

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **14 July 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **14 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](#)

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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

25/03296/TCO (Treework Within a Conservation Area)	T1 beech emergency removal. T2 copper beech prune canopy from 12m to 10m nsew. at 53 Cramond Glebe Road Cramond Edinburgh EH4 6NT	Mr Kenneth Scrimgeour., 53 Cramond Glebe Road Edinburgh EH4 6NT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 July 2025
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Community Council: Cramond

25/02731/CLP (Certificate of Lawfulness (proposed))	Proposed alterations and partial conversion of existing townhouse. at 83 Pikes Pool Drive Path Brae Kirkliston EH29 9GH	Mr D Jack., 83 Pikes Pool Drive Path Brae Kirkliston EH29 9GH	Delegated Decision	REFUSED	11 July 2025
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Community Council: Kirkliston

25/02559/CLP (Certificate of Lawfulness (proposed))	Proposed front porch and garage conversion. at 24 Buie Brae Kirkliston EH29 9FB	Mr & Mrs M Wilson., 24 Buie Brae Kirkliston EH29 9FB	Delegated Decision	GRANTED	11 July 2025
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Community Council: Kirkliston

25/02473/FUL (Planning Permission)	Proposed single storey side extension. at 8 Rosshill Terrace South Queensferry EH30 9JS	Elizabeth Jackson., 8 Rosshill Terrace South Queensferry EH30 9JS	Local Delegated Decision	GRANTED	9 July 2025
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Community Council: Queensferry & District

25/02484/FUL (Planning Permission)	Wraparound extension. at 15 Auldgate Kirkliston EH29 9HB	Dheeraj Goyal., 15 Auldgate Kirkliston EH29 9HB	Local Delegated Decision	GRANTED	11 July 2025
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Community Council: Kirkliston

[Wards](#)

Ward No. B02 – Pentland Hills

25/03370/CLP (Certificate of Lawfulness (proposed))	Erection of an extension. at 14 Quarrypark Drive Ratho Newbridge EH28 8AE	Mr & Mrs Neilson., 14D Quarrypark Drive Ratho EH28 8AE	Delegated Decision	GRANTED	9 July 2025
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Community Council: Ratho

25/02309/TPO (Treework)	1 large leaning Pine and 1 large leaning Maple - Full removal of both trees. at 26 Mansfield Road Balerno EH14 7JZ	Mr Ray Brettle., 26 Mansfield Road Balerno EH14 7JZ	Delegated Decision	REFUSED	10 July 2025
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Community Council: Balerno

25/02240/FUL (Planning Permission)	Retrospective proposed formation of covered hand car wash within existing car park. at Land 30 Metres North Of 98 Wester Hailes Road Wester Hailes Edinburgh	Duman Car Spa., Car Park Westside Plaza Wester Hailes Road Edinburgh EH14 2ST	Local Delegated Decision	GRANTED	10 July 2025
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Community Council: Wester Hailes

25/02115/FUL (Planning Permission)	Erection of food container units, with associated landscape and ground works (as amended) at Unit 39 Car Park Westside Plaza Shopping Centre 6 Westside Plaza Hailesland Edinburgh	U & S Investment Ltd., FAO: Mr Syed Etizaz Salford Innovation Forum Room 224 51 Frederick Road Salford M6 6FP	Local Delegated Decision	GRANTED	9 July 2025
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Community Council: Wester Hailes

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/03023/FUL (Planning Permission)	Proposed single storey rear extension and internal alterations. at 98 Glasgow Road Gogar Edinburgh EH12 8LP	Mr & Mrs M. Brown., 98 Glasgow Road Edinburgh Scotland EH12 8LP	Local Delegated Decision	GRANTED	9 July 2025
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Community Council: Corstorphine

25/02459/FUL (Planning Permission)	Remove existing conservatory structure and erect new single storey solid roof extension. at 53 Clerwood Gardens Clerwood Edinburgh EH12 8PX	Mr & Mrs C MacDonald., 53 Clerwood Gardens Edinburgh EH12 8PX	Local Delegated Decision	GRANTED	7 July 2025
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Community Council: Drumbrae

[Wards](#)

