

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **4 August 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **4 August 2025**. Full details of the decision and the application report can be found on the [Planning and Building Standards Online Services](#).

Wards

[Ward B01 - Almond](#)

[Ward B02 – Pentland Hills](#)

[Ward B03 – Drum Brae/Gyle](#)

[Ward B04 – Forth](#)

[Ward B05 – Inverleith](#)

[Ward B06 – Corstorphine/Murrayfield](#)

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[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

[Ward B10 – Morningside](#)

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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

25/03529/TCO (Treework Within a Conservation Area)	Himalayan cedar, Cedrus deodara - reduce southern crown by up to 3 metres laterally to reduce impact on neighbouring house and garden. at 13 Barnton Avenue Davidson's Mains Edinburgh EH4 6AJ	Verdant Tree Services., Mr Michael Peace 408-7 Morningside Road Edinburgh EH10 5HY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	29 July 2025
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Community Council: Cramond

25/03259/CLP (Certificate of Lawfulness (proposed))	Replace existing external window with new external door to existing van hire operation. at 22 Newbridge Industrial Estate Newbridge Road Newbridge Edinburgh EH28 8PJ	Avis Budget UK Ltd., FAO: Mr George Reid Avis Budget House Park Road Bracknell RG12 2EW	Delegated Decision	GRANTED	28 July 2025
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Community Council: Ratho (pre 28 March 2025)

25/03136/FUL (Planning Permission)	Proposed change of use of land to form additional garden area. at Carmel Hill Cottage Humbie Farm Road Humbie Quarry Kirkliston EH29 9EG	Mr Oliver Bamford., Carmel Hill Cottage Humbie Farm Road Kirkliston EH39 9EG	Local Delegated Decision	WITHDRAWN	30 July 2025
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Community Council: Kirkliston

25/03043/FUL (Planning Permission)	Construction of dormer window to facilitate expansion into roof space and construction of single storey ground floor extension to side elevation. at 30 Dundas Place Almondhill Kirkliston EH29 9BJ	Mr Jamie Walsh., 30 Dundas Place Kirkliston UK EH29 9BJ	Local Delegated Decision	GRANTED	30 July 2025
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Community Council: Kirkliston

24/04497/HSC (Hazardous Substance Consent)	Application for hazardous substance consent for the new whisky maturation warehousing site proposed in Royal Elizabeth Yard which also contains existing warehouses within the application. at 1 Royal Elizabeth Yard Kirkliston EH29 9EN	Cinnamon Sedge LLP., 68 Grafton Way London W1T5DS	Delegated Decision	WITHDRAWN	28 July 2025
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Community Council: Queensferry & District (pre 28 March 2025)

[Wards](#)

Ward No. B02 – Pentland Hills

25/03885/TCO (Treework Within a Conservation Area)	Yew and Leylandii - Remove a single Yew tree and Leylandii. at 105 Lanark Road West Currie EH14 5LB	Mr Samuel Clarke., 105 Lanark Road West Currie EH14 5LB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: Currie (28_03_25)

25/03661/CLP (Certificate of Lawfulness (proposed))	Internal alterations to the existing layout incorporating proposed pitched roof extension to rear. at 79 Nether Currie Crescent Currie Edinburgh EH14 5JH	Mr J Wiggins., 79 Nether Currie Crescent Currie Edinburgh EH14 5JH	Delegated Decision	GRANTED	28 July 2025
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Community Council: Currie

25/03451/FUL (Planning Permission)	Erect Front Balcony, Alter Frontage and Convert Garage. at 150 Muir Wood Road Currie Edinburgh EH14 5HQ	Ms Susan Li., 150 Muir Wood Road Currie Edinburgh Scotland EH14 5HQ	Local Delegated Decision	GRANTED	31 July 2025
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Community Council: Currie

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

Ward No. B04 – Forth

25/03822/TCO (Treework Within a Conservation Area)	Cherry x 2 Lift cherry at the driveway to allow access to a skip lorry. at 5 Wardie House Lane Trinity Edinburgh EH5 3RL	Mrs Deirdre Coogan., 5 Wardie House Lane Edinburgh EH5 3RL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	29 July 2025
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Community Council: Trinity (28_03_25)

25/03599/TCO (Treework Within a Conservation Area)	Rowan in the front garden rRemove low dead branch. Holly in rear garden by north wall overhanging the street remove. It has become too large for the garden. Large Myrobalan Plum which is hard up against the garage wall remove. It has become too large for the garden and may damage the garage. at 27 Park Road Newhaven Edinburgh EH6 4LA	Mr Alexander Cameron., 27 Park Road Newhaven Edinburgh EH6 4LA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: Trinity (pre 28 March 2025)

25/03365/TPO (Treework)	T1 Cherry - crown reduce all over removing 1-1.5m in branch length to contain, T2 Rowan - crown reduce height by 1.5m and sides by up to 0.5m. at 44 Larkfield Gardens Trinity Edinburgh EH5 3QB	Mrs Sameera Hartsough., 44 Larkfield Gardens Trinity Edinburgh EH5 3QB	Delegated Decision	GRANTED	31 July 2025
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Community Council: Trinity (pre 28 March 2025)

