new buildings on-site including guardhouse, office/catering facility and garage /storage; the proposal forms part of wider relocation of army facilities due to scheduled closure of Redford Barracks. at Redford Barracks 265 Colinton Road Edinburgh EH13 0PP	Defence Infrastructure Organisation., FAO: Hayley Elder Forthview House 30 Hilton Road Fife Scotland KY11 2BL	Local Delegated Decision	GRANTED	1 July 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

25/03191/WINP A (Prior Approval Windows)	Proposal to replace existing white timber sash and case windows with new white upvc sash and case windows to the rear of the property W1-3 and replace the existing white timber sash and case windows to the front of the property with new timber sash and case windows w4-6. These will honour the existing with the placement of the transoms and adding a slight nod to the existing windows with the position of the astragals at 5 Midmar Avenue Morningside Edinburgh EH10 6BS	Mr S Alexander., 5 Midmar Avenue Morningside Edinburgh EH10 6BS	Delegated Decision	APPROVED	3 July 2025
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Community Council: Morningside

25/03077/WINP A (Prior Approval Windows)	Existing softwood single glazed windows are to be replaced with upvc double glazed windows coloured white to match in with existing window frame colour. at 3F1 25 Bruntsfield Avenue Bruntsfield Edinburgh EH10 4EN	Mrs Hazel Lynch., 41 Frogston Road West Edinburgh EH10 7AH	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	3 July 2025
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Community Council: Merchiston

25/02989/TCO (Treework Within a Conservation Area)	T1 Magnolia, crown reduce all over, removing 1.5m in branch length leaving a balanced flowing canopy. T2 Rowan, crown reduce height by approx. 1.5m leaving a rounded top. T3 Pear, cut back towards boundary removing approx. 2.5m in branch length to contain. T4 Cherry, cut back towards boundary removing approx. 2.5m in branch length to contain. at 96 Morningside Drive And Garden To Rear Edinburgh EH10 5NT	Rachel Cox., 96 Morningside Drive Edinburgh EH10 5NT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: Morningside

25/02899/CLP (Certificate of Lawfulness (proposed))	Ensuite WC proposed for existing storage room with proposed exterior fittings to match the quality and traditional materials of existing. at 20A Polwarth Terrace Polwarth Edinburgh EH11 1NB	Mrs Judith Campbell., 20A Polwarth Terrace Edinburgh United Kingdom EH11 1NB	Delegated Decision	GRANTED	3 July 2025
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Community Council: Merchiston

25/02824/CLP (Certificate of Lawfulness (proposed))	To upgrade an existing summerhouse which is located in the garden of the residential property. at 1F 3 Gillsland Road Edinburgh EH10 5BW	Mr Duncan Tanner., 10 10/2 Strathearn Place Edinburgh EH9 2AL	Delegated Decision	GRANTED	4 July 2025
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Community Council: Merchiston

25/02452/FUL (Planning Permission)	Removal of existing conservatory to rear of dwelling. Construction of new single storey extension to rear of dwelling, formed with mono-pitch roof. Landscaping to existing rear garden. Formation of new window through gable wall of existing house. Conversion of roofspace to new bedroom, utilising existing velux roof light positions. at 107 Craiglea Drive Morningside Edinburgh EH10 5PQ	Mr John And Mrs Kirsty Gillen., 107 Craiglea Drive Edinburgh EH10 5PQ	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: Morningside

25/02339/FUL (Planning Permission)	Proposed rear single storey extension including internal alterations. New extension to front porch. Existing chimney to be removed. at 80 Greenbank Crescent Edinburgh EH10 5SW	James Craig., 80 Greenbank Crescent Edinburgh EH10 5SW	Local Delegated Decision	GRANTED	3 July 2025
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Community Council: Morningside

25/02237/LBC (Listed Building Consent)	Internal alterations to lower ground floor flat to re-position kitchen, form open planned lounge and en-suite shower room (this replaces previous approval LBC application 24/04981/LBC). at 8A Abbotsford Crescent Edinburgh EH10 5DY	Mr Falconer, 8a Abbotsford Crescent Edinburgh UK EH10 5DY	Delegated Decision	GRANTED	2 July 2025
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Community Council: Merchiston