Ward No. B04 – Forth

25/03391/TPO (Treework)	T1 Tilia remove. at 74 Trinity Road Trinity Edinburgh EH5 3JT	Mr Iain Campbell., 74 Trinity Road Trinity Edinburgh EH5 3JT	Delegated Decision	REFUSED	11 July 2025
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Community Council: Trinity

25/03253/TCO (Treework Within a Conservation Area)	Cherry crown reduce 1.5m and 20% thin. Cherry crown reduce 1.5m and 20% thin. Lime deadwood and 10% thin. at 21A Russell Place Trinity Edinburgh EH5 3HW	Mr Ryan Evans., 26 Pincott Drive Edinburgh EH17 8ZQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 July 2025
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Community Council: Trinity

25/02486/FUL (Planning Permission)	Introduction of two storey extension to side of property with further single storey extension to rear. at 31 Wardie Road Trinity Edinburgh EH5 3LH	Mr & Mrs Paul Devine., 31 Wardie Road Edinburgh EH5 3LH	Local Delegated Decision	GRANTED	9 July 2025
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

25/03552/TCO (Treework Within a Conservation Area)	Remove 1 Bhutan Pine and 1 Japanese Cedar by the driveway. - Getting too large for their positions. Growing under crown of Oak tree so cant develop to maturity. at 20 Inverleith Terrace Inverleith Edinburgh EH3 5NS	Mr Charlie Johnston., 20 Inverleith Terrace Inverleith Edinburgh EH3 5NS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 July 2025
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Community Council: Stockbridge/Inverleith

25/03018/FUL (Planning Permission)	Proposed single storey rear / gable extension with internal alterations. at 5 Groathill Gardens West Craigleith Edinburgh EH4 2LU	Mr And Mrs Calum And Sarah Young., 5 Groathill Gardens West Edinburgh EH4 2LU	Local Delegated Decision	GRANTED	8 July 2025
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Community Council: Craigleith/Blackhall

25/02536/FUL (Planning Permission)	Side extension to bungalow to form self contained unit. at 51 Telford Road Craigleith Edinburgh EH4 2AY	Mr And Mrs A Duffy., 51 Telford Road Edinburgh EH4 2AY	Local Delegated Decision	GRANTED	11 July 2025
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Community Council: Silverknowes (Not Active)

25/02419/FUL (Planning Permission)	To erect a new single storey rear extension with internal alterations. at 6 Malta Terrace Edinburgh EH4 1HR	Euan And Xanthe Weir., 6 Malta Terrace Edinburgh EH4 1HR	Local Delegated Decision	WITHDRAWN	9 July 2025
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Community Council: Stockbridge/Inverleith

25/01605/FUL (Planning Permission)	Proposals seek to introduce a single storey flat roof extension to the rear and internal alterations to all levels. A new traditional pitched roof dormer window to rear. at 8 St Bernard's Row Stockbridge Edinburgh EH4 1HW	Ms Rachel Richmond., 8 St Bernard's Row Edinburgh EH4 1HW	Local Delegated Decision	GRANTED	11 July 2025
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Community Council: Stockbridge/Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/03130/TCO (Treework Within a Conservation Area)	Large sycamore tree on banking owned by council: six metre crown reduction in accordance with BS3993:2010. at Treeworks Roseburn Cliff Edinburgh	Mr Grant Mckenzie., 21 Roseburn Cliff Edinburgh EH12 6LA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 July 2025
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Community Council: Murrayfield

25/03060/FUL (Planning Permission)	Alterations to install new doors and erect decking. at 7 Broomhall Avenue Broomhall Edinburgh EH12 7NA	Mr & Mrs Robertson., 7 Broomhall Avenue Edinburgh EH12 7NA	Local Delegated Decision	GRANTED	9 July 2025
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Community Council: Corstorphine

25/03041/FUL (Planning Permission)	A single storey rear extension attached to the existing dwelling. at 47 Corstorphine Hill Avenue Corstorphine Edinburgh EH12 6LF	Ms Maureen Mackintosh., 47 Corstorphine Hill Avenue Edinburgh United Kingdom EH12 6LF	Local Delegated Decision	GRANTED	9 July 2025
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Community Council: Corstorphine