25/03333/TCO (Treework Within a Conservation Area)	T1 Eucalyptus reduce and shape. at 1 Primrose Bank Road Trinity Edinburgh EH5 3JJ	Ms Angela Rule., 1 Primrose Bank Road Edinburgh EH5 3JJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: Trinity (pre 28 March 2025)

25/03220/FUL (Planning Permission)	Demolition of an existing garden wall and garage doors to allow replacement with a new driveway gate and installation of EV charging point. A matching pedestrian gate is also proposed. at 154 Newhaven Road Newhaven Edinburgh EH6 4PZ	Mrs Maura Daly., 154 Newhaven Road Edinburgh EH64PZ	Local Delegated Decision	GRANTED	31 July 2025
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Community Council: Trinity (pre 28 March 2025)

25/02838/FUL (Planning Permission)	Change of use of open driveway land to private driveway and install new boundary fence with double gates, (in retrospect). at Land 10 Metres East Of 52 West Pilton Street Edinburgh	Mr Radoslaw Dys., 50 West Pilton Street Edinburgh EH4 4JQ	Delegated Decision	GRANTED	1 August 2025
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Community Council: West Pilton/West Granton (pre 28 March 2025)

[Wards](#)

Ward No. B05 – Inverleith

25/03718/TPO (Treework)	T1 - Elm. Laterally tip reduce branches over footway by no more than 1.8m at 24 Lennox Street Edinburgh EH4 1QA	Dean Tennis Club., FAO: Jan Vettraino 24 Lennox Street Edinburgh EH4 1QA	Delegated Decision	GRANTED	30 July 2025
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Community Council: Stockbridge + Inverleith (28_03_25)

25/03674/TCO (Treework Within a Conservation Area)	2 mature European Limes in the rear garden crown lift both trees to 5m all the way round. at 14 Inverleith Avenue South Edinburgh EH3 5QA	Jon Bews., 14 Inverleith Avenue South Edinburgh EH3 5QA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/03650/TCO (Treework Within a Conservation Area)	Young Elm in rear garden remove. Dieback in SE crown. at 1F 13 Saxe-coburg Place Stockbridge Edinburgh EH3 5BR	Mrs Charlotte McEachran., 13 Saxe-coburg Place Stockbridge Edinburgh EH3 5BR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/03524/CLP (Certificate of Lawfulness (proposed))	Rear landscaping proposals to dwelling. at 12 Loch Road Blackhall Edinburgh EH4 3PW	Mrs Katrina Bell., 12 Loch Road Blackhall Edinburgh EH4 3PW	Delegated Decision	GRANTED	30 July 2025
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Community Council: Craigleith/Blackhall

25/02950/FUL (Planning Permission)	Formation of new balcony, to be accessed by a new doorway, formed by lowering the sill of an existing window. at Flat 4 4 Dean Path Dean Edinburgh EH4 3BA	Ms Judi Galea., 4 Dean Path Edinburgh EH4 3BA	Local Delegated Decision	GRANTED	31 July 2025
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Community Council: West End (pre 28 March 2025)

25/02877/LBC (Listed Building Consent)	Internal alterations to introduce a stair. at Flat 2 25 Belgrave Crescent Edinburgh EH4 3AL	Mr Derek Ritchie., Flat 2 25 Belgrave Crescent Dean Edinburgh EH4 3AL	Delegated Decision	GRANTED	28 July 2025
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Community Council: West End (pre 28 March 2025)

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/03616/TCO (Treework Within a Conservation Area)	T1 Beech fell to ground level and grind out stump. at 28 Garscube Terrace Murrayfield Edinburgh EH12 6BN	Mr Christopher Morson., 28 Garscube Terrace Edinburgh EH12 6BN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: Murrayfield (pre 28 March 2025)

25/03619/TCO (Treework Within a Conservation Area)	T1 Cherry crown reduce by 1.5-2.5m remove deadwood prune away from overhead wires leaving 30cm clearance. at 4 Ravelston Park Ravelston Edinburgh EH4 3DX	Mrs Mrs Annalise Shaw., 4 Ravelston Park Edinburgh EH4 3DX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	29 July 2025
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Community Council: Murrayfield (pre 28 March 2025)

25/03284/TCO (Treework Within a Conservation Area)	Sycamore tree removal. at Treeworks Davies Row Broomhall Edinburgh	Mr William Mitchell., 9 Corstorphine High Street Edinburgh EH12 7SU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: Corstorphine (pre 28 March 2025)

25/01438/FUL (Planning Permission)	Installation of a domestic Bosch compress heat pump outdoor unit location with in the front garden area. at 3 Gylemuir Lane Edinburgh EH12 7FE	Mr Ross Davies., 3 Gylemuir Lane Edinburgh EH12 7FE	Local Delegated Decision	GRANTED	31 July 2025
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Community Council: Corstorphine (pre 28 March 2025)