25/02129/FUL (Planning Permission)	Change of use from Class 11 to Class 1A: Proposal includes a shop offering coffee, cold foods, ice creams, soft drinks for consumption. Application for changes to external appearance of commercial unit: Change of external paint colour, replacing front door + installing electric fabric awnings above windows. at 43 Argyle Place Edinburgh EH9 1JT	Babu Restaurants LTD (T/A Starter Culture)., Ms Rachna Dheer 1052 Pollokshaws Rd Glasgow G41 3EB	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: Marchmont/Sciennes

[Wards](#)

Ward No. B11 – City Centre

25/03350/TCO (Treework Within a Conservation Area)	T1 Elm remove. T2 Pear prune 1 branch. T3 Hornbeam reduction. T4 Lime reduce overhang. at Gardens Douglas Crescent New Town Edinburgh	Douglas Crescent Gardens., FAO: Mr Alan Weddell Douglas Crescent Gardens Edinburgh EH12 5BA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	2 July 2025
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Community Council: West End

25/03223/CLP (Certificate of Lawfulness (proposed))	Glazing replacement, Lynedoch Place & Lynedoch Place Lane at 23 Lynedoch Place, 24 Lynedoch Place Lane New Town Edinburgh	Viewpoint Housing Association., 4 South Oswald Road Edinburgh EH9 2HG	Delegated Decision	GRANTED	4 July 2025
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Community Council: West End

25/03155/TCO (Treework Within a Conservation Area)	One sycamore tree removal of tree. at 26 Bellevue Crescent Broughton Edinburgh EH3 6NF	Mr Manjit Singh., 26 Bellevue Crescent Broughton Edinburgh EH3 6NF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: New Town/Broughton

25/02906/TCO (Treework Within a Conservation Area)	Sycamore Tree - Requesting permission to prune and shape, reduce in height of Sycamore tree in communal garden. T1 Sycamore- prune and shape, reduce in height by up to 4m and sides by 2m. Pre-Height:26m Pre-Width:12m Post-Height:22m Post Width:8m at Treeworks Bellevue Crescent Broughton Edinburgh	Mr Manjit Singh., 26 Bellevue Crescent Broughton Edinburgh EH3 6NF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: New Town/Broughton

25/02794/TCO (Treework Within a Conservation Area)	Various Tree Works - See attached supporting documentation. at Street Record Queen Street Gardens East New Town Edinburgh	Royal Scots Club., Ms Caroline Roussett Queen Street Gardens - East Edinburgh EH3 6EU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: New Town/Broughton

25/02759/FUL (Planning Permission)	Formation of new double doors within existing window opening. at PF1 16 Glen Street Tollcross Edinburgh EH3 9JF	Mr Zackary Mauger., PF1 16 Glen Street Edinburgh EH3 9JF	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: Tollcross

25/02654/CLE (Certificate of Lawfulness (existing))	Existing shop unit - Class 1A. at 18B Frederick Street Edinburgh EH2 2HB	Aman Singh., 18B Frederick Street Edinburgh EH2 2HB	Delegated Decision	GRANTED	2 July 2025
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Community Council: New Town/Broughton

25/02560/LBC (Listed Building Consent)	Internal alterations works include stripping out existing bathroom to form WC and stripping out the kitchen to form a bathroom - bedroom 1 to become the kitchen and all other associated works. at 2F1 7 Annandale Street Edinburgh EH7 4AW	Mr Patrick Mortimer., 7 Annandale Street Broughton Edinburgh EH7 4AW	Delegated Decision	GRANTED	3 July 2025
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Community Council: New Town/Broughton

25/02565/LBC (Listed Building Consent)	Proposed external alterations. at 33A George Street Edinburgh EH2 2HN	Jonathan Sharp., 33A George Street Edinburgh EH2 2HN	Delegated Decision	GRANTED	2 July 2025
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Community Council: New Town/Broughton

25/02527/LBC (Listed Building Consent)	Replace the existing double 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 Flat 1 25 Regent Terrace Edinburgh EH7 5BS	Richard Skakel., Flat 1 25 Regent Terrace Edinburgh EH7 5BS	Delegated Decision	GRANTED	2 July 2025
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Community Council: New Town/Broughton

