

Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **4 August 2025**

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

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

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

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

Planning decisions are on a separate document.

Wards – click on the links below

[Ward B01 - Almond](#)
[Ward B02 – Pentland Hills](#)
[Ward B03 – Drum Brae/Gyle](#)
[Ward B04 – Forth](#)
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[Ward B12 – Leith Walk](#)
[Ward B13 – Leith](#)
[Ward B14 – Craighentiny/Duddingston](#)
[Ward B15 – Southside/Newington](#)
[Ward B16 – Liberton/Gilmerton](#)
[Ward B17 – Portobello/Craigmillar](#)

Where can I see the documents?

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

What Can I Comment on?

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

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

EXAMPLES

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

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

How Can I Comment?

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

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

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

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

What Happens to my Comments?

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

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

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

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

Any Questions?

Email the Planning Help Desk at planning@edinburgh.gov.uk.

Ward No. B01 – Almond

1. Planning Applications

	Works: Installation of a new pedestrian gate in the north-west corner of the school site, to match the existing steel gate on the north boundary. A path is proposed to connect the gate to the existing perimeter path, using matching concrete paving slabs. Existing bushes to be cut back and removed. Existing fencing to be cut back and removed, with remaining fencing to be supported and fixed to new fencing posts. Path to avoid existing drainage inspection hatches. at Kirkliston Primary School 15 Carmel Road Kirkliston EH29 9DD 25/03840/FUL	PMP Plc. FAO: Alice Hargest 115 George Street Edinburgh EH2 4JN	Mitie Ltd., 35 Duchess Road Rutherglen G73 1AU	Delegated Decision	Registered on: 24/07/2025 <u>Comments</u> <u>Due by</u> 20.08.2025	Blair Burnett blair.burnett@edinburgh.gov.uk Community Council: Kirkliston (28_03_25) Other Developments - Local
	Alterations to remove fascia and amend bin store layout. at 201- 205 Whitehouse Road Cramond Edinburgh 25/03889/FUL	MDS Design. FAO: Martin Schlechter Drumbane Burn Cottage Fisherton Ayr KA7 4LG	Buzzworks Holdings Ltd., FAO: Mr Colin Blair 34-36 Grange Street Kilmarnock KA1 2DD	Delegated Decision	Registered on: 28/07/2025 <u>Comments</u> <u>Due by</u> 19.08.2025	Laura Marshall laura.marshall@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo (28_03_25) Other Developments - Local
	Proposed rear extension comprising living /dining area, front porch with bathroom and garden office. at 15 Primrose Gardens Queensferry South Queensferry EH30 9QQ 25/03902/FUL	Amanda Nioi. FAO. Amanda Nioi. 90 Station Road South Queensferry Midlothian EH30 9JX	Mr Tiago Martins., 15 Primrose Gardens Queensferry South Queensferry EH30 9QQ	Local Delegated Decision	Registered on: 04/08/2025 <u>Comments</u> <u>Due by</u> 25.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Queensferry + District (28_03_25) Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

Listed Category: B Barnton Avenue Conservation Area	Mature Norway maple overhanging Barnton Avenue. Large cavity on the east side of the bole 30% crown reduction. Crown height 12m & radial spread 6m. (4m off height & 2m off radial spread). at Easter Park Lodge Easter Park Drive Davidson's Mains Edinburgh EH4 6JR 25/03890/TPO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mrs Tracy Ewing., Easter Park Lodge Easter Park Drive Davidson's Mains Edinburgh EH4 6JR	Delegated Decision	Registered on: 28/07/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes(28_03_25) TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Kirkliston Conservation Area	Proposed alterations and partial conversion of existing townhouse. at 83 Pikes Pool Drive Path Brae Kirkliston EH29 9GH 25/03818/CLP	Andrew Allan Architecture Ltd. AYE House Admiralty Park Dunfermline KY11 2YW	Mr D Jack., 83 Pikes Pool Drive Kirkliston EH29 9GH	Delegated Decision	Registered on: 23/07/2025	Mykhailo Kovalov mykhailo.kovalov@edinburgh.gov.uk Community Council: Kirkliston (28_03_25) CLE and CLP submissions
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[Wards](#)

Ward No. B02 – Pentland Hills

1. Planning Applications

	Proposed front, side and rear single storey extensions. at 8 Malleny Avenue Balerno EH14 7EJ 25/03790/FUL	Capital Draughting Consultants Ltd. FAO: Keith Henderson 40 Dinmont Drive Edinburgh EH16 5RR	Mr G Pullen., 8 Malleny Avenue Balerno EH14 7EJ	Local Delegated Decision	Registered on: 22/07/2025 <u>Comments Due by</u> 19.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Balerno (28_03_25) Householder Developments
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Listed Category: B Balerno Conservation Area	The proposal is to make minor alterations to create a larger lobby at main entrance internally and refurbish 2 existing bar areas. Replace existing signage with new more appropriate signage. at Grey Horse Inn 18 - 20 Main Street Balerno EH14 7EH 25/03829/LBC	Cubit Design Ltd. FAO: Rory McNeill The Studio Elcho Place Port Seton EH32 0DL	Cubit Design Ltd., FAO: Rory McNeill 1 Elcho Place Port Seton EH32 0DL	Delegated Decision	Registered on: 24/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Balerno (28_03_25) Listed building and Con Area Consents
Listed Category: B Balerno Conservation Area	Addition of a new sign "The Grey Horse Balerno" applied to the Public House Gable Wall. Sign to be individually laser cut sprayed acrylic letters individually fixed to gable wall. Similar in materials, scale and fixing methods as other commercial properties on Main Street Balerno. at Grey Horse Inn 18 - 20 Main Street Deanpark Balerno EH14 7EH 25/03830/ADV	Cubit Design Ltd. FAO: Rory McNeill The Studio Elcho Place Port Seton EH32 0DL	The Grey Horse., FAO: Gillian Wilkinson 20 Main Street Balerno EH14 7EH	Delegated Decision	Registered on: 24/07/2025 Comments Due by 14.08.2025	Local1 Team Community Council: Balerno (28_03_25) Advertisements
	Installation of two external meeting pods within a landscaped area to the rear of the Lyell Centre. at Lyell Building, British Geological Survey Research Avenue South Riccarton Currie 25/03863/FUL	Surveying Solutions Ltd. FAO: Gregor Brown 34 - 36 Rose Street North Lane Edinburgh EH2 2NP	British Geological Survey., FAO: Malcolm Laird The Lyell Centre Research Avenue South Heriot Watt University Campus Edinburgh Scotland EH14 4AP	Local Delegated Decision	Registered on: 25/07/2025 Comments Due by 22.08.2025	Local1 Team Community Council: Currie (28_03_25) Other Developments - Local

2. Proposal of Application Notice

Hermiston Conservation Area	AI data centre campus with a 200MW demand utility capacity with car parking, landscaping, roads, access and associated works. at Land 300 Metres North Of 50 Research Avenue North Riccarton Currie 25/03978/PAN	AAH Consultants. FAO: Bethany Scott 1 Bar Lane York YO2 6JU	Aptura DC Project 11 Ltd., 3rd Floor 1 Ashley Road Altringham Cheshire WA24 2DT	Additional Consultation Required Being assessed.	Registered on: 01/08/2025 Earliest date for planning application 24.10.2025	Jamie Carver jamie.carver@edinburgh.gov.uk Community Council: Currie (28_03_25) PAN submissions
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3. Trees in Conservation Area

4. Tree Preservation Orders

Balerno Conservation Area	Mature sycamore, canopy reduction. at Land To West Of 2 Ravelrig Wynd Ravelrig Balerno 25/03734/TPO		Greenbelt., FAO: Robert Murchie McCafferty House 99 Firhill Road Glasgow G20 7BE	Delegated Decision	Registered on: 04/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

1. Planning Applications

	Alterations to dwelling house and construction of single storey extension to rear, formed with flat roof. at 6 West Craigs Crescent Cammo Edinburgh EH12 8LY 25/03759/FUL	Arctec Build Ltd. FAO. Andrew Dodds. 4 The Maltings Haddington EH41 4EF	Ms Mobeen Husain., 6 West Craigs Crescent Cammo Edinburgh EH12 8LY	Local Delegated Decision	Registered on: 21/07/2025 <u>Comments</u> <u>Due by</u> 19.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Gyle (28_03_25) Householder Developments
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	Porch extension to front of existing dwelling. at 7 Clerwood Gardens Clerwood Edinburgh EH12 8PT 25/03786/FUL	Architecture Design Development. FAO: Stuart Hannah Liberty Centre Pitreavie Way Dunfermline KY11 8QS	Mr Chris Jack., 7 Clerwood Gardens Edinburgh EH12 8PT	Local Delegated Decision	Registered on: 04/08/2025 <u>Comments</u> <u>Due by</u> 25.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston (28_03_25) Householder Developments
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	Change of use from dwellinghouse (class 9) to office (class 1A) (in retrospect) at 85 Glasgow Road Gogar Edinburgh EH12 8LJ 25/03821/FUL	Pearson Planning, Chartered Surveyors. FAO: Euan Pearson PO Box 28606 Edinburgh EH4 9BQ	Zen Consultants (Scotland) Ltd., FAO: Ms Saj Sharif 85 Glasgow Road Edinburgh EH12 8LJ	Local Delegated Decision	Registered on: 23/07/2025 <u>Comments</u> <u>Due by</u> 20.08.2025	Craig Zirmer craig.zirmer@edinburgh.gov.uk Community Council: Corstorphine + Gyle (28_03_25) Business and Industry - Local
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	Removal of existing porch and formation of new enlarged porch to dwelling house. at 62 Parkgrove Terrace Barnton Edinburgh EH4 7NJ 25/03868/FUL	David Paton Building Consultancy. 13 High Street Loanhead EH20 9RH	Mr And Mrs Andrew Rennie., 62 Parkgrove Terrace Edinburgh EH4 7NJ	Local Delegated Decision	Registered on: 25/07/2025 <u>Comments</u> <u>Due by</u> 25.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston (28_03_25) Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No.B04 – Forth