25/02825/TCO (Treework Within a Conservation Area)	Sycamore -pruning back the sycamore to avoid further damage to the boundary wall and overhead wires to provide 2m clearance from wall and overhead wires at 150 St John's Road Corstorphine Edinburgh EH12 8AY	Mr S Anderson., 150 St John's Road Corstorphine Edinburgh EH12 8AY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 July 2025
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Community Council: Corstorphine

25/02368/FUL (Planning Permission)	Create new garden room outbuilding. at 7 Glebe Grove Edinburgh EH12 7SH	James Boyle., 7 Glebe Grove Edinburgh EH12 7SH	Local Delegated Decision	GRANTED	9 July 2025
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Community Council: Corstorphine

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

24/06283/FUL (Planning Permission)	Revised application for demolition of existing building and erection of a purpose-built student accommodation development (Sui Generis) with associated amenity space, access, cycle parking, and landscaping (as amended). at Murrayfield Sports Bar 20 Westfield Road Edinburgh EH11 2QR	EH1 Students (Gorgie) Ltd.,	Committee Decision	GRANTED	10 July 2025
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Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/03171/TCO (Treework Within a Conservation Area)	Copper beech reduce height of crown by 0.5m and width by 0.5m. Gean cherry reduce height by 0.5m and width by 0.5m. at 24 Pentland Avenue Hailes Edinburgh EH13 0HZ	Mr William Anderson., 24 Pentland Avenue Edinburgh EH13 0HZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 July 2025
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Community Council: Colinton

25/03010/FUL (Planning Permission)	Remove existing conservatory and replace with proposed extension. at 36 Mounthooly Loan Frogston Edinburgh EH10 7JE	Mr Neil Robertson., 36 Mounthooly Loan Frogston Edinburgh EH10 7JE	Local Delegated Decision	GRANTED	9 July 2025
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Community Council: Fairmilehead

25/02401/FUL (Planning Permission)	Single storey extension to side of bungalow to enlarge kitchen and create en-suite. Removal of 2 chimneys. at 25 Buckstone Avenue Edinburgh EH10 6QL	Mr David Johnson., 25 Buckstone Avenue Edinburgh EH10 6QN	Local Delegated Decision	GRANTED	9 July 2025
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Community Council: Fairmilehead

25/01744/FUL (Planning Permission)	Minor alterations to restore and upgrade the existing cottage and to create new ancillary accommodation in the rear garden. at 12 Spylaw Street Edinburgh EH13 0JS	Ms Annie Griffin., 12 Spylaw Street Edinburgh EH13 0JS	Local Delegated Decision	REFUSED	10 July 2025
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Community Council: Colinton

25/01746/LBC (Listed Building Consent)	Minor alterations to restore and upgrade the existing cottage and to create new ancillary accommodation in the rear garden. at 12 Spylaw Street Edinburgh EH13 0JS	Ms Annie Griffin., 12 Spylaw Street Edinburgh EH13 0JS	Delegated Decision	REFUSED	10 July 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/03316/TCO (Treework Within a Conservation Area)	Betula - Remove 1 limb from tree so fence can be repaired. at 13 Littlejohn Road Greenbank Edinburgh EH10 5GN	Mr Ryan Evans., 26 Pincott Drive Edinburgh EH17 8ZQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 July 2025
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Community Council: Craiglockhart

25/02428/LBC (Listed Building Consent)	Replace the existing single glazed sash and case windows with double glazed upgrades. Full restoration of the original case, manufacture and install like- for-like sashes with heritage slimlite double glazing. Careful attention will be given when manufacturing new like for like sashes. All window moulds, dimensions and features of the original sashes will be retained and replicated on the new sashes. at Flat 7 47 Sassoon Grove Edinburgh EH10 5FB	Jean Wallace., Flat 7 47 Sassoon Grove Edinburgh EH10 5FB	Delegated Decision	GRANTED	10 July 2025
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Community Council: Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

25/03207/TCO (Treework Within a Conservation Area)	Multi stemmed Lawson Cypressin the rear garden. Lost one stem in recent storm. Currently 17m high reduce crown height of remaining stems by 5m to reduce wind loadings & risk of future failure. 1 Cypress opposite Pitsligo Road junction. 1 stem failed onto the road in recent past shorten remaining stem (16m in height) by 4m & remove 2 dead stems on road side of the tree. at 42 Greenhill Gardens Bruntsfield Edinburgh EH10 4BJ	Archdiocese Of St. Andrews & Edinburgh., FAO: Ms Amy Carroll 100 Strathearn Road Edinburgh EH9 1BB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 July 2025
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Community Council: Merchiston