25/02449/CLP (Certificate of Lawfulness (proposed))	Upgrade to double glazed sash and case windows, replace entrance and garage doors, internal alterations. at 25 Circus Lane Edinburgh EH3 6SU	Andrew Rule Architectural Technologist., FAO: Andrew Rule 25 Circus Lane Edinburgh EH3 6SU	Delegated Decision	GRANTED	2 July 2025
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Community Council: Stockbridge/Inverleith

25/02388/LBC (Listed Building Consent)	Internal alterations removal of false ceilings, new opening between sitting room and kitchen and new bathroom door opening. at 2F1 2 Gayfield Street Edinburgh EH1 3NR	Calim Renton., 2F1 2 Gayfield Street Edinburgh EH1 3NR	Delegated Decision	GRANTED	2 July 2025
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Community Council: New Town/Broughton

25/02371/LBC (Listed Building Consent)	The addition of a metal framed pergola to the rear elevation. at 12B Grosvenor Crescent Edinburgh EH12 5EL	Mr & Mrs Sutherland, 12B Grosvenor Crescent Edinburgh EH12 5EL	Delegated Decision	GRANTED	2 July 2025
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Community Council: West End

25/02372/FUL (Planning Permission)	Proposed metal framed pergola to rear elevation. at 12B Grosvenor Crescent Edinburgh EH12 5EL	Mr & Mrs Sutherland, 12B Grosvenor Crescent Edinburgh EH12 5EL	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: West End

25/02326/LBC (Listed Building Consent)	Removal of internal load bearing wall, installation of beam. at Flat 4 8 Drumsheugh Gardens New Town Edinburgh EH3 7QJ	Mr. And Mrs. Jane Hopkinson., 4 8 Drumsheugh Gardens Edinburgh EH3 7QJ	Delegated Decision	GRANTED	2 July 2025
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Community Council: West End

25/02215/CLP (Certificate of Lawfulness (proposed))	Alterations to Category B-listed flatted dwelling within Old Town Conservation Area / UNESCO World Heritage Site to include new and replacement rooflights and window. at 4F1 6 St Giles Street Old Town Edinburgh EH1 1PT	Mr Stephen Feltham., 4F1 6 St Giles Street Edinburgh EH1 1PT	Delegated Decision	GRANTED	2 July 2025
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Community Council: Old Town

25/02056/LBC (Listed Building Consent)	Construct new internal wall and door to form study. at Flat 3 9 Palmerston Place New Town Edinburgh EH12 5AF	Mrs Naveena Thomas., Flat 3 9 Palmerston Place Edinburgh UK EH12 5AF	Delegated Decision	GRANTED	2 July 2025
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Community Council: West End

25/02034/LBC (Listed Building Consent)	The property is a top floor flat. On the north side of the building are 2 rooms (one bathroom and one bedroom). Each room has a skylight in the coomb ceiling. I am looking to replace these skylights with new heritage /conservation style velux windows as the current ones are in a state of disrepair. at 3F2 13 Broughton Place Edinburgh EH1 3RL	Mr William Harris., 57 Cluny Gardens Edinburgh UK EH10 6BL	Delegated Decision	GRANTED	3 July 2025
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Community Council: New Town/Broughton

25/01975/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, projecting sign. Refurbishment of The Tron, including redecoration and replacement of the existing external signage with new in the O'Neill's brand (as amended). at The Tron Tavern 9 Hunter Square Old Town Edinburgh EH1 1QW	M&B., FAO: Mr Phil Jackson 27 Fleet Sreet Birmingham B3 1JP	Delegated Decision	GRANTED	2 July 2025
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Community Council: Old Town

25/01788/FUL (Planning Permission)	Alterations to external hard and soft landscaping to front of property (as amended). at Dunstane City Hotel 5 Hampton Terrace Edinburgh EH12 5JD	The Roseate Edinburgh Ltd., 4 West Coates Edinburgh EH12 5JQ	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: Murrayfield