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/02728/ADV (Advert Consent)	Replacement of existing 1no. 48 sheet with 1no digital LED advertisement display at 25 Metres South Of 46 Westfield Road, Gorgie, Edinburgh EH11 2QB. at Advertising Hoarding 25 Metres South Of 46 Westfield Road Slateford Edinburgh	Network Rail., Network Rail Waterloo General Offices London SE1 8SW	Delegated Decision	REFUSED	28 July 2025
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Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/03561/CLE (Certificate of Lawfulness (existing))	Garden room. at 43 Fernielaw Avenue Colinton Edinburgh EH13 0EF	Mr/ Mrs De Villiers., 43 Fernielaw Avenue Colinton Edinburgh EH13 0EF	Delegated Decision	GRANTED	1 August 2025
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Community Council: Colinton (pre 28 March 2025)

25/03385/FUL (Planning Permission)	Demolish the existing conservatory and erect a new extension to create an enlarged family / kitchen / dining with a new porch to the front of the house. at 70 Oxfangs Bank Caiystane Edinburgh EH13 9LL	Mr & Mrs Ross & Andrea Brady., 70 Oxfangs Bank Caiystane Edinburgh EH13 9LL	Local Delegated Decision	GRANTED	31 July 2025
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Community Council: Firrhill

25/03068/CLP (Certificate of Lawfulness (proposed))	Proposed side extension (falling under PD) as an extension of the original approved rear extension on 22/04660/FUL. at 16 Bonaly Crescent Colinton Edinburgh EH13 0EW	Mr & Mrs P Graham., 16 Bonaly Crescent Edinburgh EH13 0EW	Delegated Decision	GRANTED	30 July 2025
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Community Council: Colinton (pre 28 March 2025)

25/02969/FUL (Planning Permission)	Single storey and front/rear dormer extensions to house (as amended). at 52 Redford Loan Redford Edinburgh EH13 0AT	Mr & Mrs A Thow., 52 Redford Loan Colinton Edinburgh EH13 0AT	Local Delegated Decision	GRANTED	28 July 2025
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Community Council: Colinton (pre 28 March 2025)

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/03634/TCO (Treework Within a Conservation Area)	Cherry tree removal. at 49 Hollybank Terrace Polwarth Edinburgh EH11 1SW	Ms Una Pak., 49 Hollybank Terrace Edinburgh EH11 1SW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: Merchiston (pre 28 March 2025)

[Wards](#)

Ward No. B10 –Morningside

25/03686/TCO (Treework Within a Conservation Area)	Lime tree, crown reduction, current height 20m; proposed height 14m; current width 12m; proposed width 10m. at 1F1 8 Thirlestane Road Edinburgh EH9 1AN	William Simpson., 8/1 Thirlestane Road Edinburgh EH9 1AN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 July 2025
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Community Council: Marchmont + Sciennes (28_03_25)

25/03624/TCO (Treework Within a Conservation Area)	T1 Cherry crown reduce all over back to previous pruning points removing 0.5- 1m in branch length.T2 Katsura formative prune reducing height by approx. 2m. T3 Willow Leaf Pear fell to ground level and grind out stump. T4 Beech crown reduce height by 2-3m to contain. at 2A Polwarth Terrace Polwarth Edinburgh EH11 1NE	Mrs Lindsay Hall., 2a Polwarth Terrace Edinburgh Scotland EH11 1NE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: Merchiston (pre 28 March 2025)

25/03442/LBC (Listed Building Consent)	The proposal is to refurbish the interior of the flat, relocating the kitchen, creating a full bathroom and refitting the services. at Flat 2 77 Falcon Avenue Morningside Edinburgh EH10 4AN	St Peter's R.C. Church., 77a Falcon Avenue Edinburgh United Kingdom EH10 4AN	Delegated Decision	PERMISSION IS NOT REQUIRED	28 July 2025
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Community Council: Morningside (pre 28 March 2025)

25/03106/LBC (Listed Building Consent)	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with IGU's. All historical detail to be matched / reinstated. Existing cases to be refurbished in situ. at 29 Warrender Park Road Edinburgh EH9 1HJ	Ms Susana Inarejos., 29 Warrender Park Road Edinburgh EH9 1HJ	Delegated Decision	GRANTED	31 July 2025
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/03084/LBC (Listed Building Consent)	Proposed modifications to existing central sash window and lower level stone plinth in bay window to form new internally opening french doors and external step, whilst retaining former upper sash window as part of new configuration. at 39 Greenhill Gardens Edinburgh EH10 4BL	Ms Sarah Cooper., 39 Greenhill Gardens Edinburgh EH10 4BL	Delegated Decision	GRANTED	1 August 2025
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Community Council: Merchiston (pre 28 March 2025)

25/02915/FUL (Planning Permission)	The proposal seeks to introduce a contemporary roof and rear extension to the existing side extension of the villa (as amended) at 13 Chamberlain Road Bruntsfield Edinburgh EH10 4DJ	Mr And Mrs Ron Law., 13 Chamberlain Road Edinburgh EH10 4DJ	Local Delegated Decision	GRANTED	30 July 2025
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Community Council: Merchiston (pre 28 March 2025)