25/03007/FUL (Planning Permission)	The work involves reconfiguration of the loft with addition of a rear and front dormers and new stair access to the loft. A rear extension is to be added. at 22 Greenbank Gardens Greenbank Edinburgh EH10 5SN	Ms Lynne Barrie., 22 Greenbank Gardens Greenbank Edinburgh EH10 5SN	Local Delegated Decision	GRANTED	9 July 2025
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Community Council: Morningside

25/02268/LBC (Listed Building Consent)	Replace existing single glazed with new double glazed timber sash and case windows. at 3F1 14 Spottiswoode Street Marchmont Edinburgh EH9 1ER	Miss Gaia Marini., 14 Spottiswoode Street 3F1 Edinburgh EH9 1ER	Delegated Decision	GRANTED	7 July 2025
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Community Council: Marchmont/Sciennes

25/01909/FUL (Planning Permission)	New fence to street frontage in order to provide privacy to exterior living areas (patio and garden to lounge). at 21 Braid Hills Avenue Edinburgh EH10 6LH	Mr Guy & Ms Nims, 21 Braid Hills Avenue Edinburgh UK EH10 6LH	Local Delegated Decision	REFUSED	7 July 2025
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Community Council: Morningside

25/01187/FUL (Planning Permission)	Form 5m opening in existing masonry wall to create vehicular access from lane. Installation of new electric steel framed & timber clad sliding gate. Formation of permeable paving driveway c/w 5m diameter vehicular turntable with paving inserts to match proposed new driveway. at 63 Morningside Drive Edinburgh EH10 5NQ	Ms Tracy Black., 63 Morningside Drive Edinburgh EH10 5NQ	Local Delegated Decision	GRANTED	7 July 2025
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Community Council: Morningside

[Wards](#)

Ward No. B11 – City Centre

25/03328/CLP (Certificate of Lawfulness (proposed))	Stone cleaning and remedial works to the existing building at 9-10 St Andrew Square. at 9 - 10 St Andrew Square New Town Edinburgh	RAAG St Andrew Hotel Ltd., 247 Cromwell Road London SW5 9GA	Delegated Decision	GRANTED	10 July 2025
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Community Council: New Town/Broughton

25/03177/FUL (Planning Permission)	External alterations including removal of cladding and installation of non-combustible cladding. at 77, 78 South Bridge, 233 Cowgate Edinburgh EH1 1HN	Hollis Global., FAO: Mr Peter Martin C/o Agent 7 Castle Street Edinburgh EH2 3AH	Delegated Decision	NOT DEVELOPMENT	7 July 2025
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Community Council: Old Town

25/03027/TCO (Treework Within a Conservation Area)	London Plane x3 crown raise. at Treeworks Drumsheugh Gardens New Town Edinburgh	Drumsheugh Gardens., FAO: Gordon Watson Drumsheugh Gardens Edinburgh EH3 7RN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 July 2025
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Community Council: West End

25/02534/CLP (Certificate of Lawfulness (proposed))	Alterations to existing cafe premises to provide kitchen extract ventilation to roof level via an internal chimney flue liner and internal alts to kitchen & WCs. Install fire exit door. at 2 Haymarket Terrace New Town Edinburgh EH12 5JZ	Puszta Ltd., FAO: Mr Jacob Philips Nomad Cafe 2 Haymarket Terrace Edinburgh EH12 5JZ	Delegated Decision	GRANTED	7 July 2025
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Community Council: West End

25/02544/LBC (Listed Building Consent)	Alterations to the approved consent under 22/04299/LBC with the removal of 3 bedrooms in block 3 on the south elevations and for the remaining proposal to be raised 350mm for buildability and a new fire escape extended from 5th floor up to the new 6th floor in a similar style to the existing stair. at Carlton Highland Hotel 17 - 19 North Bridge Edinburgh EH1 1SD	Klarent Hospitality., FAO: Ross Cunningham 77 Renfrew Street Glasgow G2 3BZ	Delegated Decision	GRANTED	7 July 2025
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Community Council: Old Town