1. Planning Applications

Newhaven Conservation Area	Convert existing garage to bedroom. at 23A Stanley Road Edinburgh EH6 4SE 25/03844/FUL	R2 Draughting Services Ltd. FAO: Ross Mullen 73 Moffat Walk Tranent EH33 2QN	Mr James Lancaster., 23A Stanley Road Edinburgh EH6 4SE	Local Delegated Decision	Registered on: 24/07/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Trinity (28_03_25) Householder Developments
Listed Category: C Newhaven Conservation Area	Install replacement door to rear of flat. at PF1 16 Annfield Edinburgh EH6 4JF 25/03923/LBC	John Gordon Associates Ltd. 3 Dean Acres Comrie KY12 9XS	Mr J McPherson., 16 Annfield Edinburgh EH6 4JF	Delegated Decision	Registered on: 30/07/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Local1 Team Community Council: Trinity (28_03_25) Listed building and Con Area Consents
Trinity Conservation Area	Proposed alterations and garden room extension to existing house. at 2A Wardie House Lane Trinity Edinburgh EH5 3RL 25/03981/FUL	Crew Architects Ltd. FAO: G Hanley 4-6 Coltbridge Avenue Edinburgh EH12 6AH	Mssrs J Spiers And T Kendrick., Wardie House 2A Wardie House Lane Edinburgh EH5 3RL	Local Delegated Decision	Registered on: 01/08/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Trinity (28_03_25) Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

Victoria Park Conservation Area	Addition of 13x photovoltaic panels to roof at 57 Dudley Crescent Newhaven Edinburgh EH6 4QL 25/03036/CLE	EALA Impact CIC. FAO: James Melville 28 Maritime Street Edinburgh EH6 6SE	Mr Oliver Woodruff., 57 Dudley Crescent Newhaven Edinburgh EH6 4QL	Delegated Decision	Registered on: 23/07/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Trinity (pre 28 March 2025) CLE and CLP submissions
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Victoria Park Conservation Area	Addition of 11x photovoltaic panels to roof at 29 Dudley Crescent Edinburgh EH6 4QJ 25/03037/CLE	EALA Impact CIC. FAO: James Melville 28 Maritime Street Edinburgh EH6 6SE	Mrs Ruth Evans., 29 Dudley Crescent Edinburgh EH6 4QJ	Delegated Decision	Registered on: 29/07/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Trinity (pre 28 March 2025) CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

	Rear extension to dwelling house. at 46 Boswall Avenue Boswall Edinburgh EH5 2EB 25/03825/CLP	Sb-ad. FAO: Laura Bishop 32 Silverknowes Gardens Edinburgh EH4 5NB	Mrs F Kirkwood., 46 Boswall Avenue Edinburgh EH5 2EB	Local Delegated Decision	Registered on: 24/07/2025	Mykhailo Kovalov mykhailo.kovalov@edinburgh.gov.uk Community Council: Granton + District (28_03_25) CLE and CLP submissions
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Listed Category: C Newhaven Conservation Area	Installation of replacement door to rear of flat. at PF1 16 Annfield Newhaven Edinburgh EH6 4JF 25/03924/CLP	John Gordon Associates Ltd. 3 Dean Acres Comrie KY12 9XS	Mr J McPherson., 16 Annfield Edinburgh EH6 4JF	Delegated Decision	Registered on: 30/07/2025	Local1 Team Community Council: Trinity (28_03_25) CLE and CLP submissions
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Ward No. B05 – Inverleith

1. Planning Applications

	External alteration to the principal elevation of the building to install an Air Source Heat Pump (ASHP). at 32 Eildon Street Edinburgh EH3 5JX 25/03644/FUL		Niall Murphy & Alice Lord., 32 Eildon Street Edinburgh EH3 5JX	Local Delegated Decision	Registered on: 28/07/2025 <u>Comments Due by</u> 19.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Stockbridge/Inverleith (pre 28 March 2025) Householder Developments
Listed Category: B Inverleith Conservation Area	PV panels to roof over south aisle. Replacement of defective plaster to south aisle ceiling with breathable insulation and lime plaster. Installation of cafe style fitment and servery counter including new services and connections to existing drainage and water supplies. Infilling of 3 No. arches between south aisle and nave to provide protection of organ, nave during works. at St James Church 57A Inverleith Row Edinburgh EH3 5PX 25/03758/LBC	Simpson & Brown. (Brunswick St). The Old Printworks 77A Brunswick Street Edinburgh EH7 5HS	Members Of The Vestry., Rev Jane MacLaren St James Church Inverleith Row Edinburgh Scotland EH3 5PX	Delegated Decision	Registered on: 21/07/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Local1 Team Community Council: Stockbridge + Inverleith (28_03_25) Listed building and Con Area Consents
	Retrospective change of use of premises to short term let accommodation. at 2F2 21 Comely Bank Street Stockbridge Edinburgh EH4 1AP 25/03847/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Robert Bolton., 2F2 21 Comely Bank Street Stockbridge Edinburgh EH4 1AP	Local Delegated Decision	Registered on: 28/07/2025 <u>Comments Due by</u> 19.08.2025	Improvement Team Community Council: Stockbridge + Inverleith (28_03_25) Other Developments - Local

World Heritage Site	Alter internal layout of listed building. at 1F 18 Belgrave Crescent Edinburgh EH4 3AJ	Platinum Architectural Design Ltd. FAO: Steven Fleming. 16 South Quarry Avenue Gorebridge EH23 4GU	Mrs Mrs Vanessa McAlpine., 1F 18 Belgrave Crescent Edinburgh UK EH4 3AJ	Delegated Decision	Registered on: 28/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: West End (28_03_25) Listed building and Con Area Consents
Listed Category: B	Erect a new single storey rear extension with internal alterations. at 6 Malta Terrace Edinburgh EH4 1HR	Jones Robbins. (Netherby Rd). FAO: Gareth Jones 32 Netherby Road Edinburgh EH5 3LX	Mr And Mrs Euan And Xanthe Weir., 6 Malta Terrace Edinburgh EH4 1HR	Local Delegated Decision	Registered on: 28/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Stockbridge + Inverleith (28_03_25) Householder Developments
Listed Category: B	Erect a new single storey rear extension with internal alterations. at 6 Malta Terrace Edinburgh EH4 1HR	Jones Robbins. (Netherby Rd). FAO: Gareth Jones 32 Netherby Road Edinburgh EH5 3LX	Mr & Mrs Euan And Xanthe Weir., 6 Malta Terrace Stockbridge Edinburgh EH4 1HR	Delegated Decision	Registered on: 28/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Stockbridge + Inverleith (28_03_25) Listed building and Con Area Consents

Dean Conservation Area	Replacement of existing metal cladding with new timber cladding and overclad of existing render with timber cladding. Installation of new solar panels and replacement of existing plastic rooflight with new double glazed aluminium framed roof light at roof level. at 61 Dean Path Dean Edinburgh EH4 3AT 25/03944/FUL	Christopoulou McDonnell Architecture Ltd. FAO: Eirini Christopoulou 135-1 Comely Bank Road Edinburgh EH4 1BH	Mr Angus Thomson., 61 Dean Path Edinburgh EH4 3AT	Local Delegated Decision	Registered on: 31/07/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: West End (28_03_25) Householder Developments
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	Side extension and roof alterations including two dormers. at 9 Craigleith Hill Grove Craigleith Edinburgh EH4 2JY 25/03973/FUL	Charlotte Cotton. 66 Silverknowes View Edinburgh EH4 5PS	Mr Jon Baggs., 9 Craigleith Hill Grove Edinburgh EH4 2JY	Local Delegated Decision	Registered on: 01/08/2025 <u>Comments Due by</u> 25.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigleith + Blackhall (28_03_25) Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

New Town Conservation Area	T1 Ash remove deadwood, reduce overly long branches by 1-2m .to stabilise. T2 Ash remove deadwood, thin canopy by 15%, cut back from property by 1-2m. T3 Cypress fell to ground level. at 1F1 2 Leslie Place Stockbridge Edinburgh EH4 1NQ 25/04001/TCO	McLaren Tree Surgery Ltd. 51 Silverknowes View Edinburgh EH4 5PS	Ms Susannah Morgan., 2 Leslie Place Edinburgh EH4 1NQ	Delegated Decision	Registered on: 04/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith (28_03_25) TCO and TPO submissions
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4. Tree Preservation Orders