25/02916/LBC (Listed Building Consent)	The proposal seeks to introduce a contemporary roof and rear extension to the existing side extension of the villa (as amended) at 13 Chamberlain Road Bruntsfield Edinburgh EH10 4DJ	Mr And Mrs Ron Law., 13 Chamberlain Road Edinburgh EH10 4DJ	Delegated Decision	GRANTED	30 July 2025
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Community Council: Merchiston (pre 28 March 2025)

25/02889/FUL (Planning Permission)	Subdivision of property to form two dwellings. Erect small fence to separate garden space. at 4A Merchiston Crescent Edinburgh EH10 5AN	Mr Eddie Mathieson., 4A Merchiston Crescent Edinburgh EH10 5AN	Local Delegated Decision	GRANTED	1 August 2025
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Community Council: Merchiston (pre 28 March 2025)

25/02249/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 2F2 60 Marchmont Road Edinburgh EH9 1HS	Mr Jepsen Bagger., 2F2 60 Marchmont Road Marchmont Edinburgh EH9 1HS	Delegated Decision	GRANTED	28 July 2025
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/01678/FULS TL (Planning Permission STL)	Partial change of use renovation of existing building to provide 7 short-term let apartments. at 1 Meadow Place Edinburgh EH9 1JZ	Mr Fotis Bousis., 1 Meadow Place Edinburgh Scotland EH9 1JZ	Local Delegated Decision	WITHDRAWN	29 July 2025
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/01679/LBC (Listed Building Consent)	Proposed internal and external alterations to the ground and first floor level. at 1 Meadow Place Marchmont Edinburgh EH9 1JZ	Mr Fotis Bousis., 1 Meadow Place Edinburgh EH9 1JZ	Delegated Decision	WITHDRAWN	29 July 2025
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

Ward No. B11 – City Centre

25/03681/TCO (Treework Within a Conservation Area)	Ash. Crown reduce by no more than 1.5m and remove dead branches. T2 Laburnum - fell to ground level. at Regent Royal And Carlton Terrace Gardens Regent Terrace Calton Hill Edinburgh	Charlotte Mallalieu., 17A Royal Terrace Mews Edinburgh EH7 5BZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: New Town + Broughton (28_03_25)

25/03499/TCO (Treework Within a Conservation Area)	t1 elm - reduce height from 9m to 7m and canopy nsew from 5m to 3m. at 4 Northumberland Place Lane New Town Edinburgh EH3 6LD	Ms Hazel Barker., 4 Northumberland Place Lane Edinburgh UK EH3 6LD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	29 July 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03435/ADV (Advert Consent)	Temporary decorative scaffold shroud wrap printed onto pvc containing a 1:1 coloured replica image of the building facade with an inset advertising area (non illuminated) measuring 36.7 x 11.6 metres. at 2 - 14 Shandwick Place & 1 - 8 Queensferry Street Edinburgh EH2 4SH	Blow Up Media Uk Ltd., Mr Justin Myers 51-52 Frith Street London United Kingdom W1D 4SH	Delegated Decision	GRANTED	28 July 2025
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Community Council: West End (pre 28 March 2025)

25/03334/TCO (Treework Within a Conservation Area)	T1 Sycamore tree x 1 - height reduction by 1.5-2m. T8 Fir tree x 1 - Reduce 40% (works as revised by email 28/7) at 11 Wester Coates Gardens Wester Coates Edinburgh EH12 5LT	Mr Duncan Hamilton., 11 Wester Coates Gardens Edinburgh EH12 5LT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	29 July 2025
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Community Council: Murrayfield (pre 28 March 2025)

25/03348/LBC (Listed Building Consent)	Enlarge the outlet from the front parapet gutter, to make it of a size to suit the more frequent heavy sustained rainfall that has become normal. at 5 Gardner's Crescent Edinburgh EH3 8BZ	C/o Paul Harding., 6 Gardners Crescent Edinburgh EH3 8BZ	Delegated Decision	PERMISSION IS NOT REQUIRED	28 July 2025
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Community Council: Tollcross (pre 28 March 2025)