25/02550/LBC (Listed Building Consent)	Proposed stone cleaning works. at 16 Heriot Row Edinburgh EH3 6HR	Palmer's Immobilien Edinburgh GmbH., 18 George Street Edinburgh EH2 2PF	Delegated Decision	REFUSED	10 July 2025
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Community Council: New Town/Broughton

25/02483/LBC (Listed Building Consent)	Replacement of existing timber windows on a like-for-like basis with new windows, custom-fitted with slimline IGUs. All historical detail to be matched /reinstated. at PF2 3 Castle Wynd North 386 Castlehill Edinburgh EH1 2NQ	Alex Horswell., PF2 3 Castle Wynd North 386 Castlehill Edinburgh EH1 2NQ	Delegated Decision	GRANTED	10 July 2025
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Community Council: Old Town

25/02438/CLP (Certificate of Lawfulness (proposed))	New filler point cabinet. at Land 15 Metres South Of 80 Canongate Old Town Edinburgh	The Scottish Parliament Corporate Body., The Scottish Parliament Horse Wynd Edinburgh EH99 1SP	Delegated Decision	GRANTED	8 July 2025
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Community Council: Old Town

25/02385/FUL (Planning Permission)	Removal of existing rear window, forming new french doors with juliet balcony. at 2F1 2 Gayfield Street Edinburgh EH1 3NR	Calim Renton., 2F1 2 Gayfield Street Edinburgh EH1 3NR	Local Delegated Decision	REFUSED	9 July 2025
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Community Council: New Town/Broughton

25/02389/LBC (Listed Building Consent)	Proposals include removal of existing rear window, forming new French doors with Juliet balcony. at 2F1 2 Gayfield Street Edinburgh EH1 3NR	Calim Renton., 2F1 2 Gayfield Street Edinburgh EH1 3NR	Delegated Decision	REFUSED	9 July 2025
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Community Council: New Town/Broughton

25/02166/LBC (Listed Building Consent)	Internal alterations to existing bathroom to create additional en-suite shower room, installation of external extract ventilation grilles. at 1F 1 Bellevue Crescent Edinburgh EH3 6ND	Miss S Barclay., 1F 1 Bellevue Crescent Edinburgh EH3 6ND	Delegated Decision	GRANTED	9 July 2025
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Community Council: New Town/Broughton

25/02143/LBC (Listed Building Consent)	Alter a total of 10 No. existing window units, will be replaced due to deterioration. The existing windows are in a state with visible signs of rot and material failure. The new window units will replicate the original design, dimensions, and profiles, ensuring that the appearance and character of the building are preserved. at 3F1 3 Great King Street Edinburgh EH3 6QW	Mr Ewan Drummond., 3 D'Abernon Close Esher KT10 8PT	Delegated Decision	GRANTED	10 July 2025
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Community Council: New Town/Broughton

25/02020/CLES TL (Certificate of Lawfulness Existing STL)	Short term let (change of use to short term let took place within the last 10 years but is not material change of use). at Flat 1 14 Bread Street Old Town Edinburgh EH3 9AF	Paddington Financial Ltd., FAO: Mrs Natalia Jackson Nida House Ground Floor, 60 Sutton Street, Shadwell London E1 0AX	Delegated Decision	REFUSED	10 July 2025
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Community Council: Tollcross

25/01742/LBC (Listed Building Consent)	Refurbishment of workshop. at Minto House 18 - 20 Chambers Street Edinburgh EH1 1HU	The University Of Edinburgh., FAO: The University Court Old College South Bridge Edinburgh EH8 9YL	Delegated Decision	GRANTED	10 July 2025
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Community Council: Old Town

25/01423/ADV (Advert Consent)	Fascia sign, projecting sign and lettering hand painted. at Grassmarket Hotel 94 - 96 Grassmarket Old Town Edinburgh EH1 2JR	Scotsman Group., Mr David Scanlon 70 Hamilton Drive Glasgow G12 8DR	Delegated Decision	WITHDRAWN	8 July 2025
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Community Council: Old Town