Listed Category: B Dean Conservation Area	Acer pseudoplatanus heavy reduction of canopy to retain habitat tree / large monolith to mitigate danger. Acer pseudoplatanus on banking of bells brae reduction over very overextended limb over houses by 1.5m to bs3998. Fraxinus excelsior pruning of deadwood in canopy light reduction on dead tops by 1m to bs3998 standard. at 2 Dean Bridge Dean Edinburgh EH3 7UA 25/03760/TPO	Falcon Tree Management Ltd. FAO: Antony Wood Roseace South Queensferry EH30 9SP	Mr Mark Sparky., 2 Dean Bridge Dean Edinburgh EH3 7UA	Delegated Decision	Registered on: 30/07/2025	Tree Team planningtrees@edi nburgh.gov.uk Community Council: West End (28_03_25) TCO and TPO submissions
	Diseased Elm (yellow tag 2258) in woodland remove. at Woodland Eildon Terrace Warriston Edinburgh 25/03894/TPO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Trinity Factoring Services., FAO: Mr Shaun Moffat 209-211 Bruntdfield Place Edinburgh EH10 4DH	Delegated Decision	Registered on: 28/07/2025	Tree Team planningtrees@edi nburgh.gov.uk Community Council: Stockbridge + Inverleith (28_03_25) TCO and TPO submissions

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Erection of an extension. at 35 Strachan Road Blackhall Edinburgh EH4 3RQ 25/03813/CLP	John Gordon Associates Ltd. 3 Dean Acres Comrie Dunfermline KY12 9XS	Mrs P Perry., 35 Strachan Road Edinburgh EH4 3RQ	Local Delegated Decision	Registered on: 23/07/2025	Mykhailo Kovalov mykhailo.kovalov @edinburgh.gov.u k Community Council: Craighleith + Blackhall (28_03_25) CLE and CLP submissions
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Ward No. B06 – Corstorphine/Murrayfield

1. Planning Applications

West Murrayfield Conservation Area	Erect an external reading room and raise height of boundary wall and garden wall. at 41 Murrayfield Road Edinburgh EH12 6EU 25/03754/FUL	F.E.M Building Design. FAO: Douglas Mack 8 Plantain Grove Lenzie Glasgow G66 3NE	Mr Craig Paterson., 41 Murrayfield Road Murrayfield Edinburgh EH12 6EU	Local Delegated Decision	Registered on: 21/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Murrayfield (28_03_25) Householder Developments
	Alteration of existing roof to property to accommodate new internal and external alterations, to include additional bedrooms, bathroom facilities, kitchen, dining and living space within 2 storey side and rear extension, with new external terrace and patio to rear elevation while considering the context of the surrounding area. at 4 Downie Grove Carrick Knowe Edinburgh EH12 7AX 25/03865/FUL	Mill Architects Ltd. FAO: Arjan Singh Easter Dalmeny 5-6 Unit 5/6 Easter Dalmeny Dalmeny EH30 9TS	Mr Jean-Luc Gynn-Poisson., 4 Downie Grove Edinburgh EH12 7AX	Local Delegated Decision	Registered on: 25/07/2025 Comments Due by 19.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston (28_03_25) Householder Developments
	Retrospective Siting of Storage Units for Community Use. at Land 50 Metres West Of 40 Meadow Place Road Broomhall Edinburgh 25/03886/FUL		Mr Corstorphine Dynamo Community FC SCIO., Mr Iain Briggs 2 Miller Street Winchburgh Scotland EH526WP	Local Delegated Decision	Registered on: 01/08/2025 Comments Due by 25.08.2025	Local1 Team Community Council: Corstorphine + Gyle (28_03_25) Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

Dean Conservation Area	Two mature maple trees in the verge of Ravelston Dykes refer to aerial plan removal of branches overhanging the property boundary. at Area To North Of 23 Ravelston Park Ravelston Edinburgh EH4 3DX 25/03656/TCO	Taylor Drew Architecture. FAO: Ken Drew The Glasshouse Meadow Road Barnyards Kilconquhar KY9 1PD	Mrs Abbey Currie., 23 Ravelston Park Edinburgh EH4 3DX	Delegated Decision	Registered on: 01/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Murrayfield (pre 28 March 2025) TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

1. Planning Applications

	Change of use from flatted dwelling to HMO. at 465 Calder Road Sighthill Edinburgh EH11 4AN 25/03906/FUL		Mr Noman Blair., 43 Flat 6 Deanhaugh Street Edinburgh EH4 1LR	Delegated Decision	Registered on: 29/07/2025 <u>Comments</u> <u>Due by</u> 21.08.2025	Local1 Team Community Council: Sighthill, Broomhouse + Parkhead (28_03_25) Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No. B08 – Colinton/Fairmilehead

1. Planning Applications

	Proposed works include removal of the existing rear conservatory and construction of a new single-storey side extension running front to rear. Works include internal alterations, enlarged openings to the rear facade, formation of a raised rear deck and installation of new boundary fencing and a privacy screen. at 16 Bonaly Gardens Colinton Edinburgh EH13 0EX 25/03801/FUL	Studio AWA. FAO: Anya Wilson. 2 Willow Tree Place Edinburgh EH14 5AZ	Mrs Samantha Buchan., 16 Bonaly Gardens Edinburgh EH13 0EX	Local Delegated Decision	Registered on: 23/07/2025 <u>Comments</u> <u>Due by</u> 20.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Colinton (28_03_25) Householder Developments
	Removal of sunroom together with internal works, rear extension and garage conversion. at 57 Pentland View Pentland Edinburgh EH10 6PY 25/03900/FUL	HAAR. (Constitution St). FAO: Matthew Johnson 92 Constitution Street Edinburgh EH6 6RP	Miss Jane Sommerville., 57 Pentland View Pentland Edinburgh EH10 6PY	Local Delegated Decision	Registered on: 28/07/2025 <u>Comments</u> <u>Due by</u> 20.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Fairmilehead (28_03_25) Householder Developments
	Proposed single storey rear extension. at 29 Oxfangs Farm Avenue Edinburgh EH13 9PX 25/03943/FUL	Kyla Martin Architectural Service. 97 Newington Road Edinburgh EH9 1QW	Ashleigh Hall., 29 Oxfangs Farm Avenue Edinburgh EH13 9PX	Local Delegated Decision	Registered on: 31/07/2025 <u>Comments</u> <u>Due by</u> 22.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Firrhill (28_03_25) Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: A Colinton Conservation Area	Conifer and common ash trim overhanging branches and reduce the height to stop shading and allow sunlight to solar panels. at 15 Woodhall Road Colinton Edinburgh EH13 0DT 25/03984/TCO		Mr Paul Greaves., 2A Barnshot Road Edinburgh EH13 0DH	Delegated Decision	Registered on: 04/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Colinton (28_03_25) TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Internal alterations to private dwelling. Two windows altered and two doors replaced. Small landscape alterations. at 67 Swanston Avenue Swanston Edinburgh EH10 7DA 25/03828/CLP	Somner Macdonald Architects. FAO: Laure Humbert 1A Brougham Place Edinburgh EH3 9HW	Ms Aisling Allum., 67 Swanston Avenue Edinburgh EH10 7DA	Delegated Decision	Registered on: 24/07/2025	Mykhailo Kovalov mykhailo.kovalov@edinburgh.gov.uk Community Council: Fairmilehead (28_03_25) CLE and CLP submissions
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[Wards](#)

Ward No.B09 – Fountainbridge/Craiglockhart

1. Planning Applications

Listed Category: B	Proposed change in design (18/09642/FUL). Painting of existing rendered walls. at 7 Redhall House Drive Edinburgh EH14 1JE 25/03628/LBC	Scott Francis Allan Architectural Design. FAO: Scott Allan 36 Wallace Avenue Wallyford EH21 8BZ	Redhall Developments Ltd., 3 Queens Street Edinburgh EH2 1JE	Delegated Decision	Registered on: 11/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Craiglockhart Listed building and Con Area Consents
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	Change of use from cafe (Class 3) to pilates studio (Class 11). at 129 Fountainbridge Tollcross Edinburgh EH3 9QG 25/03749/FUL	Montgomery Forgan Associates. FAO: Darren O'Hare Eden Park House Eden Park Cupar	Miss Rachel Stott., 39 Lawrie Reilly Place Edinburgh EH7 5EU	Delegated Decision	Registered on: 21/07/2025 <u>Comments</u> <u>Due by</u> 20.08.2025	Local1 Team Community Council: Tollcross (28_03_25) Other Developments - Local
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	Single storey rear and side extensions and internal reconfiguration. Rear dormer enlarged. at 11 Craiglockhart Grove Wester Craiglockhart Edinburgh EH14 1ET 25/03838/FUL	Affect Studio. FAO: Murdo McDermid Tribe Porty 19 Windsor Place Edinburgh EH15 2AJ	Mr Arkotong Longkumer., 11 Craiglockhart Grove Edinburgh EH14 1ET	Local Delegated Decision	Registered on: 24/07/2025 <u>Comments</u> <u>Due by</u> 19.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craiglockhart (28_03_25) Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