25/03329/TCO (Treework Within a Conservation Area)	T1 Whitebeam - Remove, T2 Holly - Reduce north side, T3 Wych Elm - Reduce northern stem. at Queen Street Gardens Queen Street New Town Edinburgh	QSC Gardens., Ms Lynne Robertson Queen Street Gardens Central Edinburgh EH2 1DR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03184/LBC (Listed Building Consent)	Seeking Listed Building Consent to replace the existing single glazed sash and case windows with double glazed upgrades. Full restoration of the original case, manufacture and install like-for-like sashes with Heritage 'Slimlite' double glazing. Careful attention will be given when manufacturing new like for like sashes. All window moulds, dimensions and features of the original sashes will be retained and replicated on the new sashes. at 18 Hart Street Edinburgh EH1 3RN	Hugh Pringle., 18 Hart Street Edinburgh EH1 3RN	Delegated Decision	GRANTED	31 July 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02875/ADV (Advert Consent)	Advertisement of the following types : fascia sign, projecting sign (as amended). at 32A Castle Street New Town Edinburgh EH2 3HT	Le Creuset., Le Creuset House 83-84 Livingstone Road Andover United Kingdom SP10 5QZ	Delegated Decision	GRANTED	28 July 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02876/LBC (Listed Building Consent)	Alterations and shop fit-out of existing retail unit including new shopfront signage (as amended). at 32A Castle Street New Town Edinburgh EH2 3HT	Le Creuset., Le Creuset House 83-84 Livingstone Road Andover SP10 5QZ	Delegated Decision	GRANTED	28 July 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02771/FUL (Planning Permission)	New Crittall doors and window into existing arched openings. New front door and traditional S&C window within existing openings. Minor internal changes to non original features. Existing blocked up window to FF shower room opened up internally. No original features internally. at 10B Northumberland Street South East Lane Edinburgh EH3 6LP	Mr Peter Cox., 18 Northumberland Street Edinburgh EH3 6LS	Local Delegated Decision	GRANTED	31 July 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02772/FUL (Planning Permission)	Existing structure to remain with new traditional mild steel railings and handrail. New access gate from Northumberland Street South East Lane and new front door to mews within existing opening. at 10A Northumberland Street South East Lane Edinburgh EH3 6LP	Mr Peter Cox., 18 Northumberland Street Edinburgh EH3 6LS	Local Delegated Decision	GRANTED	28 July 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02769/LBC (Listed Building Consent)	Proposed, new Crittall doors and window into existing arched openings. New front door and traditional S&C window within existing openings. Minor internal changes to non original features. Existing blocked up window to FF shower room opened up internally. No original features internally. at 10B Northumberland Street South East Lane Edinburgh EH3 6LP	Mr Peter Cox., 18 Northumberland Street New Town Edinburgh EH3 6LS	Delegated Decision	GRANTED	30 July 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02711/FUL (Planning Permission)	Change of use of the office premises at 10a Rutland Square (Class 4) as education space (Class 10). at 10A Rutland Square Edinburgh EH1 2AS	CLAN Language Schools., FAO: Casey Stern 21 Young Street Edinburgh EH2 4HU	Local Delegated Decision	GRANTED	30 July 2025
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Community Council: West End (pre 28 March 2025)

25/02588/FULS TL (Planning Permission STL)	Change of use from residential flat (Sui Generis) to short term let accommodation (Sui Generis). at 31 Barony Street Edinburgh EH3 6PD	Kolyo Dimov Nunkov., 31 Barony Street Edinburgh EH3 6PD		DEEMED REFUSAL	29 July 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02531/LBC (Listed Building Consent)	Alterations to restore the premises following a fire, refurbish the interior to return the property to a useable condition, restore the exterior of the building. at 21 George IV Bridge Edinburgh EH1 1EN	Bellair Three Limited., Unit 5 Gateway Business Park Beancross Road Grangemouth FK3 8WX	Delegated Decision	GRANTED	1 August 2025
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Community Council: Old Town (pre 28 March 2025)

25/02436/LBC (Listed Building Consent)	Works associated with installing an external platform lift. Opening in boundary stone wall lowering of existing stone window cill replace of existing sash and case window with double doors relocation of services items. at 14 Queen Street Edinburgh EH2 1LL	British Medical Association., 14 Queen Street Edinburgh EH2 1LL	Delegated Decision	REFUSED	31 July 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02127/FUL (Planning Permission)	Alterations to flat including upgrading of window glazing. (AS AMENDED) at GF 28 Moray Place Edinburgh EH3 6BX	Ruth McIntyre & Claire Smith., GF 28 Moray Place Edinburgh EH3 6BX	Local Delegated Decision	GRANTED	28 July 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01574/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. at 9 Aitchison's Close Tollcross Edinburgh EH1 2LB	MBP Aitchisons Limited., 9 Aitchisons Close Edinburgh UK EH1 2LB	Delegated Decision	REFUSED	28 July 2025
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Community Council: Tollcross (pre 28 March 2025)

25/01550/FUL (Planning Permission)	Conversion of office building into five domestic flats (as amended). at 49 Queen Street New Town Edinburgh EH2 3NH	Focl Developments Ltd., FAO: Mr Chris Purves 65 Spylaw Bank Road Edinburgh EH13 0JD	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	31 July 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01119/FUL (Planning Permission)	Change of use from office to yoga and pilates studio. at 15 Northumberland Street North East Lane Edinburgh EH3 6LN	Luma Pilates Limited., Ms Lucia Poulter 20/6 Haddington Place Edinburgh EH7 4AF	Committee Decision	GRANTED	29 July 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

25/02370/FUL (Planning Permission)	Alterations to rear of house and new garden room. at 54 Pilrig Street Edinburgh EH6 5AS	Eve Cumings., 54 Pilrig Street Edinburgh EH6 5AS	Local Delegated Decision	GRANTED	1 August 2025
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Community Council: Leith Central

25/01177/FUL (Planning Permission)	Conversion of retail unit to two bedroom flat as a change of use from retail class 1 associated storage to flat sui generis. at Unit 1 338 Leith Walk Edinburgh EH6 5BR	Mr Fannuel Wallah., 338 Leith Walk Edinburgh EH6 5BR	Local Delegated Decision	REFUSED	31 July 2025
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Community Council: Leith Central

