

# Planning Decisions within Edinburgh

## WEEKLY PLANNING BULLETIN

Date: **11 August 2025**

## Decision List

Applications contained in **this** Decision List were determined during the week ending **11 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](#)

[Ward B07 – Sighthill/Gorgie](#)

[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

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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](mailto:planning@edinburgh.gov.uk)***

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## ***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**

25/03725/CLP (Certificate of Lawfulness (proposed))	Removal of existing conservatory and replacement with extension to rear of property, with alternations within to existing kitchen area. at 31 Buie Brae Kirkliston EH29 9FB	Brian Stuart., 31 Buie Brae Kirkliston EH29 9FB	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: Kirkliston

25/03572/CLE (Certificate of Lawfulness (existing))	Vacant RBS bank unit to be reused as retail unit (class 1A). at 30 Old Liston Road Newbridge Edinburgh EH28 8SS	Mr Sohial Akhtar., 30 Old Liston Road Newbridge Edinburgh EH28 8SS	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: Ratho (pre 28 March 2025)

25/03421/FUL (Planning Permission)	Remove existing glazed conservatory, retaining and extending the conservatory base to create a terrace. Constructing a single storey timber framed extension to the rear. at 34 Cramond Terrace Cramond Edinburgh EH4 6PN	Dr Mike Winters., 34 Cramond Terrace Cramond Edinburgh EH4 6PN	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>4 August 2025</b>
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Community Council: Cramond

25/03295/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. at 8 Lonehead Drive Newbridge Junction Newbridge EH28 8TG	Kia UK Limited., 0 Walton Green Walton On Thames Surrey KT12 1FJ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: Ratho (pre 28 March 2025)

25/02845/FUL (Planning Permission)	Proposed two storey extension to side at 37 Muirhouse Avenue Muirhouse Edinburgh EH4 4PP	Mr Lee Sinclair., 37 Muirhouse Avenue Muirhouse Edinburgh EH4 4PP	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>5 August 2025</b>
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Community Council: Muirhouse/Salvesen (pre 28 March 2025)

25/02760/FUL (Planning Permission)	Proposed two storey side extension. at 6 Cammo Bank Cammo Edinburgh EH4 8HE	Mr & Mrs D Platt., 6 Cammo Bank Cammo Edinburgh EH4 8HE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>7 August 2025</b>
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Community Council: Cramond

25/02503/CLE (Certificate of Lawfulness (existing))	Material commencement of development of a single dwelling at Dundas Estate granted planning permission on 15th August 1995 then extended for a further five year. The development works comprise laying of house foundations prior to August 2000. at Land 285 Metres Southwest Of Dundas Castle Dundas Estate Newbigging South Queensferry	Dundas Castle Estate., FAO: Sir Jack Stewart-Clark Dundas Estate South Queensferry Edinburgh EH30 9SP	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>8 August 2025</b>
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Community Council: Queensferry & District (pre 28 March 2025)

25/02345/FUL (Planning Permission)	Change of use of open space land to private garden ground with the installation of a boundary fence. at Land 10 Metres East Of 45 Ashburnham Loan South Queensferry	George & Nicola Mason., 45 Ashburnham Loan South Queensferry EH30 9LE	<b>Local Delegated Decision</b>	<b>DEEMED REFUSAL</b>	<b>4 August 2025</b>
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Community Council: Queensferry & District (pre 28 March 2025)

[Wards](#)

### **Ward No. B02 – Pentland Hills**

25/03293/LBC (Listed Building Consent)	Application to make further minor variations to listed building consent. This application mirrors the previous non-material variation applications submitted. at Ashley House Coach House Freelands Road Ratho Newbridge EH28 8NW	RGM Consulting Ltd., Ashley House Freelands Road Ratho Edinburgh Midlothian EH28 8NW	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>6 August 2025</b>
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Community Council: Ratho (pre 28 March 2025)

25/01216/FUL (Planning Permission)	Residential development comprising 9 flats with car parking, landscaping and other associated works. As amended. at 158A Lanark Road West Currie EH14 5NY	Firstcall Trade Services., The Roundal Roddinglaw Business Park Edinburgh EH12 9DB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>7 August 2025</b>
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Community Council: Currie