Craiglockhart Hills Conservation Area	One fir tree approximately 15m tall, section fell tree located in garden down to stump level. All waste removed and disposed of. at 13 Syme Rigg Edinburgh EH10 5GE 25/03693/TPO		Alan Fisher., 13 Syme Rigg Edinburgh EH10 5GE	Delegated Decision	Registered on: 30/07/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Craiglockhart (28_03_25) TCO and TPO submissions
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Craiglockhart Hills Conservation Area	Group of trees to the south of 14 Syme Rigg (6x Spruce, 2x Dead Pine & 1x Oak), the tree's will be felled safely to ground level using appropriate dismantling techniques. at Trees To Rear Of Syme Rigg Edinburgh 25/03719/TPO		Mhairi Berry., 14 Syme Rigg Edinburgh EH10 5GE	Delegated Decision	Registered on: 31/07/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Craiglockhart (28_03_25) TCO and TPO submissions
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Craiglockhart Hills Conservation Area	4x Corsican pines fell and remove. at Treeworks Rattray Loan Greenbank Edinburgh 25/03879/TPO		Mr Philip Rose., 4 Rattray Loan Edinburgh EH10 5TQ	Delegated Decision	Registered on: 28/07/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Craiglockhart (28_03_25) TCO and TPO submissions
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	Lime tag 558 near 3 Redhall House Avenue remove. Has young fruiting bodies of Kretzschmaria deusta at the base. at Treeworks 20 Meters South Of 3 Redhall House Drive Wester Craiglockhart Edinburgh 25/03892/TPO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Hacking And Paterson Management Services., Mr Paul Forsyth 103 East London Street Edinburgh EH7 4BF	Delegated Decision	Registered on: 28/07/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Craiglockhart (28_03_25) TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B10 – Morningside

1. Planning Applications

Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Replace all single glazing with Fineo 7.7mm thick slimline vacuum glazing panels; form new boiler & shower room extract terminal to rear elevation; replace missing portion of cast iron railings to front entrance path; internal wall alterations. at Marchmont Medical Practice 10 Warrender Park Terrace Edinburgh EH9 1JA 25/03739/LBC	D2 Architect. FAO: Donnie Duncanson Flat 7 32 West Bowling Green Street Edinburgh EH6 5PB	Craig Neilson., 10 Warrender Park Terrace Edinburgh EH9 1JA	Delegated Decision	Registered on: 18/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Marchmont + Sciennes (28_03_25) Listed building and Con Area Consents
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Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Change of use from doctor's surgery to private dwelling. Internal alterations and external additions. at Marchmont Medical Practice 10 Warrender Park Terrace Edinburgh EH9 1JA 25/03740/FUL	D2 Architect. FAO: Donnie Duncanson Flat 7 32 West Bowling Green Street Edinburgh EH6 5PB	Craig Neilson., 10 Warrender Park Terrace Edinburgh EH9 1JA	Delegated Decision	Registered on: 18/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Marchmont + Sciennes (28_03_25) Housing - Local
Listed Category: B Merchiston And Greenhill Conservation Area	Removal of existing extension and internal alterations. Erection of a new extension to the rear of the property. at GF 7 Strathearn Place Edinburgh EH9 2AL 25/03745/FUL	ZONE Architects Ltd. FAO: David Jamieson 211 Granton Road Edinburgh EH5 1HD	Iain Wilson., 10 Rosemount Meadows Bothwell G71 8EL	Delegated Decision	Registered on: 18/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Merchiston + (28_03_25) Householder Developments
Listed Category: C Morningside Conservation Area	Proposing to remove existing loadbearing /non-loadbearing internal walls at ground floor of property. at 39 Cluny Gardens Edinburgh EH10 6BL 25/03770/LBC	CRA (Edinburgh) Ltd. FAO: David Thomson 5 Suite 5 Vineyard Business Centre Pathhead EH37 5XP	Mr Payam Bozorgio., 39 Cluny Gardens Edinburgh EH10 6BL	Delegated Decision	Registered on: 23/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Morningside (28_03_25) Listed building and Con Area Consents

Listed Category: B Merchiston And Greenhill Conservation Area	Create driveway in garden grounds. Replace existing mesh and posts to top of walls with railings and add an electric, sliding gate in the style of original gates and cages. Replace unused greenhouse with metal storage facility for bikes and garden tools with a similar overall size of greenhouse. at 20 Merchiston Avenue Edinburgh EH10 4NY 25/03776/LBC	P&LC (Edinburgh) Ltd. FAO: Lisa Gillespie 48 Swanston Gardens Edinburgh EH10 7DF	Mr Colin MacDonald., 20 Merchiston Avenue Edinburgh EH10 4NY	Delegated Decision	Registered on: 21/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Merchiston + (28_03_25) Listed building and Con Area Consents
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	Extension to previously approved change of use application for land to the front of 45 Greenbank Drive from public amenity land to private garden/ driveway. Represents corrected boundary to align with the neighbouring properties. at Land 10 Metres North Of 45 Greenbank Drive Greenbank Edinburgh 25/03817/FUL	Lyne Aspect. FAO: Gavin Jefcoate Glengyle Main Street West Linton EH46 7EA	Mr Dylan Mason., 5/4 Rannoch Grove Edinburgh EH4 7EH	Local Delegated Decision	Registered on: 23/07/2025 Comments Due by 20.08.2025	James Allanson james.allanson@edinburgh.gov.uk Community Council: Morningside (28_03_25) Householder Developments
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Merchiston And Greenhill Conservation Area	Replace existing flat roof with low pitch standing seam zinc pitched roof. at 3 South Ettrick Road Edinburgh EH10 5BQ 25/03839/FUL	Format Design. FAO: Shona Mackay Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	Ms Antonietta Crolla., 3 South Ettrick Road Edinburgh EH10 5BQ	Local Delegated Decision	Registered on: 29/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Merchiston + (28_03_25) Householder Developments
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Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Change of use from offices (Class 4) to assembly & leisure (Class 11). at 34 - 36 Argyle Place Edinburgh EH9 1JT 25/03862/FUL	Pearson Planning, Chartered Surveyors. FAO: Euan Pearson. PO Box 28606 Edinburgh EH4 9BQ	Play Works Edinburgh Ltd., 5 South Charlotte Street Edinburgh EH2 4AN	Delegated Decision	Registered on: 25/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Anna Simpson anna.simpson@edinburgh.gov.uk Community Council: Marchmont + Sciennes (28_03_25) Other Developments - Local
	Erection of a small structure, within 1m of the rear boundary, to serve as a home office. at 37 Greenbank Drive Greenbank Edinburgh EH10 5RF 25/03881/FUL		Mr Mark Lean., 37 Greenbank Drive Greenbank Edinburgh EH10 5RF	Local Delegated Decision	Registered on: 29/07/2025 Comments Due by 20.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside (28_03_25) Householder Developments
Merchiston And Greenhill Conservation Area	Proposed conservatory extension to the rear of the existing property. at 17 South Gillsland Road Edinburgh EH10 5DE 25/03911/FUL	D7 Architecture Ltd. FAO: Isla Christie 4 Dunnikier Road Kirkcaldy KY1 2RN	Ms Maryanne Vaughan., 17A Gillsland Road Edinburgh EH10 5DE	Local Delegated Decision	Registered on: 31/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Merchiston + (28_03_25) Householder Developments
Listed Category: C	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with IGU's. All historical detail to be matched/reinstated. Existing cases to be refurbished in situ. at 108 Polwarth Terrace Edinburgh EH11 1NN 25/03920/LBC	EJ Manufacture. FAO: Nick Kimbell 50A Sighthill Crescent Edinburgh EH11 4QD	Ms Angela Beaton., 108 Polwarth Terrace Edinburgh EH11 1NN	Delegated Decision	Registered on: 30/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Merchiston + (28_03_25) Listed building and Con Area Consents

Plewlans Conservation Area	New single-storey rear extension to provide an open-plan kitchen and living area. at 108 Morningside Drive Edinburgh EH10 5NS 25/03937/FUL	Bill Chan. 2 Flat 10 Drybrough Crescent Edinburgh EH16 4FB	Mr Zhen Qiu., 108 Morningside Drive Edinburgh EH10 5NS	Local Delegated Decision	Registered on: 01/08/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside (28_03_25) Householder Developments
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	Adjustments to existing single storey extension to improve water tightness and insulation. Small extended footprint to rationalise the secondary entrance. Alterations to some existing window openings and landscaping. at 211 Braid Road Braid Hills Edinburgh EH10 6HT 25/03975/FUL	Calum Duncan Architects (Thirlestane). FAO. Calum Duncan. 13A Thirlestane Lane Edinburgh EH9 1AJ	Mr Stephen O'Brien., 211 Braid Road Braid Hills Edinburgh EH10 6HT	Local Delegated Decision	Registered on: 01/08/2025 Comments Due by 25.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside (28_03_25) Householder Developments
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	Retrospective change of use of premises to short-term let accommodation. at Flat 1 6 Dorset Place Merchiston Edinburgh EH11 1JP 25/03982/FULSTL	Craig Dow. 6/1 Dorset Place Edinburgh EH11 1JP	Mr Andrew Verth., 6/1 Dorset Place Edinburgh EH11 1JR	Local Delegated Decision	Registered on: 01/08/2025 Comments Due by 25.08.2025	Improvement Team Community Council: Merchiston + (28_03_25) Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