25/00895/FUL (Planning Permission)	Erect first floor extension above existing ground floor bedroom. at 16 Bellevue Gardens Broughton Edinburgh EH7 4JX	Mr Mamoru Iriguchi., 16 Bellevue Gardens Edinburgh EH7 4JX	Local Delegated Decision	GRANTED	1 August 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

[Wards](#)

Ward No. B13 – Leith

25/03410/TCO (Tree Work Within a Conservation Area)	Large conifer - For a number of reasons we wish to remove the tree entirely. at 45A Portland Street Newhaven Edinburgh EH6 4AZ	Mr Alex Carr., 45 Portland Street Newhaven Edinburgh EH6 4AZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	28 July 2025
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Community Council: Leith Harbour And Newhaven

25/03233/FUL (Planning Permission)	Change of use only, to class 1A, dentist. at 3 Salamander Street South Leith Edinburgh EH6 7HZ	Alrahman Traders Ltd., FAO: Dr. Faheem Haider 44 South House Avenue Edinburgh EH17 8DA	Local Delegated Decision	GRANTED	31 July 2025
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Community Council: Leith Harbour And Newhaven

25/02917/LBC (Listed Building Consent)	Removal of wall between kitchen and dining room, new kitchen and associated works. at Flat 59 102 Commercial Street North Leith Edinburgh EH6 6LS	Ms Ashley Matthews., Flat 59 102 Commercial Street Edinburgh EH6 6LS	Delegated Decision	GRANTED	28 July 2025
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Community Council: Leith Harbour And Newhaven

25/02851/FUL (Planning Permission)	Proposed telecommunications rooftop installation and associated works at Kirkgate House. C/L of Antennas +55.57m AGL. at Kirkgate House 156 Constitution Street South Leith Edinburgh	(UK) Ltd & Hutchison 3G UK Ltd., Thames Tower Station Road Reading RG1 1LX	Local Delegated Decision	GRANTED	1 August 2025
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Community Council: Leith Harbour And Newhaven

25/02720/CON (Conservation Area Consent)	Complete Demolition in a Conservation Area. at 33 Salamander Place Edinburgh EH6 7JJ	J Smart & Co Contractors Plc., 28 Cramond Road South Edinburgh Scotland EH4 6AB	Local Delegated Decision	WITHDRAWN	30 July 2025
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Community Council: Leith Links

25/02546/LBC (Listed Building Consent)	Installation of 6 No. PV's on an existing flat roof. at 10A Claremont Park Edinburgh EH6 7PJ	Jed Hurwitz., 10A Claremont Park Edinburgh EH6 7PJ	Delegated Decision	GRANTED	1 August 2025
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Community Council: Leith Links

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/03519/TCO (Treework Within a Conservation Area)	Lime tree crown reduction: current height 16m; proposed height 14m; current width 10m; proposed width 8m. at 29 Restalrig Road South Restalrig Edinburgh EH7 6LF	Larch Restalrig Church., Mr Alex Dickson 29 Restalrig Road South Restalrig Edinburgh EH7 6LF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	29 July 2025
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Community Council: Craigentinny/Meadowbank

25/03368/FUL (Planning Permission)	Proposed ancillary garden hut and store. at 4 Mountcastle Bank Mountcastle Edinburgh EH8 7TA	Mr & Mrs McGregor., 4 Mountcastle Bank Edinburgh EH8 7TA	Local Delegated Decision	GRANTED	30 July 2025
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Community Council: Northfield/Willowbrae (pre 28 March 2025)

25/02843/FUL (Planning Permission)	Single storey rear extension. at 20 Findlay Cottages Edinburgh EH7 6HE	Gemma Bowes., 20 Findlay Cottages Edinburgh EH7 6HE	Local Delegated Decision	GRANTED	30 July 2025
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Community Council: Craigentinny/Meadowbank

25/02693/LBC (Listed Building Consent)	To replace the poor quality timber single glazed windows with new uPVC double glazed sliding sash and case windows. at 1F1 13 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., FAO: Anna McCabe 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	28 July 2025
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Community Council: Northfield/Willowbrae (pre 28 March 2025)

25/02694/LBC (Listed Building Consent)	To replace the existing poor quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. at 1F2 13 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., FAO: Anna McCabe 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	31 July 2025
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Community Council: Northfield/Willowbrae (pre 28 March 2025)

25/02181/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at 1F1 2 Piershill Square East Edinburgh EH8 7BD	The City Of Edinburgh Council., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	30 July 2025
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Community Council: Northfield/Willowbrae (pre 28 March 2025)

[Wards](#)

Ward No. B15 – Southside/Newington

25/03933/TCO (Treework Within a Conservation Area)	Large ash tree approx 15m in decline remove to ground level. at 26 Blacket Place Newington Edinburgh EH9 1RL	Mrs Alison Melville., 26 Blacket Place Newington Edinburgh EH9 1RL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: Grange + Prestonfield (28_03_25)