25/01257/CON (Conservation Area Consent)	Complete Demolition in a Conservation Area. at 158A Lanark Road West Currie EH14 5NY	Firstcall Trade Services., The Roundal Roddinglaw Business Park Edinburgh EH12 9DB	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>7 August 2025</b>
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Community Council: Currie

[Wards](#)

### **Ward No.B03 – Drum Brae/Gyle**

25/03630/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. at 513 Queensferry Road Edinburgh EH4 7QD	COOK Trading Ltd., FAO: Ms Carly Soffe The COOK Kitchen Eurolink Way Sittingbourne ME10 3HH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>6 August 2025</b>
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Community Council: Drumbrae

25/03518/FUL (Planning Permission)	Internal alterations and a single storey extension to the side and rear of an end of terrace house. at 88 Clerwood Park Clerwood Edinburgh EH12 8PS	Mr Campbell Whyman., 88 Clerwood Park Clerwood Edinburgh EH12 8PS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>7 August 2025</b>
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Community Council: Drumbrae

25/01774/FUL (Planning Permission)	Business class use on the ground floor (Class 2 / 3 or 4) and 11 residential apartments with associated amenity space above. at 7 Rannoch Terrace Edinburgh EH4 7ES	AMA (New Town) Ltd., FAO: Ali Afshar 15 Coates Crescent Edinburgh EH3 7AF	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: Drumbrae

[Wards](#)

### **Ward No. B04 – Forth**

25/03825/CLP (Certificate of Lawfulness (proposed))	Rear extension to dwelling house. at 46 Boswall Avenue Boswall Edinburgh EH5 2EB	Mrs F Kirkwood., 46 Boswall Avenue Edinburgh EH5 2EB	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: Granton + District

25/03765/CLP (Certificate of Lawfulness (proposed))	Seeking a Certificate of Lawfulness as to whether the proposed extension falls under permitted development. at 46 Summerside Street Trinity Edinburgh EH6 4NU	Mrs Nadia Malone., 46 Summerside Street Edinburgh EH6 4NU	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>7 August 2025</b>
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Community Council: Trinity

25/03660/WINP A (Prior Approval Windows)	CR Smith are proposing to replace the existing aluminium sash and case windows with new pvcu tilt and turn over fixed windows. colour to remain the same (white), material change from aluminium to pvcu. Opening method changing from sash and case to tilt and turn over fixed. Sizes to remain as close as possible. at 1F1 2 Hawthornvale Edinburgh EH6 4JH	Mr R Shortel., 1F1 2 Hawthornvale Edinburgh EH6 4JH	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>8 August 2025</b>
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Community Council: Leith Harbour And Newhaven

25/03033/CLE (Certificate of Lawfulness (existing))	The addition of 16 photovoltaic panels to the main roof. at 5 Dudley Gardens Newhaven Edinburgh EH6 4PX	Mr Douglas Clark., 5 Dudley Gardens Newhaven Edinburgh EH6 4PX	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>4 August 2025</b>
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Community Council: Trinity (pre 28 March 2025)

## **Ward No. B05 – Inverleith**

25/03588/TCO (Treework Within a Conservation Area)	Crown thinning 20%. T14 Cherry fell. T15 Cherry crown thinning 20%. T16 2 x Whitebeam crown reduce overall spread from 5m to 4m height from 4m to 3m. at 20 Inverleith Terrace Lane Inverleith Edinburgh EH3 5NP	Mr Rebecca Matthews., 20 Inverleith Terrace Lane Edinburgh EH3 5NP	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>5 August 2025</b>
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/03525/TCO (Treework Within a Conservation Area)	T1 - Cotoneaster - Reduce height from 5m to 4m and width from 4m to 3.5m T2 - Field Maple. Crown reduce from 4.5m to 4m and reduce width from 2.5m to 2.0m at 6 Bell Place Stockbridge Edinburgh EH3 5HT	Mrs Nicola De Prey., 6 Bell Place Stockbridge Edinburgh EH3 5HT	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>5 August 2025</b>
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/03434/FUL (Planning Permission)	Rear extension. at 11 House O'hill Gardens Corbiehill Edinburgh EH4 2AR	Mr And Mrs P Galloway., 11 House O'hill Gardens Corbiehill Edinburgh EH4 2AR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>4 August 2025</b>
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Community Council: Silverknowes (Not Active) (pre 28 March 2025)