25/01716/FUL (Planning Permission)	Change of use from Class 3, cafe, to mixed use of cafe, education and well-being. at 58 Home Street Tollcross Edinburgh EH3 9NA	The Colony Gourmet., FAO: Miss Adriana Marin Isart 58 Home Street Edinburgh United Kingdom EH3 9NA	Delegated Decision	PERMITTED DEVELOPMENT	2 July 2025
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Community Council: Tollcross

25/01601/LBC (Listed Building Consent)	Alterations to internal layout to form new Master Bathroom, Bathroom, Shower Room and Kitchen, upgrading existing fire doors and replacement of existing windows (as amended). at 9 Melville Crescent Edinburgh EH3 7LZ	Mr Harold Maddock., 17 Walker Street Edinburgh EH3 7NE	Delegated Decision	GRANTED	2 July 2025
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Community Council: West End

25/01614/FUL (Planning Permission)	Change of use from office back to residential (single dwelling). Alterations to interior to form new bathrooms and kitchen, upgrading existing fire doors and replacement of existing windows (as amended). at 9 Melville Crescent New Town Edinburgh EH3 7LZ	Mr Harold Maddock., 17 Walker Street Edinburgh EH3 7NE	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: West End

25/01096/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 33 Dublin Street Lane North Edinburgh EH3 6NT	Ms Margo Cathro Scott., 33 Dublin Street Lane North Broughton Edinburgh EH3 6NT	Committee Decision	REFUSED	2 July 2025
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Community Council: New Town/Broughton

25/00980/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at Flat 7 47 Blackfriars Street Edinburgh EH1 1NB	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Local Delegated Decision	REFUSED	4 July 2025
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Community Council: Old Town

25/00838/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 4 4 Old Assembly Close 172 High Street Edinburgh EH1 1QX	Mrs Catherine MacDonald., 4 Flat 4, Old Assembly Close Edinburgh EH1 1QX	Committee Decision	REFUSED	2 July 2025
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Community Council: Old Town

25/00689/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 1 15 Great Stuart Street Edinburgh EH3 7TP	Ms Heather Simpson., Flat 1 15 Great Stuart Street Edinburgh EH3 7TP	Committee Decision	REFUSED	2 July 2025
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Community Council: New Town/Broughton

25/00469/FULS TL (Planning Permission STL)	Conversion of former social club to six serviced apartments (as amended). at 7 Baxter's Place Greenside Edinburgh EH1 3AF	Zyidin Properties Limited., 5 South Gyle Crescent Lane Edinburgh EH12 9EG	Committee Decision	REFUSED	4 July 2025
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Community Council: New Town/Broughton

25/00271/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 6 34 Simpson Loan Edinburgh EH3 9GF	Ms Kathy Kinder., 34 Flat 6 Simpson Loan Edinburgh EH3 9GF	Committee Decision	REFUSED	2 July 2025
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Community Council: Tollcross

25/00260/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 7 234 Canongate Edinburgh EH8 8AB	EWP Asset Management Ltd., Flat 7 234 Canongate Edinburgh EH8 8AB	Committee Decision	REFUSED	2 July 2025
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Community Council: Old Town

25/00221/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F1 4 Upper Bow Edinburgh EH1 2JN	Mr Stewart, 1F1 4 Upper Bow Edinburgh EH1 2JN	Committee Decision	REFUSED	2 July 2025
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Community Council: Old Town

25/00205/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 3 12 Robertson's Close Edinburgh EH1 1LY	Ms Seddon, Flat 3 12 Robertson's Close Edinburgh EH1 1LY	Committee Decision	REFUSED	2 July 2025
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Community Council: Old Town

24/04704/CLES TL (Certificate of Lawfulness Existing STL)	In use as a short term let for the required period to demonstrate lawfulness. at 1F1 48 London Street Broughton Edinburgh EH3 6LX	Mr C Hawthorne, Flat 1 48 London Street Edinburgh Scotland EH3 6LX	Delegated Decision	REFUSED	4 July 2025
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Community Council: New Town/Broughton