Marchmont, Meadows And Bruntsfield Conservation Area	Ash tree fell tree and remove timber from communal garden. Neighbours have been consulted. at 3F1 4 Bruntsfield Terrace Bruntsfield Edinburgh EH10 4EX 25/03907/TCO		Mrs Margaret Glen., 4 Bruntsfield Terrace Bruntsfield Edinburgh EH10 4EX	Delegated Decision	Registered on: 30/07/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston + (28_03_25) TCO and TPO submissions
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Listed Category: B Morningside Conservation Area	Mature plum - 1 metre height reduction and reduction of right branch at 35 Nile Grove Edinburgh EH10 4RE 25/03994/TCO	Steven Purdie. 6 Craigleith Hill Crescent Edinburgh EH4 2JE	Mrs Heather Bain., 35 Nile Grove Edinburgh EH10 4RE	Delegated Decision	Registered on: 04/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside (28_03_25) TCO and TPO submissions
Morningside Conservation Area	T1 Purple Plum - crown reduce all over back to previous reduction points removing approx. 3m in branch length at 122 Braid Road Braid Hills Edinburgh EH10 6AS 25/04004/TCO	McLaren Tree Surgery Ltd. 51 Silverknowes View Edinburgh EH4 5PS	Mrs Jo Mitchell., 122 Braid Road Braid Hills Edinburgh EH10 6AS	Delegated Decision	Registered on: 04/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside (28_03_25) TCO and TPO submissions
Morningside Conservation Area	T1 Beech - trim all over removing approx. 1-2m branch length back to previous reduction points, T2 Cherry - crown reduce height by 1.5-2.5m and cut back growth overhanging neighbour's garden approx. 1.5m. at 3 Braidburn Terrace Morningside Edinburgh EH10 6EU 25/04005/TCO	McLaren Tree Surgery Ltd. 51 Silverknowes View Edinburgh EH4 5PS	Mrs Caroline Baillie., 3 Braidburn Terrace Morningside Edinburgh EH10 6EU	Delegated Decision	Registered on: 04/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside (28_03_25) TCO and TPO submissions

Morningside Conservation Area	Remove major deadwood. Lime at Hermitage Gardens crown lift to 5m and clear streetlight. Sycamore at Hermitage Gardens remove major deadwood. Lime at Hermitage Gardens crown lift to 5m. Goat Willow at Hermitage Gardens crown lift to 3m over pavement. Lime at the rear crown lift to 5m over nursing home privet and Laurel hedge to east of main entrance gate at Cluny Drive reduce to edge of pavement line. at Cluny Lodge Nursing Home 10 - 16 Cluny Drive Morningside Edinburgh EH10 6DP 25/04012/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Elder Care Home., FAO: Bogdan Velica 10-16 Cluny Drive Edinburgh EH10 6DP	Delegated Decision	Registered on: 04/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside (28_03_25) TCO and TPO submissions
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4. Tree Preservation Orders

Grange Conservation Area	Remove large post-mature Birch tag 324 in south garden area for safety reasons large top broke off during storm & is hung up in tree in significant decline has very sparse crown. Birch tag 322. Large Ganoderma fungus at the base remove. Birch tag 321. remove the large diameter deadwood. at Flat 1 51 Canaan Lane Morningside Edinburgh EH10 4SG 25/03961/TPO	Frontier Forestry Ltd. FAO: Andrew Jenkin Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Myreside Management Ltd., FAO: Ms Charlene Glass 3 Dalkeith Road Mews Edinburgh EH16 5GA	Delegated Decision	Registered on: 31/07/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside (28_03_25) TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No. B11 – City Centre

1. Planning Applications

World Heritage Site New Town Conservation Area	Projecting and internal signage at 70 Rose Street Edinburgh EH2 2NN 25/03726/ADV	CGA Design Ltd. FAO: Ian Gracie Studio 2008, Mile End 12 Seedhill Road Paisley PA1 1JS	Lucy & Yak Ltd., Unit 3 Newton Road Hoyland Barnsley S74 0FP	Delegated Decision	Registered on: 23/07/2025 Comments Due by 13.08.2025	Local1 Team Community Council: New Town + Broughton (28_03_25) Advertisements
World Heritage Site Listed Category: A New Town Conservation Area	Replacement of existing timber sash and case windows on a like-for-like basis with new windows, custom fitted with slimline IGUs. All historical detail to be matched /reinstated. at 15 London Street Edinburgh EH3 6LZ 25/03741/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	Flora Maclay., Whitelee Farm Newtown St Boswells Melrose TD6 0SH	Delegated Decision	Registered on: 18/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: New Town + Broughton (28_03_25) Listed building and Con Area Consents
World Heritage Site New Town Conservation Area	Shopfront alteration works to an existing trading retail unit including: removal of 1 No. shopfront entrance door with infill glazing including new stall risers to match existing. Shopfront window frames to be redecorated and new windowbed formed to RHS of shopfront. at 81A - 82 Princes Street Edinburgh EH2 2ER 25/03752/FUL	Cube PSL. FAO: Steven Freeman 502 Birchwood One Business Park, Dewhurst Road Birchwood Warrington WA3 7GB	Superdrug Stores PLC., FAO. Mr Steve Arris. 51 Sydenham Road Croyden CR0 2UE	Delegated Decision	Registered on: 21/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: New Town + Broughton (28_03_25) Other Developments - Local
World Heritage Site Listed Category: C New Town Conservation Area	Works to shopfront and interior renovations. at 91 - 93 Shandwick Place Edinburgh EH2 4SD 25/03756/LBC	MSR Architecture & Design (Bernard.). FAO. Mohammed Rahman. 1 Bernard Terrace Edinburgh EH8 9NU	Mr Vinu Murugan., 91-93 Shandwick Place Edinburgh Scotland eh2 4sd	Delegated Decision	Registered on: 01/08/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: West End (28_03_25) Listed building and Con Area Consents

World Heritage Site Listed Category: B New Town Conservation Area	Reconfiguration of layout of flat. at 1F 11 Douglas Crescent Edinburgh EH12 5BB 25/03778/LBC	Lothian Plans. FAO. Stephen Lothian. 18 Laidlaw Gardens Tranent EH33 2QH	Mr Gabriel Holmes., 1F 11 Douglas Crescent New Town Edinburgh EH12 5BB	Delegated Decision	Registered on: 21/07/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Local1 Team Community Council: West End (28_03_25) Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Proposed alterations and fit-out of existing hairdressers to create restaurant - installation of external extract duct. at GF 8 - 10 South St Andrew Street Edinburgh EH2 2AZ 25/03779/LBC	Surveying Solutions Ltd. FAO. Adam Monteith. 34 - 36 Rose Street North Lane Edinburgh EH2 2NP	Roti King., 40 Doric Way London NW1 1LH	Delegated Decision	Registered on: 21/07/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Local1 Team Community Council: New Town + Broughton (28_03_25) Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Proposed colour change to shopfront, replacement delivery door and new HVAC plant and ductwork on rear elevation and roof. at GF 8 - 10 South St Andrew Street Edinburgh EH2 2AZ 25/03781/FUL	Surveying Solutions Ltd. FAO. Adam Monteith. 34 - 36 Rose Street North Lane Edinburgh EH2 2NP	Roti King., 40 Doric Way London NW1 1LH	Local Delegated Decision	Registered on: 21/07/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Local1 Team Community Council: New Town + Broughton (28_03_25) Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	Advertisement of the following types: Fascia sign, projecting sign. at GF 8 - 10 South St Andrew Street New Town Edinburgh EH2 2AZ 25/03787/ADV	Surveying Solutions Ltd. FAO: Adam Monteith 34-36 Rose Street North Lane Edinburgh EH2 2NP	Roti King., 40 Doric Way London NW1 1LH	Delegated Decision	Registered on: 22/07/2025 <u>Comments Due by</u> 12.08.2025	Local1 Team Community Council: New Town + Broughton (28_03_25) Advertisements