25/02422/LBC (Listed Building Consent)	The proposals seek to introduce a new extension to better connect the lower ground floor of the house to the garden. To create this a new opening to the existing stone wall is required. In addition to the extension, internal reconfigurations are proposed to all levels of the existing house which look to update the house for modern family life. Existing newly renovated spaces are to be altered with considered additions to existing rooms. at 6 Malta Terrace Edinburgh EH4 1HR	Euan & Xanthe Weir., 6 Malta Terrace Edinburgh EH4 1HR	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>8 August 2025</b>
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/00262/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 22 Hawthornbank Lane Edinburgh EH4 3BH	Mr Donald Jardine., 22 Hawthornbank Lane Edinburgh EH4 3BH	<b>Committee Decision</b>	<b>REFUSED</b>	<b>8 August 2025</b>
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Community Council: West End (pre 28 March 2025)

25/00224/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 79B Comely Bank Avenue Edinburgh EH4 1EU	Mr Anderson, 79B Comely Bank Avenue Edinburgh EH4 1EU	<b>Committee Decision</b>	<b>REFUSED</b>	<b>8 August 2025</b>
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

[Wards](#)

### **Ward No. B06 – Corstorphine/Murrayfield**

24/05780/FUL (Planning Permission)	Two storey extension to existing dwelling house to form new entrance hall, stairwell, garden room and 2 No. bedrooms. at 48 Barony Terrace Craigmount Edinburgh EH12 8RF	Ms Ruth Chicken., 48 Barony Terrace Edinburgh EH12 8RF	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>6 August 2025</b>
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Community Council: Corstorphine (pre 28 March 2025)

[Wards](#)

### **Ward No. B07 – Sighthill/Gorgie**

25/02753/FUL (Planning Permission)	Alteration of shop-front to relocate the door, revise the fenestration, and alter the signage. at 183 Dalry Road Dalry Edinburgh EH11 2EB	Mr Iain Shaw., The Space 183 Dalry Road Edinburgh EH11 2EB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>5 August 2025</b>
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Community Council: Gorgie/Dalry

25/00920/CLES TL (Certificate of Lawfulness Existing STL)	Short Term Let. at Flat 1 4 Dalry Gait Dalry Edinburgh EH11 2AU	Mr Maurice MacDonald., 7 Forth Grove Port Seton Scotland EH32 0TJ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>6 August 2025</b>
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Community Council: Gorgie/Dalry

24/02048/FUL (Planning Permission)	Proposed partial demolition and residential redevelopment (including affordable housing) with landscaping, access, associated infrastructure and associated ancillary works of the former Caledonian Brewery site. at Caledonian Brewery 40 Slateford Road Edinburgh EH11 1PH	Artisan Edinburgh Shandon Limited., FAO: David Westwater 13 Hill Street Edinburgh EH2 3JZ	<b>Committee Decision</b>	<b>GRANTED WITH LEGAL AGREEMENT</b>	<b>8 August 2025</b>
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Community Council: Gorgie/Dalry

[Wards](#)

### **Ward No. B08 – Colinton/Fairmilehead**

25/04025/CLP (Certificate of Lawfulness (proposed))	Alter and convert existing conservatory to form dining room and utility room extension to existing house. at 24 Bonaly Grove Edinburgh EH13 0QD	Douglas & Caroline Campbell., 24 Bonaly Grove Edinburgh EH13 0QD	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: Colinton

25/03828/CLP (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	Ms Aisling Allum., 67 Swanston Avenue Edinburgh EH10 7DA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: Fairmilehead