Ward No. B12 – Leith Walk

25/03347/WINP A (Prior Approval Windows)	The windows will be replaced in wood and painted white as existing windows, but with double glazing. The existing window frames and cills will be restored. The astragal bars on two '2 over 2' windows will be slightly thicker (24mm) to allow for double glazing. at 3F2 15 Brunton Terrace Hillside Edinburgh EH7 5EH	Mr James Goth., 3F2 15 Brunton Terrace Hillside Edinburgh EH7 5EH	Delegated Decision	APPROVED	4 July 2025
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Community Council: Leith Central

25/02453/FUL (Planning Permission)	Proposed changes include larger rooflights to the rear elevation of the existing mews, opening up blocked windows, and a new extract fan outlet to the rear elevation. Some proposed works and change of use have already been granted with Planning Permission 25/01227/FUL. at 30 Annandale Street Lane Edinburgh EH7 4LS	Thomas Unter., Flat 12 89 East London Street Edinburgh EH7 4BQ	Local Delegated Decision	NOT DEVELOPMENT	30 June 2025
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Community Council: New Town/Broughton

25/02205/FUL (Planning Permission)	Change of use from Class 1A (Retail) to Class 3 (Food and Drink) (restricted). at 373 - 375 Leith Walk Edinburgh EH6 8SE	Lounge 33., FAO: Miss Jessica Roberts 373 Leith Walk Edinburgh EH6 8SE	Local Delegated Decision	GRANTED	30 June 2025
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Community Council: Leith Central

25/01920/LBC (Listed Building Consent)	The proposal is for the relocation of the kitchen from the rear to the front, as well as the formation of a new opening between the new kitchen and the existing living room. The bedroom previously at the front is to be relocated to the former kitchen space at the rear of the property (as amended). at 2F2 1 Windsor Street Edinburgh EH7 5LA	Mr Murray, Flat 17 128 McDonald Road Edinburgh EH7 4QU	Delegated Decision	GRANTED	1 July 2025
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Community Council: Leith Central

25/00839/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 47 Brunswick Street Edinburgh EH7 5HT	Ms Sayed Miah., 47 Brunswick Street Edinburgh EH7 5HT	Committee Decision	REFUSED	2 July 2025
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Community Council: Leith Central

24/04371/FUL (Planning Permission)	Change of Use from office (Class 4) to residential flats x10 (Sui Generis), external and internal alterations. at 79 Hopetoun Street Edinburgh EH7 4QF	Bield Housing & Care., 79 Hopetoun Street Edinburgh EH7 4QF	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	4 July 2025
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Community Council: New Town/Broughton

24/02424/FUL (Planning Permission)	Erection of building for student accommodation (including ground floor office uses) and associated works (as revised). at Land 5 Metres South Of 2 Murano Place Edinburgh	Unite Group Plc., South Quay Temple Back Bristol BS1 6FL	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	2 July 2025
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

25/02934/CLP (Certificate of Lawfulness (proposed))	Change window to rear into french doors. at 14 Claremont Gardens Lochend Edinburgh EH6 7NG	Ms Tania Peters., 14 Claremont Gardens Edinburgh EH6 7NG	Delegated Decision	GRANTED	3 July 2025
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Community Council: Leith Links

25/02612/LBC (Listed Building Consent)	New wrought iron railing to match existing railings, on street. Black gloss finish. at 1 Queen Charlotte Lane Edinburgh EH6 6AY	R1 Properties., 40 Constitution Street Edinburgh EH6 6RS	Delegated Decision	WITHDRAWN	4 July 2025
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentiny/Duddingston

25/02681/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. at 1F2 11 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	30 June 2025
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Community Council: Northfield/Willowbrae

25/02682/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. at 2F1 11 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	30 June 2025
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Community Council: Northfield/Willowbrae

25/02683/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. at 2F2 11 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	30 June 2025
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Community Council: Northfield/Willowbrae

25/02684/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. at 3F1 11 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	30 June 2025
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Community Council: Northfield/Willowbrae

25/02685/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. at 3F2 11 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	30 June 2025
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Community Council: Northfield/Willowbrae

25/02686/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. at PF1 11 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	30 June 2025
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Community Council: Northfield/Willowbrae