25/03727/TCO (Treework Within a Conservation Area)	Large cedar in back garden, middle right looking into back garden, remove broken branches. Health issue & shape by 1m max width 2m from top. at 36 Blacket Place Edinburgh EH9 1RL	Kevin Troup., 36 Blacket Place Edinburgh EH9 1RL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 July 2025
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Community Council: Grange + Prestonfield (28_03_25)

25/03728/TCO (Treework Within a Conservation Area)	Pollarding a large Walnut tree that has been done before back to the previous cut points. We are looking to trim the new growth back off the knuckles of the Walnut. at 24 Moston Terrace Edinburgh EH9 2DE	Susan Murray., 24 Moston Terrace Edinburgh EH9 2DE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: Grange + Prestonfield (28_03_25)

25/03648/TCO (Treework Within a Conservation Area)	Horse chestnut & sycamore at the front driveway crown lift to 4m over driveway & clear neighbour's house so there is 2m clearance. 2 Geans near the rear boundary in the rear garden remove as they have outgrown their positions in the garden. at 93 Mayfield Road Mayfield Edinburgh EH9 3AQ	Mr James Rodger., 93 Mayfield Road Mayfield Edinburgh EH9 3AQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: Grange/Prestonfield

25/03622/TCO (Treework Within a Conservation Area)	Holly tree and Lilac tree at very end of back garden remove trees as they are blocking light and taking up a large part of the garden space. at 10 Hallhead Road Mayfield Edinburgh EH16 5QJ	Mrs Kathleen Leatham., 10 Hallhead Road Edinburgh EH165QJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: Grange/Prestonfield

25/03593/TCO (Treework Within a Conservation Area)	Portugal Laurel over street reduce crown height from 10m down to 7m and the radial spread from 6m down to 4m. (as agreed by email 23/7) at 40 Dick Place Grange Edinburgh EH9 2JB	Mrs Fiona Emson., 40 Dick Place Grange Edinburgh EH9 2JB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	28 July 2025
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/03614/TCO (Treework Within a Conservation Area)	Norway Maple pollard removing 4-5m in height and sides by 1.5-2.5m. at 20 Glenorchy Terrace Prestonfield Edinburgh EH9 2DH	Mr Campbell Normand., 20 Glenorchy Terrace Edinburgh EH9 2DH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	29 July 2025
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Community Council: Grange/Prestonfield

25/03551/TCO (Treework Within a Conservation Area)	T1 Laurel - Reduction at 3F1 2 Blackwood Crescent Newington Edinburgh EH9 1QY	Ms Riha Renata., 2 2 Blackwood Crescent Newington Edinburgh EH9 1QY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	29 July 2025
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Community Council: Southside (pre 28 March 2025)

25/03503/TCO (Treework Within a Conservation Area)	Leylandii conifer hedge - Remove conifer hedge. at 1F2 13 East Mayfield Newington Edinburgh EH9 1SE	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: Grange/Prestonfield

25/03359/TPO (Treework)	Cedar, tag No. 0065. Height 16m, spread 14m, DBH 700mm. - Crown lift low branches to the north of the main stems to leave 3.5m clearance above ground level., Cedar, tree tag 0066. Height 17m, spread 18m, DBH 1000mm. - Crown lift low branch to S.E. to 3m retaining most of the branch. Pruning wound will be 10cm dia. at 12 Hope Terrace Morningside Edinburgh EH9 2AR	C/O Stephen Ogilvie Ltd., Mr Oliver Millican 106 Biggar Road Edinburgh EH10 7DU		GRANTED	31 July 2025
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/03361/TCO (Treework Within a Conservation Area)	large Cedar - remove large broken branches stuck up tree - shape cedar by one metre maximum at 36 Blacket Place Newington Edinburgh EH9 1RL	Mr Kevin Troup., 36 Blacket Place Newington Edinburgh EH9 1RL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 July 2025
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Community Council: Grange/Prestonfield

25/03315/LBC (Listed Building Consent)	Relocate kitchen. at 1F2 38 Rankeillor Street Newington Edinburgh EH8 9HZ	Ms Maya Tavor., 1F2 38 Rankeillor Street Newington Edinburgh EH8 9HZ	Delegated Decision	PERMISSION IS NOT REQUIRED	28 July 2025
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Community Council: Southside (pre 28 March 2025)

25/03298/FUL (Planning Permission)	Attic conversion to one bed flat. at 3F2 92 East Crosscauseway Newington Edinburgh EH8 9HQ	Mr Mark Epton., 228 Riverside Road Kirkfieldbank ML11 9JJ	Local Delegated Decision	WITHDRAWN	1 August 2025
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Community Council: Southside (pre 28 March 2025)

25/03038/LBC (Listed Building Consent)	Replace existing single glazed sash and case windows and doors with new hardwood double glazed sash and case windows and doors. at Flat 4 22 East Suffolk Park Mayfield Edinburgh EH16 5PN	Mr & Ms L & K Pernet & Pelezar., Flat 4 22 East Suffolk Park Mayfield Edinburgh EH16 5PN	Delegated Decision	GRANTED	31 July 2025
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Community Council: Grange/Prestonfield