25/03078/FUL (Planning Permission)	Extension, alterations and conversion of garage. at 14 Woodhall Road Colinton Edinburgh EH13 0DX	Mrs Linda Forsyth., 14 Woodhall Road Edinburgh EH13 0DX	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>6 August 2025</b>
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Community Council: Colinton (pre 28 March 2025)

25/03080/FUL (Planning Permission)	Convert existing garage to accommodation and new external decking. at 1 Bonaly Drive Colinton Edinburgh EH13 0EJ	Mr Paul Bailey., 1 Bonaly Drive Edinburgh EH13 0EJ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>6 August 2025</b>
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Community Council: Colinton (pre 28 March 2025)

[Wards](#)



### **Ward No. B09 – Fountainbridge/Craiglockhart**

25/03721/WINP A (Prior Approval Windows)	Alteration to dwellinghouse to replace existing timber windows with new PVCu double glazed windows with matching opening design and colour. New window design to omit horizontal glazing bars. at 4 Rattray Loan Edinburgh EH10 5TQ	Mr & Mrs Rose, 4 Rattray Loan Edinburgh EH10 5TQ	<b>Delegated Decision</b>	<b>APPROVED</b>	<b>7 August 2025</b>
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Community Council: Craiglockhart

25/02716/FUL (Planning Permission)	Removal of two existing towers c/w 6no antennas, 2no cabinets. proposed relocation of 9no. existing antennas, 1no. gps antenna, 1no. 0.2m dish, 1no. 0.3m dish, 1no. gps module onto the proposed 12.5m high stub tower, with 12no. antennas, 1no. gps module, 4no. cabinets and ancillary development thereto. at Fountainbridge Telephone Exchange 116 Fountainbridge Edinburgh EH3 8DJ	Cellnex.,	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

[Wards](#)

### **Ward No. B10 – Morningside**

25/03733/WINP A (Prior Approval Windows)	CR Smith are proposing to replace the existing PVCu sliding sash windows with new PVCu sliding sash windows. Colour to remain the same (white), glazing to be clear, opening method to remain the same (sliding sash), material to remain the same (PVCu). French horns to be added to the window. Sizes to remain as close as possible. at 1F2 25 Spottiswoode Road Edinburgh EH9 1BJ	Martin Twigg., Flat 2 25 Spottiswoode Road Edinburgh EH9 1BJ	<b>Delegated Decision</b>	<b>APPROVED</b>	<b>4 August 2025</b>
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Community Council: Marchmont + Sciennes

25/03550/TCO (Treework Within a Conservation Area)	Japanese Maple in garden. - Reduce crown height by 2m and radial spread by 1m. , Lime on private road. - Remove epicormics on bole and base. at 2E Gillsland Road Merchiston Edinburgh EH10 5BW	Mr Ian Doig., 2E Gillsland Road Merchiston Edinburgh EH10 5BW	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>5 August 2025</b>
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Community Council: Merchiston (pre 28 March 2025)

25/03476/CLE (Certificate of Lawfulness (existing))	Use as House of Multiple Occupancy (HMO) (sui generis) 6 person at 3F1 60 Marchmont Road Marchmont Edinburgh EH9 1HS	Mr Richard Furber., 42A Coates Gardens Edinburgh EH125LE	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/03228/CLP (Certificate of Lawfulness (proposed))	Replace existing hinged door with sliding door in existing conservatory. at 66 Spylaw Road Merchiston Edinburgh EH10 5BR	Ms Johanna Johnston., 66 Spylaw Road Edinburgh EH10 5BR	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: Merchiston (pre 28 March 2025)

[Wards](#)

### **Ward No. B11 – City Centre**

25/03823/TCO (Treework Within a Conservation Area)	Cottoneaster cut down full tree. at 31A Drummond Place New Town Edinburgh EH3 6PW	Mr Cedric Maynard., 10 Flat 1 Bothwell Street Edinburgh EH7 5PS	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>8 August 2025</b>
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Community Council: New Town + Broughton