25/02687/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. at PF2 11 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., 4 East Market Street East Market Street The City of Edinburgh Council United Kingdom EH8 8BG	Delegated Decision	GRANTED	30 June 2025
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Community Council: Northfield/Willowbrae

25/02352/FUL (Planning Permission)	Proposed new house. at Land 50 Metres South Of 64 The Causeway Edinburgh	Nick Marshall & Saskia Gavin., Bella Vista 64 The Causeway Edinburgh EH15 3PZ	Local Delegated Decision	GRANTED	4 July 2025
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Community Council: Northfield/Willowbrae

25/02298/FUL (Planning Permission)	Installation of an air source heat pump on the balcony of 4 Queen's Park Court. at 4 Queen's Park Court Edinburgh EH8 7DY	Mr Juraj Szavits Nossan., 13/6 Parsons Green Terrace Edinburgh EH8 7DY	Local Delegated Decision	GRANTED	3 July 2025
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Community Council: Northfield/Willowbrae

25/01173/FUL (Planning Permission)	Extension to side and rear of house including dormers to front and rear and roof lights to the side elevation along with a new vehicle access on the front elevation to access the new integral garage. at 30 Christie Miller Avenue Craigentinny Edinburgh EH7 6ST	Mr N Murray., 30 Christiemiiler Avenue Edinburgh EH7 6ST	Local Delegated Decision	GRANTED	3 July 2025
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Community Council: Craigentinny/Meadowbank

25/00274/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation at Flat 2 7 Moray Park Terrace Edinburgh EH7 5TN	Mr Ruggero Baietta., Flat 2 7 Moray Park Terrace Edinburgh EH7 5TN	Committee Decision	REFUSED	2 July 2025
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Community Council: Craigentinny/Meadowbank

[Wards](#)

Ward No. B15 – Southside/Newington

25/03164/TCO (Treework Within a Conservation Area)	t1 yew - remove tree. at 1F2 11 Gordon Terrace Mayfield Edinburgh EH16 5QW	Mrs Carol Davidson., 11 Gordon Terrace Edinburgh EH16 5QW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: Grange/Prestonfield

25/03165/TCO (Treework Within a Conservation Area)	t1 cypress - remove tree at 12 Minto Street Newington Edinburgh EH9 1RG	Mr Nick Watson, 12 Minto Street Edinburgh UK EH9 1RG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: Grange/Prestonfield

25/03123/TCO (Treework Within a Conservation Area)	Laburnum to be felled. at GF 3 Savile Terrace Edinburgh EH9 3AD	Roddy McKay., 3 Saville Terrace Edinburgh EH9 3AD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: Grange/Prestonfield

25/03073/TCO (Treework Within a Conservation Area)	The garden by 2m. , 2 Lilacs in the rear garden cCoppice down to 2m. Young Jacquemontii Birch in the rear garden crown reduce by 30% (4m off the top). at 29 Mansionhouse Road Sciennes Edinburgh EH9 2JD	Mr Philippe Bachelet., 29 Mansionhouse Road Sciennes Edinburgh EH9 2JD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 July 2025
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Community Council: Marchmont/Sciennes

25/03003/CLP (Certificate of Lawfulness (proposed))	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	Steve Cranston., 37 Wilton Road Edinburgh EH16 5NN	Delegated Decision	GRANTED	2 July 2025
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Community Council: Grange/Prestonfield

25/02990/TCO (Treework Within a 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.	Shauna Mullin., 1 Crawford Road Edinburgh EH16 5PQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: Grange/Prestonfield

25/02844/TCO (Treework Within a Conservation Area)	Yew 1 - Remove Tree, yew 2 - remove tree, cherry - remove tree. at Flat 2 8 Mayfield Terrace Newington Edinburgh EH9 1SA	Hardie., Mr Greg Hardie. 23 Pikes Pool Drive Kirkliston EH29 9GH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: Grange/Prestonfield

25/02846/TCO (Treework Within a Conservation Area)	Laburnum 1 - Remove Tree, Laburnum 2 - Remove Tree, birch - Remove Tree, cedar - Remove Tree, Holly - Remove Tree. at 65 Fountainhall Road Grange Edinburgh EH9 2LH	Hardie., Mr Greg Hardie 23 Pikes Pool Drive, Kirkliston Kirkliston EH29 9GH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: Grange/Prestonfield