25/01424/LBC (Listed Building Consent)	Repair, cleaning and repainting of exterior, reinstatement of string course, side window, corner crest and shopfront. at Grassmarket Hotel 94 - 96 Grassmarket Edinburgh EH1 2JR	Scotsman Group., Mr David Scanlon 70 Hamilton Drive Glasgow G12 8DR	Delegated Decision	WITHDRAWN	8 July 2025
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Community Council: Old Town

25/01425/FUL (Planning Permission)	Reinstatement of side elevation window, Introduction of corner crest, restoration of shopfront and repainting. at Grassmarket Hotel 94 - 96 Grassmarket Edinburgh EH1 2JR	Scotsman Group., Mr David Scanlon 70 Hamilton Drive Glasgow G12 8DR	Local Delegated Decision	WITHDRAWN	8 July 2025
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Community Council: Old Town

25/00996/CLES TL (Certificate of Lawfulness Existing STL)	Confirm the use of the property as a STL is not a material change of use. at 313 Webster's Land Edinburgh EH1 2RU	Mrs Naoko Berry., 313 Webster's Land Edinburgh EH1 2RU	Delegated Decision	REFUSED	9 July 2025
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Community Council: Tollcross

[Wards](#)

Ward No. B12 – Leith Walk

25/03415/CLES TL (Certificate of Lawfulness Existing STL)	The property has been operating as a serviced accommodation / short term let, since 18th June 2012. at 1F2 64 Lorne Street Leith Edinburgh EH6 8QF	Ms Natalie Candusso., 27 Albyn Drive Livingston EH54 9JN	Delegated Decision	REFUSED	9 July 2025
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Community Council: Leith Central

25/02813/TCO (Treework Within a Conservation Area)	Old pear tree - Removal - More trees to be planted at the back. at 29 Bellevue Terrace Broughton Edinburgh EH7 4DS	Dr Brian Mohr., 29 Bellevue Terrace Edinburgh EH7 4DS		NOT MAKE A TREE PRESERVATION ORDER	10 July 2025
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Community Council: New Town/Broughton

25/02557/CLP (Certificate of Lawfulness (proposed))	Reposition of flat roof light and installation of attic roof light. at 3F3 71 Bellevue Road Broughton Edinburgh EH7 4DH	Mr David Newton., Flat 9 71 Bellevue Road Edinburgh EH7 4DH	Delegated Decision	GRANTED	9 July 2025
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Community Council: New Town/Broughton

25/02475/FUL (Planning Permission)	New annexe to existing guest house. at 36 Pilrig Street Edinburgh EH6 5AL	AME ZEE Ltd., Abbotsford Guest House 36 Pilrig Street Edinburgh EH6 5AL	Local Delegated Decision	REFUSED	11 July 2025
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Community Council: Leith Central

25/02446/LBC (Listed Building Consent)	Alterations comprising 2x new rooflights, reinstating existing blocked openings and new extract fan outlet. at 30 Annandale Street Lane Edinburgh EH7 4LS	Thomas Unter., Flat 12 89 East London Street Edinburgh EH7 4BQ	Delegated Decision	GRANTED	8 July 2025
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Community Council: New Town/Broughton

[Wards](#)

Ward No. B13 – Leith

25/02254/LBC (Listed Building Consent)	Existing single glazed timber sash and case windows replaced with new double glazed timber sash and case windows to match existing. at 2F1 2 Dock Place Edinburgh EH6 6LU	Mr Alastair Boyle., 2 Dock Place 2F1 Edinburgh EH6 6LU	Delegated Decision	GRANTED	7 July 2025
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Community Council: Leith Harbour And Newhaven

25/02163/TCO (Treework Within a Conservation Area)	Ash tree decayed and heavily pushing wall over removed tree immediately for public safety. at 7 Ashville Terrace Lochend Edinburgh EH6 8DD	Miss Marie Fisher., 7 Asville Terrace Edinburgh EH6 8DD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 July 2025
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Community Council: Leith Links

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/03395/CLP (Certificate of Lawfulness (proposed))	Proposed attic conversion rear dormer, roof windows and internal alterations. at 20 Stapeley Avenue Craigentinny Edinburgh EH7 6QP	Mr And Mrs Steven And Claire Paul., 20 Stapeley Avenue Craigentinny Edinburgh EH7 6QP	Delegated Decision	GRANTED	9 July 2025
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Community Council: Craigentinny/Meadowbank