World Heritage Site Listed Category: A New Town Conservation Area	Dontaking of existing office WC's and non-original internal stud partitions on second floor, and construction of new WC and tea prep. at 50 Melville Street Edinburgh EH3 7HF 25/03805/LBC	Morgan Architects. FAO. Lars Jeppesen. 5 Advocate's Close Edinburgh EH1 1ND	Drum Property Group., 13 Melville Street Edinburgh United Kingdom EH3 7PE	Delegated Decision	Registered on: 25/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: West End (28_03_25) Listed building and Con Area Consents
World Heritage Site Listed Category: A Old Town Conservation Area	Replacement windows and minor internal alterations and the relocation of utilities (boiler and hot water cylinder) to the attic space and new doors to replace existing dining room window. at 5F1 14 Ramsay Garden Edinburgh EH1 2NA 25/03815/FUL	LBA ((Kinross). FAO. Sam Morman. The Stable Orwell Farm Unit 2 Kinross KY13 9HB	Mrs Nicole Nicholson., 5F1 14 Ramsay Garden Edinburgh EH1 2NA	Local Delegated Decision	Registered on: 28/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Old Town Householder Developments
World Heritage Site Listed Category: B New Town Conservation Area	Internal alterations to the existing layout. New open plan lounge /kitchen /dining area layout. at Flat 2 10 Magdala Crescent Edinburgh EH12 5BE 25/03824/LBC	Venn Architectural Services Ltd. 16 Hamilton Drive West Edinburgh EH15 1NR	Ms A Sevy., Flat 2 10 Magdala Crescent New Town Edinburgh EH12 5BE	Delegated Decision	Registered on: 24/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: West End (28_03_25) Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Proposal includes opening in wall to create living /dining space and internal kitchen alterations. at 2F 2 Drummond Place Edinburgh EH3 6PH 25/03836/LBC	Staran Architects Ltd. 49 Cumberland Street Edinburgh EH3 6RA	Per Agent	Delegated Decision	Registered on: 24/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: New Town + Broughton (28_03_25) Listed building and Con Area Consents

World Heritage Site Listed Category: B Old Town Conservation Area	Roof terrace extension and new bar installation. at 4 - 6 Grassmarket Edinburgh EH1 2JU 25/03841/FUL	Ian Forbes Architect. Studio 2, The Red Sandstone 130 Leith Walk Edinburgh EH6 5DT	Signature Pubs Ltd., FAO: Mr Nic Wood 6 Albyn Place Edinburgh EH2 4NG	Local Delegated Decision	Registered on: 24/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Old Town Other Developments - Local
World Heritage Site Listed Category: B Old Town Conservation Area	Existing roof terrace extension and new bar installation. at 4 - 6 Grassmarket Edinburgh EH1 2JU 25/03842/LBC	Ian Forbes Architect. Studio 2, The Red Sandstone 130 Leith Walk Edinburgh EH6 5DT	Signature Pubs Ltd., FAO: Mr Nic Wood 6 Albyn Place Edinburgh EH2 4NG	Delegated Decision	Registered on: 24/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Old Town Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 3F 74 Thistle Street Edinburgh EH2 1EN 25/03849/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Robert Bolton., 3F 74 Thistle Street New Town Edinburgh EH2 1EN	Local Delegated Decision	Registered on: 28/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Improvement Team Community Council: New Town + Broughton (28_03_25) Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Internal alterations to install a kitchen on the lower first ground and to construct new fire-rated partitions on the ground floor to create a new cafe servery and seating areas. at 71 Hanover Street New Town Edinburgh EH2 1EE 25/03855/LBC	LBA. FAO: Sam Morman Unit 2 The Stables Orwell Farm Kinross KY13 9HB	Edinburgh Hotels Services Ltd., 28 Castle Street Edinburgh EH2 3HT	Delegated Decision	Registered on: 25/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: New Town + Broughton (28_03_25) Listed building and Con Area Consents

World Heritage Site Listed Category: A Old Town Conservation Area	Removal of 6 No. antennas; 4 No. cabinets; and, all ancillary development (inc. sets of wooden louvres). Installation of 16 No. antennas; 4 No. equipment cabinets; and, all ancillary development (inc. sets of GRP louvres). at The Hub 348 - 350 Castlehill Edinburgh EH1 2NE 25/03858/LBC	Galliford Try Telecoms. (Lochside View). FAO: Jodie Kane. 2 Lochside View PO Box 17452 Edinburgh EH12 1LB	Cornerstone., Hive 2 1530 Arlington Business Park, Theale England RG7 4SA	Delegated Decision	Registered on: 25/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Old Town Listed building and Con Area Consents
World Heritage Site Listed Category: A Old Town Conservation Area	Removal of 6 No. antennas; 4 No. cabinets; and, all ancillary development (inc. sets of wooden louvres). Installation of 16 No. antennas; 4 No. equipment cabinets; and, all ancillary development (inc. sets of GRP louvres). at The Hub 348 - 350 Castlehill Edinburgh EH1 2NE 25/03859/FUL	Galliford Try Telecoms. (Lochside View). FAO: Jodie Kane. 2 Lochside View PO Box 17452 Edinburgh EH12 1LB	Cornerstone., Hive 2 1530 Arlington Business Park Theale England RG7 4SA	Delegated Decision	Registered on: 28/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Old Town Telecommunications
World Heritage Site Listed Category: B Old Town Conservation Area	Application for change of use from (Class 1A) shop to (Class 3) restaurant with restricted cooking and all associated site works. at 64 West Port Edinburgh EH1 2LD 25/03867/FUL	Format Design. FAO: Shona Mackay Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	The Coffee Mill Cafe., 64 West Port Old Town Edinburgh EH1 2LD	Delegated Decision	Registered on: 25/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Tollcross (28_03_25) Other Developments - Local

	Change of use from shop (Class 1A) to restaurant (Class 3). New flue. at 13 Lochrin Place Edinburgh EH3 9QX 25/03872/FUL	Gradual Peak Ltd. FAO: Daniel Johnston. Station Yard Station Road Springfield KY15 5RU	Grangeview Limited., Mr Majid Valiani 17 Merchiston Avenue Edinburgh Scotland EH10 4PJ	Local Delegated Decision	Registered on: 28/07/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Local1 Team Community Council: Tollcross (28_03_25) Other Developments - Local
World Heritage Site Listed Category: B Old Town Conservation Area	Renew the existing, non-original, single glazed timber sash and case window units with new double glazed timber sash and case windows to resemble the design and configuration of the existing window units. at 1 - 1A Pleasance Edinburgh EH8 9UE 25/03910/LBC	Brown + Wallace. FAO: Steven Stewart 22 James Morrison Street Glasgow G1 5PE	The Salvation Army., FAO: Mr Steve Holtz 4 Buchanan Court Cumbernauld Road Glasgow G33 6HZ	Delegated Decision	Registered on: 29/07/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Local1 Team Community Council: Old Town Listed building and Con Area Consents
World Heritage Site New Town Conservation Area	Advertisement of the following types: Fascia sign. at 13 - 15 Multrees Walk New Town Edinburgh EH1 3DQ 25/03918/ADV	Hyphen Architects. FAO: Joshua Black 1-3 Mundy Street London N1 6QT	Gucci EMEA., FAO: Mr Giulio Carli 6 Via Don L. Perosi Scandicci (FI) Italy 50018	Delegated Decision	Registered on: 29/07/2025 <u>Comments Due by</u> 19.08.2025	Sonia Macdonald sonia.macdonald@edinburgh.gov.uk Community Council: New Town + Broughton (28_03_25) Advertisements
World Heritage Site Listed Category: B New Town Conservation Area	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with IGU's. All historical detail to be matched/reinstated. Existing cases to be refurbished in situ. at GF 14 Rothesay Place Edinburgh EH3 7SQ 25/03919/LBC	EJ Manufacture. FAO: Nick Kimbell 50A Sighthill Crescent Edinburgh EH11 4QD	Mr Martin Christopher Graham., 14 Rothesay Place Edinburgh EH3 7SQ	Delegated Decision	Registered on: 30/07/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Local1 Team Community Council: West End (28_03_25) Listed building and Con Area Consents

World Heritage Site Listed Category: B New Town Conservation Area	Resubmission of application for change of use of basement property to STL (application 25/00227/FULSTL). at 14A Stafford Street Edinburgh EH3 7AU 25/03922/FULSTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Forbes Geekie., 14 Stafford Street Edinburgh EH3 7AU	Local Delegated Decision	Registered on: 30/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Improvement Team Community Council: West End (28_03_25) Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Internal alterations to create additional bedroom , relocation of kitchen and install new en-suite shower room, replace existing non original windows to the front elevation with new timber sash and case windows. at 3D Scotland Street Edinburgh EH3 6PP 25/03925/LBC	David Bell Architect. 1 John's Place Edinburgh EH4 2WL	T Norbury & M Kennedy Brown., 3D Scotland Street Edinburgh EH3 6PP	Delegated Decision	Registered on: 30/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: New Town + Broughton (28_03_25) Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Replacement of defective timber single glazed circular cupola with timber double glazed circular cupola. at 2F1 72 Northumberland Street Edinburgh EH3 6JG 25/03927/LBC	F3 Building Surveyors Ltd. FAO. Katherine Glancy. 99 Giles Street Edinburgh EH6 6BZ	Mrs Amanda Clamp., 3 72 Northumberland Street Edinburgh EH3 6JG	Delegated Decision	Registered on: 30/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: New Town + Broughton (28_03_25) Listed building and Con Area Consents
World Heritage Site Listed Category: B Old Town Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 3F2 48 St Mary's Street Edinburgh EH1 1SX 25/03929/FULSTL		Miss Nina Grant., Riverside Heriot Road Heriot EH38 5YE	Local Delegated Decision	Registered on: 31/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Improvement Team Community Council: Old Town Other Developments - Local