25/02500/FUL (Planning Permission)	Alteration and extension of existing rear annexe & cellar to form new living room, art room & utility. at 36 Wilton Road Edinburgh EH16 5NN	David & Shona Anderson., 36 Wilton Road Edinburgh EH16 5NN	Local Delegated Decision	GRANTED	30 June 2025
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Community Council: Grange/Prestonfield

25/02383/FUL (Planning Permission)	Proposed PV panels on roof of outbuilding to rear. at 47 Lauder Road Edinburgh EH9 1UE	Mike Brooks.,	Local Delegated Decision	GRANTED	30 June 2025
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Community Council: Marchmont/Sciennes

25/01976/FUL (Planning Permission)	Erect a new garden summer house at bottom of garden. Proposed summer house will be 3150mm long by 3150mm wide, overall height 2500mm. Construction will be free standing. Positioning of site will not over look or block any light to neighbouring properties. Footprint will fill less than 8% of existing garden and be built 500mm from boundary lines to allow access for maintenance. at 28B Blacket Place Newington Edinburgh EH9 1RL	Mr Gillan Dick., 28B Blacket Place Edinburgh EH9 1RL	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: Grange/Prestonfield

25/01908/FUL (Planning Permission)	Form off-street parking bay with drop kerb. Part remove hedge and replace with masonry wall (in retrospect). at 8 Rankin Drive Edinburgh EH9 3AT	CMW Investments Development Ltd., 23 Priestfield Road Edinburgh EH16 5HU	Local Delegated Decision	REFUSED	4 July 2025
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Community Council: Grange/Prestonfield

25/01772/FUL (Planning Permission)	Change the fascia, projecting signs, and lobby layout. at 55 Ratcliffe Terrace Newington Edinburgh EH9 1SU	Mr Yang Liu., Ratcliffe Terrace 55 Ratcliffe Terrace Edinburgh EH9 1SU	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: Grange/Prestonfield

25/01444/FUL (Planning Permission)	Proposed change of use to form a hot food takeaway with limited seating rather than full class 3 (as amended). at 21 Clerk Street Edinburgh EH8 9JH	Mr Talal Samman Tahan., Sweety House 21 Clerk Street Edinburgh EH9 8JH	Local Delegated Decision	GRANTED	30 June 2025
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Community Council: Southside

25/00213/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at GF1 28 East Preston Street Edinburgh EH8 9QB	Mr McKellar, GF1 28 East Preston Street Edinburgh EH8 9QB	Committee Decision	REFUSED	2 July 2025
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Community Council: Southside

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/03244/CLP (Certificate of Lawfulness (proposed))	Flat PF1; form external door at kitchen to rear elevation. at PF1 12 James Street Portobello East Edinburgh EH15 2DT	Ms Jessica Bonar., 12 James Street Portobello Edinburgh EH15 2DT	Delegated Decision	GRANTED	4 July 2025
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Community Council: Portobello

25/03097/TCO (Treework Within a Conservation Area)	Almond Tree (prunes dulcis) remove tree due to compaction trauma. at 43 Abercorn Terrace Portobello East Edinburgh EH15 2DG	Dalmore Tree Care., FAO: Mr Mark Tynan Sommerville Cottage Auchendinny EH26 0RY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 July 2025
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Community Council: Portobello

25/02742/LBC (Listed Building Consent)	To relocate the external gas meter to an external wall in the basement patio area. at 43 Windsor Place Edinburgh EH15 2AF	Mr Kenneth Hogg., 43 Windsor Place Edinburgh EH15 2AF	Delegated Decision	GRANTED	2 July 2025
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Community Council: Portobello

25/02097/FUL (Planning Permission)	Internal alterations, partial demolition of existing extension and erection of new garden extension. at GF 41 Pittville Street Edinburgh EH15 2BX	Ms Elizabeth Knight-Yamamoto., GF 41 Pittville Street Edinburgh EH15 2BX	Local Delegated Decision	GRANTED	2 July 2025
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Community Council: Portobello

[Wards](#)