25/03042/FUL (Planning Permission)	Extension to side of property to form two bedrooms and shower room. at 1F2 17 Restalrig Square Restalrig Edinburgh EH7 6EZ	Ms Ms Andrea Mitchell., Flat 2 17 Restalrig Square Edinburgh EH7 6EZ	Local Delegated Decision	GRANTED	9 July 2025
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Community Council: Craigentinny/Meadowbank

25/03047/FUL (Planning Permission)	Remove existing flat roof garage to side of dwellinghouse and erect a single storey flat roof extension in it's place. at 106 Restalrig Avenue Edinburgh EH7 6PW	Sonny & Rebecca Smith., 106 Restalrig Avenue Edinburgh EH7 6PW	Local Delegated Decision	GRANTED	9 July 2025
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Community Council: Craigentinny/Meadowbank

25/02657/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 6 Piershill Square East Edinburgh EH8 7BD	The City Of Edinburgh Council., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	9 July 2025
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Community Council: Northfield/Willowbrae

25/02663/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 8 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., FAO: Anna McCabe 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	9 July 2025
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Community Council: Northfield/Willowbrae

25/02667/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 8 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	9 July 2025
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Community Council: Northfield/Willowbrae

25/02669/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 8 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	10 July 2025
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Community Council: Northfield/Willowbrae

25/02670/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 8 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	10 July 2025
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Community Council: Northfield/Willowbrae

25/02672/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 9 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	10 July 2025
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Community Council: Northfield/Willowbrae

25/02675/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 9 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	10 July 2025
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Community Council: Northfield/Willowbrae

25/02676/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 9 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	10 July 2025
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Community Council: Northfield/Willowbrae

25/02679/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 10 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	10 July 2025
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Community Council: Northfield/Willowbrae

25/02680/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 10 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	10 July 2025
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Community Council: Northfield/Willowbrae

[Wards](#)

Ward No. B15 – Southside/Newington

25/03178/TCO (Treework Within a Conservation Area)	Mature Sycamore - Crown raise by 3.5-4.5m (measured from ground level). Mature Small-leaved Lime - Crown raise by 3-3.5m (measured from ground level) at Flat 4 20 Bright's Crescent Prestonfield Edinburgh EH9 2DB	Mr Iain McHale., Flat 4 20 Bright's Crescent Prestonfield Edinburgh EH9 2DB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 July 2025
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Community Council: Grange/Prestonfield

25/03107/TCO (Treework Within a Conservation Area)	T1 Maple remove. at 4 Crawford Road Mayfield Edinburgh EH16 5PQ	Mrs Maja Waldhausen., 4 Crawford Road Edinburgh EH16 5PQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 July 2025
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Community Council: Grange/Prestonfield

25/02701/CLP (Certificate of Lawfulness (proposed))	Internal alterations and increase of ground floor rear openings to existing terraced house. at 31 Mayfield Road Edinburgh EH9 2NQ	James & Margaret Bridson., 31 Mayfield Road Edinburgh EH9 2NQ	Delegated Decision	REFUSED	11 July 2025
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Community Council: Grange/Prestonfield

25/02412/LBC (Listed Building Consent)	Addition of air source heat pump, secondary glazing to three windows and internal wall insulation to the same three windows. at 39 Blackford Road Edinburgh EH9 2DT	Mr Peter Ranson., 39 Blackford Road Edinburgh EH9 2DT	Delegated Decision	GRANTED	8 July 2025
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Community Council: Marchmont/Sciennes

25/02413/FUL (Planning Permission)	Installation of air source heat pump. at 39 Blackford Road Edinburgh EH9 2DT	Mr Peter Ranson., 39 Blackford Road Edinburgh EH9 2DT	Local Delegated Decision	GRANTED	8 July 2025
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Community Council: Marchmont/Sciennes

25/02335/FUL (Planning Permission)	Erect dormer to rear and rooflight to front. at Flat 4 212 Causewayside Edinburgh EH9 1PN	Tom Alexander., Flat 4 212 Causewayside Edinburgh EH9 1PN	Local Delegated Decision	GRANTED	9 July 2025
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Community Council: Grange/Prestonfield