25/03586/ADV (Advert Consent)	Advertisement of the following type : Fascia sign. at Land 175 Metres North Of 22 Haymarket Yards New Town Edinburgh	L&S Edinburgh Ltd.,	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>4 August 2025</b>
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Community Council: West End (pre 28 March 2025)

25/03366/LBC (Listed Building Consent)	Replacement of existing sash windows on a like-for-like basis with new windows, custom-fitted with slimline IGUs. All historical detail to be matched / reinstated. at 19A Nelson Street New Town Edinburgh EH3 6LJ	Mr Andrew Ker., 19A Nelson Street Edinburgh EH3 6LJ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>7 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03352/LBC (Listed Building Consent)	New timber sash windows 'like for like' within existing window frames to 3 No. windows. Windows to be upgraded with heritage slimline double glazing units with draught proofing brushes installed within new sashes. at 1F2 13 Gayfield Square Broughton Edinburgh EH1 3NX	Mr Chris Jessop., 1F2 13 Gayfield Square Edinburgh EH1 3NX	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>5 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03287/LBC (Listed Building Consent)	Demolish part of a listed garden wall in order to erect a new mews dwellinghouse. at 15 Cumberland Street South East Lane Stockbridge Edinburgh EH3 6RU	Mrs Emily Lekkas., 1 Flat 3 15 Royal Crescent Edinburgh Scotland EH3 6QA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>6 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03265/FUL (Planning Permission)	Proposed mews dwellinghouse renewal of previous consent under reference 22/02329/FUL. at 15 Cumberland Street South East Lane Stockbridge Edinburgh EH3 6RU	Mrs Emily Lekkas., 1 Flat 3 15 Royal Crescent Edinburgh EH3 6QA	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03210/CLES TL (Certificate of Lawfulness Existing STL)	Operation of a short term let for over 10 years. at 1F2 76 Grassmarket Old Town Edinburgh EH1 2JR	Mrs Amanda Morrison., 76 1F2 Grassmarket Edinburgh EH1 2JR	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>6 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/03098/LBC (Listed Building Consent)	Internal alterations to retail unit and external signage. at 47 Frederick Street Edinburgh EH2 1EP	Mr B Flanagan., 47 Frederick Street Edinburgh EH2 1EP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>5 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03099/ADV (Advert Consent)	Canopy logo to be fixed to façade; entrance plaque. at Mercure 53 Princes Street New Town Edinburgh EH2 2DG	Jupiter Hotels Ltd, C/O Blaser Mills Law., 40 Oxford Road High Wycombe HP11 2EE	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>6 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03046/FUL (Planning Permission)	The Famous Spiegeltent located at St Andrew Square hosting a variety of shows across Jazz Festival and The Edinburgh Fringe Festival. Site will include a bar, food offerings and toilets. at St Andrew Square Gardens St Andrew Square Edinburgh	Spiegeltents International., FAO: Alison Neville 97 Undercliffe Rod Earlwood New South Wales 2206	<b>Committee Decision</b>	<b>GRANTED</b>	<b>7 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03052/LBC (Listed Building Consent)	Open up livingroom and bedroom 3 to return some scale to the livingroom and install kitchen in what was a piano recess. Replace single glazing with slimline vacuum in existing windows except kitchen window at the rear which needs replaced. Change bathroom to ensuite and create accessible bathroom and utility from coal cellar and press. at 1F 12 Great Stuart Street New Town Edinburgh EH3 7TN	Mr Yunis Mattar., 1F 12 Great Stuart Street New Town Edinburgh EH3 7TN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03012/LBC (Listed Building Consent)	To reconfigure the two storey flat internally, opening up between front living room and rear kitchen, to reinstate a previously removed corner cupboard in the front ground floor living room, to install wc off utility room and to divide first floor bathroom into two. at 6 Great King Street New Town Edinburgh EH3 6QL	Ms E Lichten., 6 Great King Street Edinburgh EH3 6QL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02998/CLE (Certificate of Lawfulness (existing))	Resume the property's original use as a guest house for paying guests under use Class 7. at 12 Gilmore Place Edinburgh EH3 9NQ	Yufen Chen., Flat 4 7 Murieston Road Edinburgh EH11 2JJ	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>4 August 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