World Heritage Site	Alterations to 10 traditional sash and case windows, 8 to the street, and 2 to the rear. Glass proposed to be replaced with vacuum glazing.	Benjamin Tindall Architects. FAO: Daniel Wilkinson 17 Victoria Terrace Edinburgh EH1 2JL	Mr David Scott., 10 2F St Colme Street Edinburgh EH3 6AA	Delegated Decision	Registered on: 31/07/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Local1 Team Community Council: New Town + Broughton (28_03_25) Listed building and Con Area Consents
Listed Category: A						
New Town Conservation Area	at 2F 10 St Colme Street Edinburgh EH3 6AA 25/03948/LBC					

2. Proposal of Application Notice

3. Trees in Conservation Area

World Heritage Site	Large cypress tree in back garden back onto Albany street lane removal of tree.	Falcon Tree Management Ltd. FAO: Antony Wood Roseace South Queensferry United Kingdom EH309SP	Ms Ruth Yee., 38 Broughton Street Edinburgh EH1 3SB	Delegated Decision	Registered on: 28/07/2025	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: New Town + Broughton (28_03_25) TCO and TPO submissions
New Town Conservation Area	at 3F1 38 Broughton Street Broughton Edinburgh EH1 3SB 25/03893/TCO					

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

World Heritage Site	Short term let. at 5 James' Court 493 Lawnmarket Edinburgh EH1 2PB	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Brian Connarty., 45 Durham Terrace Edinburgh EH15 1QE	Delegated Decision	Registered on: 29/07/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
Listed Category: A						
Old Town Conservation Area	25/03877/CLESTL					

World Heritage Site	Use of existing property as a short term holiday let. at Flat 1 56 Thistle Street Edinburgh EH2 1EN	Derek Scott Planning. 21 Lansdowne Crescent Edinburgh EH12 5EH	Ms Leila Van Nieuwenhuysse., Old Rectory Bagthorpe Kings Lynn Norfolk PE31 6RA	Delegated Decision	Registered on: 30/07/2025	Improvement Team Community Council: New Town + Broughton (28_03_25) CLE and CLP submissions
Listed Category: B						
New Town Conservation Area	25/03921/CLESTL					

World Heritage Site Listed Category: B Old Town Conservation Area	Short term Let. at Flat 1 52 Candlemaker Row Edinburgh EH1 2QE 25/03934/CLESTL	Contour Town Planning. (Harrison Rd). FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Ms Julie Curzon., 1 Succoth Park Edinburgh EH12 6BX	Delegated Decision	Registered on: 30/07/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
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World Heritage Site Listed Category: A Old Town Conservation Area	Existing use as a short term let for over 10 years. at 3F2 2 Geddes' Entry 233 High Street Edinburgh EH1 1PE 25/03942/CLESTL	STL Solutions. FAO: Craig Douglas Savoy Tower 77 Renfrew Street Office 6.06 (CLOCKWISE OFFICE) Glasgow G2 3BZ	Ms Christine Olden., 233 Flat 5 High Street 2 3f2 Geddes Entry Edinburgh EH1 1PE	Delegated Decision	Registered on: 31/07/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

World Heritage Site Listed Category: A New Town Conservation Area	Installation of AC unit to the rear of restaurant. at 58A North Castle Street New Town Edinburgh EH2 3LU 25/03814/CLP	Marini O'Shea. FAO: Andrea Marini St Ninian's Episcopal Church 1 Albert Drive Studio 2 Glasgow G41 2PE	Rusk & Rusk., FAO: Mr & Mrs James & Louise Rusk Cromalt Stables 148 East Clyde Street Helensburgh G84 7AX	Delegated Decision	Registered on: 31/07/2025	Local1 Team Community Council: New Town + Broughton (28_03_25) CLE and CLP submissions
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[Wards](#)

Ward No. B12 – Leith Walk

1. Planning Applications

Listed Category: C New Town Conservation Area	Replacing all single glazed windows with double glazed windows of a similar style (sash & case). at 3F1 3 Montgomery Street Edinburgh EH7 5JU 25/03697/LBC		Graham Manditsch., Flat 7 3 Montgomery Street Edinburgh EH7 5JU	Delegated Decision	Registered on: 28/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Leith Central (28_03_25) Listed building and Con Area Consents
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	Request a change of use from Class 4 to Class 11 for unit 20. at 20 Stewartfield Bonnington Edinburgh EH6 5RQ 25/03826/FUL		HB Fitness Ltd., FAO: Miss Hannah Burns 59/7 East London Street Edinburgh EH7 4BW	Local Delegated Decision	Registered on: 24/07/2025 Comments Due by 19.08.2025	Local1 Team Community Council: Leith Central (28_03_25) Other Developments - Local
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Leith Conservation Area	Replacement existing upvc windows, panels and rainwater goods. at 3, 22, 24 Academy Park, 14 Lochend Road Leith Edinburgh 25/03870/FUL	Hardies Property & Construction Consultants. FAO: Tracey Muirhead The Signature Building 8 Pitreavie Court Dunfermline KY11 8UU	Harbour Homes Scotland Ltd (Scotland)., 108 Constitution Street Edinburgh EH6 6AZ	Local Delegated Decision	Registered on: 01/08/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Local1 Team Community Council: Leith Central (28_03_25) Other Developments - Local
	Change of use Class 4, to residential, Class 9. at 5A Breadalbane Street Bonnington Edinburgh EH6 5JH 25/03930/FUL		Mr Kyle Wright., Flat 5 35 Barony Street Edinburgh EH3 6NY	Delegated Decision	Registered on: 30/07/2025 <u>Comments Due by</u> 21.08.2025	Local1 Team Community Council: Leith Central (28_03_25) Housing - Local
Listed Category: B	Change of use from Class 4 office to Class 9 residential unit. at 5B Breadalbane Street Edinburgh EH6 5JH 25/03952/FUL		Mr Stuart Wright., Begbie Farmhouse Begbie Haddington EH41 4HQ	Local Delegated Decision	Registered on: 31/07/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Christopher Sillick christopher.sillick@edinburgh.gov.uk Community Council: Leith Central (28_03_25) Housing - Local
Listed Category: B	Alter and extend derelict dwelling house. at 8 Brunswick Road Edinburgh EH7 5NG 25/03962/FUL	Gilberts. FAO: George Gilbert 39 Grassmarket Edinburgh EH1 2HS	Riverford Properties Limited., 38 Dundas Street Edinburgh EH3 6JN	Delegated Decision	Registered on: 31/07/2025 <u>Comments Due by</u> 22.08.2025	Local1 Team Community Council: Leith Central (28_03_25) Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Abbeyhill Conservation Area	Cherry routine prune and thin 15% at 2 Lady Menzies Place Edinburgh EH7 5BE 25/03976/TCO		Mr Derek Winton., 2 Lady Menzies Place Edinburgh EH7 5BE	Delegated Decision	Registered on: 01/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Leith Central (28_03_25) TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

	Short term let at 27 Beaverbank Place Edinburgh EH7 4ET 25/03932/CLESTL	Contour Town Planning. (Harrison Rd). FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Chris Hunter., 27 Beaverbank Place Warriston Edinburgh EH7 4ET	Delegated Decision	Registered on: 30/07/2025	Improvement Team Community Council: New Town + Broughton (28_03_25) CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B13 – Leith

1. Planning Applications

Leith Conservation Area	Change of use from vehicle showroom (Sui Generis) to 6 serviced apartments (Sui Generis) & associated alterations. at 58 - 66 Queen Charlotte Street Edinburgh EH6 7ET 25/03511/FUL	David Bell Architect. FAO. David Bell. 1 John's Place Edinburgh EH4 2WL	Tri Scotland Ltd., Mr Altaf Mohammed 2 Rose Bank Seaton Mains Longniddry Scotland EH32 0PG	Delegated Decision	Registered on: 31/07/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Local1 Team Community Council: Leith Links Housing - Local
	Proposed single storey rear extension. at 5 Prospect Bank Grove Lochend Edinburgh EH6 7NU 25/03875/FUL	Scott Francis Allan Architectural Design.. FAO. Scott Allan. 36 Wallace Avenue Wallyford East Lothian EH21 8BZ	Mr Naeem Anwar., 5 Prospect Bank Grove Lochend Edinburgh EH6 7NU	Local Delegated Decision	Registered on: 28/07/2025 <u>Comments Due by</u> 19.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Leith Links (28_03_25) Householder Developments