25/02146/LBC (Listed Building Consent)	Work is to be carried out on the lower ground floor level at the rear of the property. Existing kitchen & adjacent office will be combined to form an open-plan kitchen-dining area. Existing doors to the rear garden will be combined to create a larger opening with bi-fold doors. New opening created to allow access from the new dining area to a patio at the side of the property. An existing under-stair cupboard is to be removed to enhance circulation space and increase natural light internally (as amended). at 8 Middleby Street Edinburgh EH9 1TD	Canaan Consulting., FAO: Mr Andy Lumsden 9 Canaan Lane Edinburgh EH10 4SZ	Delegated Decision	GRANTED	10 July 2025
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Community Council: Grange/Prestonfield

25/02148/FUL (Planning Permission)	All work to be carried out on lower ground floor level to the rear of property. Existing kitchen + adjacent office combined to form an open-plan kitchen-dining area. Existing doors to rear garden combined to create a larger opening with bi-fold doors. New opening created to allow access from the new dining area to a patio at the side of the property. Existing under-stair cupboard will be removed to help bring light into property (as amended). at 8 Middleby Street Edinburgh EH9 1TD	Ms Fran McNab., 8 Middleby Street Newington Edinburgh EH9 1TD	Local Delegated Decision	GRANTED	10 July 2025
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Community Council: Grange/Prestonfield

25/00848/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short term let visitor accommodation for a period over 10 years. at Flat 3 5 Gilmour's Entry Newington Edinburgh EH8 9XL	Ms Wendy McIntosh., 5 Flat 3 Gilmour's Entry Edinburgh EH8 9XL	Delegated Decision	GRANTED	9 July 2025
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Community Council: Southside

Ward No. B16 – Liberton/Gilmerton

25/03494/CLP (Certificate of Lawfulness (proposed))	Installation of a Scottish Water Business Stream emergency tanker fill point, within a new Kiosk, adjacent to the drop-off point for the Emergency Department, at the Royal Hospital for Children and Young People (RHCYP) at Royal Hospital For Children And Young People 50 Little France Crescent Inch Edinburgh EH16 4TJ	NHS Lothian., Mr Bruce Barron RHCYP & DCN 50 Little France Crescent Edinburgh EH16 4TJ	Delegated Decision	GRANTED	11 July 2025
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Community Council: Gilmerton/Straiton/Inch

25/02455/FUL (Planning Permission)	Construction of single storey extension to rear of dwelling house, to form enlarged kitchen. Proposed extension to be built as a continuation of previously constructed sun-room extension. Small single storey extension to rear of workshop, to the rear of existing garage. at 19 Liberton Drive Alnwickhill Edinburgh EH16 6NL	Mr Christophe Dumas And Ms Nancy Preel., 19 Liberton Drive Edinburgh EH16 6NL	Local Delegated Decision	GRANTED	7 July 2025
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Community Council: Liberton

Ward No. B17 – Portobello/Craigmillar

25/02710/LBC (Listed Building Consent)	To reinstate the timber doors at the entrance vestibule to be outward opening with electrical assistance to suit requirement for an accessible entrance. Glazed viewing panels to be formed for safety. at Robin Chapel Queen's Walk Greendykes Edinburgh EH16 4EA	The Trustees Of The Thistle Trust., Rev Dr Iain Barclay The Robin Chapel 13 Queen's Walk Edinburgh Scotland EH16 4EA	Delegated Decision	GRANTED	7 July 2025
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Community Council: Craigmillar

25/02421/LBC (Listed Building Consent)	Heat pump and solar panels to exterior. Knock through reception room and bedroom wall. Downstand beam 500mm below ceiling level 150mm nibs, cornices to remain. at 8 Bellfield Street Edinburgh EH15 2BP	Mr Hughes, 8 Bellfield Street Edinburgh EH15 2BP	Delegated Decision	WITHDRAWN	8 July 2025
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Community Council: Portobello

25/02264/LBC (Listed Building Consent)	Existing single glazed timber sash and case windows replaced with new double glazed timber sash and case windows to match existing. at 57 Morton Street Joppa Edinburgh EH15 2HZ	Mr Andrew Foster., 57 Morton Street Joppa Edinburgh EH15 2HZ	Delegated Decision	GRANTED	7 July 2025
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Community Council: Portobello

[Wards](#)