25/02848/FUL (Planning Permission)	Change of Use from Class 1 (Shop) to Restricted Yoga /Pilates Class 11 (Assembly & Leisure), installation of extract grilles to rear elevation and internal alterations to form shower and accessible WC. at 12 - 14 Earl Grey Street Edinburgh EH3 9BN	URBN Fitness Ltd., FAO: James Wilson 35 - 36 Haddington Place Edinburgh EH7 4AG	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>5 August 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

25/02790/TCO (Treework Within a Conservation Area)	Various - please refer to excel spreadsheet in supporting documentation - Routine Maintenance after Survey. Amendments as agreed by email 25/07: T125 reduction of phototrophic branch 2-3m, crown thinning 15-20%; T164 Prune to provide vertical road clearance, 5m; T143 crown thin 10%, selective minor reduction of over-extended laterals by 1- 1.5m, provide vertical roads clearance, 5m secondary growth only; T129 prune to provide 1m clearance from streetlight, prune to provide vertical roads clearance. at St Mary's Cathedral 23 Palmerston Place New Town Edinburgh EH12 5AW	St Mary's Cathedral., Vice-Provost Marion Chatterley St Marys Cathedral 23 Palmerston Place Edinburgh EH12 5AW	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>4 August 2025</b>
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Community Council: West End (pre 28 March 2025)

25/02732/LBC (Listed Building Consent)	Move of the kitchen from one room to another, no structural changes planned. at 2F 22 Douglas Crescent Edinburgh EH12 5BA	Rebecca Brooks., 2F 22 Douglas Crescent Edinburgh EH12 5BA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>5 August 2025</b>
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Community Council: West End (pre 28 March 2025)

25/02718/LBC (Listed Building Consent)	Installation of 32 No. 1800 x 600 x 40 acoustic baffles fixed to ceiling joists at 300mm centres. at Main Building Waverley Station 4 Waverley Bridge Edinburgh EH1 1BB	LNER., FAO: Marie Gray West Offices Station Rise York United Kingdom YO1 6GA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>4 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/02439/ADV (Advert Consent)	Illuminated fascia signs. (AS AMENDED) at Unit 23 Waverley Mall 3 Waverley Bridge Edinburgh EH1 1BQ	Professionals At Play., FAO: Mr Chris Kennek Airedale House Clayton Wood Rise Leeds LS16 6RF	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>6 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/02440/FUL (Planning Permission)	Change existing metal fire exit doors to glazed doors to create street entrance to lower floor. at Unit 23 Waverley Mall 3 Waverley Bridge Edinburgh EH1 1BQ	Professionals At Play., FAO: Chris Kennerk Airedale House Clayton Wood Rise Leeds LS16 6RF	<b>Local Delegated Decision</b>	<b>WITHDRAWN</b>	<b>6 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/02003/FUL (Planning Permission)	Part change of use of existing class 1A unit to form a class 3 cafe with restricted cafe (in retrospect). at 149 Cowgate Edinburgh EH1 1JS	Mr M Z Anjum., 149-153 Cowgate Edinburgh EH1 1JS	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>4 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/01949/FULS TL (Planning Permission STL)	Change of use from office (Class 4) to short term let accommodation (sui-generis). at 99 East London Street Broughton Edinburgh EH7 4BF	Bonnie Builders Ltd.,	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01607/CLES TL (Certificate of Lawfulness Existing STL)	Continue use as short term let. at Flat 8 219 High Street Old Town Edinburgh EH1 1PE	Mrs Briony Multon., 29 Royal Terrace Edinburgh EH7 5AH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>6 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/00849/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F2 56 Dublin Street New Town Edinburgh EH3 6NP	Mr Flemming Morgan., 2F2 56 Dublin Street New Town Edinburgh EH3 6NP	<b>Committee Decision</b>	<b>REFUSED</b>	<b>8 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00714/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 2 2 Cowgatehead Edinburgh EH1 1JU	Mr Gary Watkins., Flat 2 2 Cowgatehead Edinburgh EH1 1JU	<b>Committee Decision</b>	<b>REFUSED</b>	<b>8 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/00687/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 4 Broughton Street Lane Edinburgh EH1 3LY	HEJ Property Ltd., 4 Broughton Street Lane Edinburgh EH1 3LY	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>5 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00217/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 22 5 Drummond Street Edinburgh EH8 9TT	Ms Mikulecka, Flat 22 5 Drummond Street Edinburgh EH8 9TT	<b>Committee Decision</b>	<b>REFUSED</b>	<b>8 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/00147/FULS TL (Planning Permission STL)	Change of use from residential to short term let (in retrospect). at 2F3 47 George IV Bridge Edinburgh EH1 1EJ	Mr Reid, 2F3 47 George IV Bridge Edinburgh EH1 1EJ	<b>Committee Decision</b>	<b>REFUSED</b>	<b>8 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