25/03039/FUL (Planning Permission)	Replace existing single glazed sash and case windows and doors with new hardwood double glazed windows and doors. at Flat 4 22 East Suffolk Park Edinburgh EH16 5PN	Mr Pernet & Ms Pelezar., Flat 4 22 East Suffolk Park Edinburgh EH16 5PN	Local Delegated Decision	NOT DEVELOPMENT	30 July 2025
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Community Council: Grange/Prestonfield

25/02814/LBC (Listed Building Consent)	Erect non loading bearing stud and connect ventilation to existing internal flue for a change of use from shop to class 3 restaurant. at 11 St Patrick Square Edinburgh EH8 9EZ	MQM Commericals Ltd.,	Delegated Decision	GRANTED	30 July 2025
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Community Council: Southside (pre 28 March 2025)

25/02721/LBC (Listed Building Consent)	CR Smith are proposing to replace the existing rear window and doors with a new pvcu window and door. at 10A Mayfield Gardens Edinburgh EH9 2BZ	Mrs Drysdale., 10A Mayfield Gardens Edinburgh EH9 2BZ	Delegated Decision	REFUSED	31 July 2025
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Community Council: Grange/Prestonfield

25/02645/FUL (Planning Permission)	Alter the exterior and roofscape of the building as required to reduce noise levels affecting nearby properties from the noise levels created in the building. at 42 - 76 Pleasance Edinburgh EH8 9TJ	The University Of Edinburgh Estates., Pleasance Energy Centre 46 Pleasance Edinburgh EH8 9TJ	Local Delegated Decision	GRANTED	1 August 2025
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Community Council: Southside (pre 28 March 2025)

Ward No. B16 – Liberton/Gilmerton

25/01765/FUL (Planning Permission)	Proposed alterations to an existing dwelling including: Dairy Cottage 1. New external opening to for formed rear wall 2. existing roof lights replaced. 3. solar panels added to existing roofline. Main House: 1. new external glazed balcony added to first floor. 2. new sliding doors and window configuration to North Elevation. 3. existing harling to be re-painted. Stables: 1. solar panels to be added to existing roofline. at 4B Liberton Tower Lane Alnwickhill Edinburgh EH16 6TQ	Mr James Goodchild., 4B Liberton Tower Lane Edinburgh EH16 6TQ	Local Delegated Decision	GRANTED	30 July 2025
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Community Council: Liberton

Ward No. B17 – Portobello/Craigmillar

25/03845/TCO (Treework Within a Conservation Area)	Cypress Tree approx. 15-20 feet tall remove whole tree, cutting stump to as close to soil level and wall as possible. at 16B Bellfield Street Portobello East Edinburgh EH15 2BP	Bellfield At Action Party., FAO: Mrs Gail Stark 16B Bellfield Street Edinburgh EH15 2BP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	29 July 2025
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Community Council: Portobello (28_03_25)

25/03408/TELE (Prior Approval)	Prior Approval for Electronic Communication Code Operators at Proposed Telecoms Apparatus 25 Metres South Of 205 Niddrie Mains Road Craigmillar Edinburgh	Cornerstone., Hive 2 1530 Arlington Business Park Hive 2 Theale United Kingdom RG7 4SA	Delegated Decision	REFUSED	31 July 2025
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Community Council: Craigmillar

25/03075/FUL (Planning Permission)	Single storey rear / side extension. at 37 Gilberstoun Brig Brunstane Edinburgh EH15 2RP	Ms Fiona Scott., 37 Gilberstoun Brig Edinburgh EH15 2RP	Local Delegated Decision	GRANTED	31 July 2025
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Community Council: Portobello (pre 28 March 2025)

25/02784/LBC (Listed Building Consent)	Internal alterations including formation of new kitchen and new door openings, new raised window cill in new kitchen and window upgrades. at 3 Mentone Avenue Edinburgh EH15 1HZ	Kate Scott., 3 Mentone Avenue Edinburgh EH15 1HZ	Delegated Decision	GRANTED	30 July 2025
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Community Council: Portobello (pre 28 March 2025)

25/02668/FUL (Planning Permission)	Internal alterations including formation of new Kitchen and new door openings, new raised window cill in new kitchen and window upgrades. at 3 Mentone Avenue Edinburgh EH15 1HZ	Kate Scott., 3 Mentone Avenue Edinburgh EH15 1HZ	Local Delegated Decision	NOT DEVELOPMENT	30 July 2025
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Community Council: Portobello (pre 28 March 2025)

25/02393/FUL (Planning Permission)	The current property has a nursery on the lower ground floor and is domestic on the other two floors. The proposal is to change the use of the two domestic floors to nurse, so all three floors become the nursery. at 11 East Brighton Crescent Edinburgh EH15 1LR	Highland Fling Nursery Ltd., FAO: Tom Chisholm 11 East Brighton Crescent Portobello Edinburgh EH15 1LR	Local Delegated Decision	GRANTED	31 July 2025
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Community Council: Portobello (pre 28 March 2025)

[Wards](#)