Listed Category: B Leith Conservation Area	Alter layout of flat, fit boiler flue terminal and extract vent terminal. at 1F2 1 Maritime Street Edinburgh EH6 6SB 25/03895/LBC	Colin Findlay. Kilmora Kirk Street Prestonpans EH32 9EA	S W Hooley Ltd., FAO: Mr Sean Hooley 9 Church Hill Edinburgh EH10 4BG	Delegated Decision	Registered on: 28/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Leith Harbour + Newhaven(28_03_25) Listed building and Con Area Consents
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	Formation of new driveway and drop kerb to provide off street parking due to on street vandalism. Installation of EV charging point. at 65 East Restalrig Terrace Edinburgh EH6 8ED 25/03913/FUL	HLP Architects Ltd. FAO. Colin Gibson. 35 Joppa Road Edinburgh EH15 2HB	Dr Penny Cartwright., 65 East Restalrig Edinburgh EH6 8ED	Local Delegated Decision	Registered on: 29/07/2025 Comments Due by 22.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Leith Links (28_03_25) Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Leith Conservation Area	T1 & T2 Rowan - Crown reduce height by 1.5 to 2.5m and sides by up to 1m at 54 Portland Street Newhaven Edinburgh EH6 4BA 25/04002/TCO	McLaren Tree Surgery Ltd. 51 Silverknowes View Edinburgh EH4 5PS	Ms Roberta Gallacher., 54 Portland Street Newhaven Edinburgh EH6 4BA	Delegated Decision	Registered on: 04/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven(28_03_25) TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

Leith Conservation Area	Application for the issue of a Certificate of Lawfulness confirming its existing use as a short term let visitor accommodation. at 22 Kirk Street Pilrig Edinburgh EH6 5EZ 25/03888/CLESTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Axel Ahmed., 22 Kirk Street Edinburgh EH6 5EZ	Delegated Decision	Registered on: 28/07/2025	Improvement Team Community Council: Leith Harbour + Newhaven(28_03_25) CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

1. Planning Applications

	Proposed single storey extension to provide accessible accommodation. at 31 Christie Miller Avenue Craigentinny Edinburgh EH7 6TB 25/03856/FUL	Lorna Morgan Architect. 4 Bellevue Street Edinburgh EH7 4BY	Mr And Mrs M Ferrand., 31 Christie Miller Avenue Edinburgh Scotland EH7 6TB	Local Delegated Decision	Registered on: 25/07/2025 <u>Comments Due by</u> 19.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank (28_03_25) Householder Developments
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Listed Category: B Duddingston Conservation Area	Replacement of existing timber sash windows on a like-for-like basis with new windows, custom fitted with slimline IGUs. All historical detail to be matched /reinstated. at 6 Old Church Lane Edinburgh EH15 3PX 25/03909/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	Mr Keir Bloomer., 6 Old Church Lane Duddingston Edinburgh EH15 3PX	Delegated Decision	Registered on: 29/07/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Local1 Team Community Council: Northfield + Willowbrae (28_03_25) Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No. B15 – Southside/Newington

1. Planning Applications

Listed Category: C	Proposal to form new laboratory and cleanroom facilities within the flat and pitched roof 20th century addition to the Villas Building at the Royal Observatory. at Villas Royal Observatory 21 Observatory Road Edinburgh EH9 3HJ 25/03729/LBC	LDN Architects. FAO: Connor Downie Gordon Lamb House 3 Jackson's Entry Edinburgh EH8 8PJ	Science & Technology Facilities Council., FAO: Richard Corrigan Copeland House Observatory Road Edinburgh EH9 3HJ	Delegated Decision	Registered on: 22/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Local1 Team Community Council: Grange + Prestonfield (28_03_25) Listed building and Con Area Consents
Listed Category: C	Proposal to form new laboratory and cleanroom facilities within the flat and pitched roof 20th century addition to the Villas Building at the Royal Observatory. at Villas Royal Observatory 21 Observatory Road Edinburgh EH9 3HJ 25/03730/FUL	LDN Architects. FAO: Connor Downie Gordon Lamb House 3 Jackson's Entry Edinburgh EH8 8PJ	Science & Technology Facilities Council., FAO: Mr Richard Corrigan Copeland House Observatory Road Edinburgh EH9 3HJ	Delegated Decision	Registered on: 24/07/2025 Comments Due by 20.08.2025	Local1 Team Community Council: Grange + Prestonfield (28_03_25) Other Developments - Local
Grange Conservation Area	Single storey pitched roof garage on side elevation with 2 conservation style roof windows. at 7 Hatton Place Edinburgh EH9 1UD 25/03873/FUL	Planning & Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DA	Mr Tim White., 7 Hatton Place Sciennes Edinburgh EH9 1UD	Local Delegated Decision	Registered on: 28/07/2025 Site Notice posted on: 08/08/2025 Advertised on: 08/08/2025 Comments Due by 29.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Marchmont + Sciennes (28_03_25) Householder Developments

Listed Category: B Southside Conservation Area	Retrospective change of use of premises to short term let accommodation. at Flat 6 108 Nicolson Street Newington Edinburgh EH8 9EJ 25/03908/FULSTL		Mr Alastair Lees., Flat 6 108 Nicolson Street Newington Edinburgh EH8 9EJ	Local Delegated Decision	Registered on: 04/08/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Improvement Team Community Council: Southside (28_03_25) Other Developments - Local
Listed Category: C Southside Conservation Area	Replacement windows: The existing windows are replacements that are inconsistent with the original proportions and method of opening comprising tall horizontal pivoting sashes over a low level fixed pane. Proposed windows will replicate the original windows material, colour, method of opening, proportions, and frame details. at 1F2 80 South Clerk Street Edinburgh EH8 9PT 25/03946/LBC		Ms Constance Crowe., 80 South Clerk Street Edinburgh EH8 9PT	Delegated Decision	Registered on: 31/07/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Local1 Team Community Council: Southside (28_03_25) Listed building and Con Area Consents
	Loft conversion with front and rear dormers. Freestanding Air Source Heat Pump. Roof mounted PV panels. Changes to window and door openings. at 15 Observatory Road Blackford Edinburgh EH9 3HE 25/03969/FUL	Agora Architecture & Design. (York Place). FAO. Lorna Agorastos. 10 York Place Edinburgh EH1 3EP	Mr Richard Copeland., 15 Observatory Road Edinburgh UK EH9 3HE	Local Delegated Decision	Registered on: 01/08/2025 <u>Comments Due by</u> 25.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Grange + Prestonfield (28_03_25) Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: B Blacket Conservation Area	Large ash tree approx 15m in decline remove to ground level. at 26 Blacket Place Newington Edinburgh EH9 1RL 25/03933/TCO	Iain Craig & Sons. FAO. Andrew Craig. 4 Hunter Avenue Loanhead EH20 9SQ	Mrs Alison Melville., 26 Blacket Place Newington Edinburgh EH9 1RL	Delegated Decision	Registered on: 30/07/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Grange + Prestonfield (28_03_25) TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

Grange Conservation Area	The driveway has been in use for at least 50 years. at 10 St Thomas Road Grange Edinburgh EH9 2LQ 25/03891/CLE	Graeme Shilland. 10 St Thomas Road Edinburgh EH9 2LQ	Mr Murray Shilland., 10 St Thomas Road Edinburgh EH9 2LQ	Delegated Decision	Registered on: 28/07/2025	Mykhailo Kovalov mykhailo.kovalov@edinburgh.gov.uk Community Council: Grange + Prestonfield (28_03_25) CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No. B17 – Portobello/Craigmillar

1. Planning Applications

	Convert attic space. Extend house on ground floor and attic levels. Internal alterations. at 69 Hamilton Drive Edinburgh EH15 1NP 25/03810/FUL	Carl McWilliam. 36 York Road Edinburgh EH5 3EQ	Mr Nicholas Blurton., 69 Hamilton Drive Edinburgh EH15 1NP	Local Delegated Decision	Registered on: 23/07/2025 <u>Comments Due by</u> 20.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Northfield + Willowbrae (28_03_25) Householder Developments
Listed Category: B Portobello Conservation Area	Drop kerb and formation of driveway with EV charge point. at 6 Brighton Place Edinburgh EH15 1LJ 25/03935/FUL	HLP Architects Ltd. FAO. Robert Lukas. 35 Joppa Road Edinburgh EH15 2HB	Mr John Matthew., 6 Brighton Place Edinburgh EH15 1LJ	Local Delegated Decision	Registered on: 30/07/2025 <u>Site Notice posted on:</u> 08/08/2025 <u>Advertised on:</u> 08/08/2025 <u>Comments Due by</u> 29.08.2025	Local1 Team Community Council: Portobello (28_03_25) Householder Developments
	Single storey extension to semi-detached dwelling. at 24 Benhar Road Newcraighall Musselburgh EH21 8RR 25/03963/FUL	Neil Middleton Architects. 15 Old Fishmarket Close Edinburgh EH1 1AE	Mrs Rebecca Power., 24 Benhar Road Musselburgh EH21 8RR	Local Delegated Decision	Registered on: 31/07/2025 <u>Comments Due by</u> 22.08.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigmillar (28_03_25) Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Portobello Conservation Area	T1 Lime remove limb approx 2.5-3m at 9 Sandford Gardens Portobello West Edinburgh EH15 1LP 25/03914/TCO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Mr Osbert Lancaster., 9 Sandford Gardens Edinburgh EH15 1LP	Delegated Decision	Registered on: 30/07/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Portobello (28_03_25) TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

[Wards](#)