### **Ward No. B12 – Leith Walk**

25/03057/LBC (Listed Building Consent)	Upgrade of existing timber sash and case windows replacing sashes like-for- like, repairing cases and upgrading glass to thin 4 /6 /4 heritage double glazing. at Flat 15 4 Lochend Road Edinburgh EH6 8BR	Jonathan Coulson., Flat 15 4 Lochend Road Edinburgh EH6 8BR	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>7 August 2025</b>
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Community Council: Leith Central

25/01606/FULS TL (Planning Permission STL)	Change of use from dwelling to short term let. (in retrospect). at 55 McDonald Road Broughton Edinburgh EH7 4LY	Mr M Shoaiba., Flat 25 3 Western Harbour Way Edinburgh EH6 6LP	<b>Committee Decision</b>	<b>REFUSED</b>	<b>8 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00987/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F3 107 Broughton Road Warriston Edinburgh EH7 4EG	Tendresse Limited., 107 1F3, Broughton Road Edinburgh EH7 4EG	<b>Committee Decision</b>	<b>REFUSED</b>	<b>8 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

[Wards](#)



### **Ward No. B13 – Leith**

25/02994/LBC (Listed Building Consent)	Non-load bearing wall and internal reconfiguration. at 3 Wellington Place Edinburgh EH6 7EQ	MC Services., 3 Wellington Place Edinburgh EH6 7EQ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>7 August 2025</b>
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Community Council: Leith Links

[Wards](#)

### **Ward No. B14 – Craigentinny/Duddingston**

25/03264/FUL (Planning Permission)	Erect new Lobby to front of dwelling. at 74 Craigentinny Avenue Craigentinny Edinburgh EH7 6PX	Mr & Mrs Zijo & Suada Kekic., 74 Craigentinny Avenue Craigentinny Edinburgh EH7 6PX	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>4 August 2025</b>
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Community Council: Craigentinny/Meadowbank

25/03054/ADV (Advert Consent)	Advertisement of the following types : Fascia sign. Building signage, Logo disc and wordmark, totem sign. at Proposed Advertising Hoarding 20 Metres East Of 62 Seafield Road Edinburgh	Burton & Speke., Tynemount House Ormiston Tranent EH35 5NN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: Craigentinny/Meadowbank

25/02957/FUL (Planning Permission)	Mixed Use Development at 4, Abbey Lane, Edinburgh, EH8 8HH Prior Planning Reference: 20/02827 proposed new site security gates at 2 Abbey Lane Units 1-6 Edinburgh EH8 8HH	UNITE Students., Swan House 17-19 Stratford Place London W1C 1BQ	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>5 August 2025</b>
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Community Council: Craigentinny/Meadowbank

[Wards](#)

### **Ward No. B15 – Southside/Newington**

25/03553/FUL (Planning Permission)	Erect new single storey conservatory to rear of property. at 53 Kirkhill Road Prestonfield Edinburgh EH16 5DE	Mrs C. Barnett., 53 Kirkhill Road Prestonfield Edinburgh EH16 5DE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>6 August 2025</b>
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Community Council: Grange/Prestonfield

25/03400/TCO (Treework Within a Conservation Area)	T1 Ash remove 2x lowest limbs extending over the property boundary. T2 Sycamore target prune upper canopy to reduce back to property boundary. at GF 26 McLaren Road Newington Edinburgh EH9 2BN	TD Tree And Land Services Ltd., FAO: Mr David Balshaw The Giral Old Cambus Cockburnspath Berwickshire TD13 5YR	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>5 August 2025</b>
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Community Council: Grange/Prestonfield

25/03235/LBC (Listed Building Consent)	Replacement roof windows. at 3 Minto Street Newington Edinburgh EH9 1RG	Mr & Mrs Andrew Butler., 3 Minto Street Edinburgh EH9 1RG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>4 August 2025</b>
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Community Council: Grange/Prestonfield

25/03203/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 42 Lauder Road Grange Edinburgh EH9 1UE	Mr Stuart MacGregor., 42 Lauder Road Edinburgh EH9 1UE	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>5 August 2025</b>
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/02959/LBC (Listed Building Consent)	Proposed alterations to form revised door opening to access ground floor bedroom from hallway. at 7 Millerfield Place Sciennes Edinburgh EH9 1LW	Mr And Ms Scott And Valerie Douglas And Hunter., 7 Millerfield Place Sciennes Edinburgh EH9 1LW	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/02614/LBC (Listed Building Consent)	Proposed replacement 10m aluminium flagpole finished in white high gloss. at The Royal College Of Surgeons 16A Nicolson Street Edinburgh EH8 9DH	Royal College Of Surgeons Of Edinburgh., Playfair Building, Surgeons' Hall FAO: Chante St Clair Inglis Nicolson Street Edinburgh EH8 9DW	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>5 August 2025</b>
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Community Council: Southside (pre 28 March 2025)

25/00964/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at PF1 13 Gladstone Terrace Sciennes Edinburgh EH9 1LT	Ms Emma Gray., PF1 13 Gladstone Terrace Sciennes Edinburgh EH9 1LT	<b>Local Delegated Decision</b>	<b>WITHDRAWN</b>	<b>6 August 2025</b>
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/00970/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F2 13 Gladstone Terrace Sciennes Edinburgh EH9 1LT	Mr Adrian Chamberlain., 13 1F2, Gladstone Terrace Edinburgh EH9 1LT	<b>Committee Decision</b>	<b>REFUSED</b>	<b>8 August 2025</b>
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

[Wards](#)

### **Ward No. B16 – Liberton/Gilmerton**

25/03364/FUL (Planning Permission)	Proposed side and rear extension forming new garage and opening plan living area. at 49 Clackmae Road Alnwickhill Edinburgh EH16 6NY	Mr And Mrs Schmoll., 49 Clackmae Road Edinburgh EH16 6NY	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>7 August 2025</b>
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Community Council: Liberton

[Wards](#)

### **Ward No. B17 – Portobello/Craigmillar**

25/03118/ADV (Advert Consent)	Fascia Sign. Remove and replace 3 existing fascia signs and replace with new, same size, different design. Amen vinyl graphic to remotely locate landlord's tenant sign. at 2 Kinnaird Park Fort Kinnaird Retail Park Edinburgh EH15 3RD	Signet Jewelers., FAO: Simon Brown Hunters Road Hockley Birmingham B19 1DS	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>4 August 2025</b>
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Community Council: Craigmillar

25/03100/FUL (Planning Permission)	Remove existing conservatory and utility room extension and gable-end from existing annex. Reconfigure internal ground floor layout. Construct new single-storey extension and re-clad existing garage and annex facades to create a more cohesive external appearance. at 29 Abercorn Terrace Portobello East Edinburgh EH15 2DF	Mr Rowan Mackenzie., 29 Abercorn Terrace, Edinburgh EH15 2DF	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>5 August 2025</b>
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Community Council: Portobello (pre 28 March 2025)

25/03103/FUL (Planning Permission)	Formation of driveway and dropped kerb. at 24 Argyle Crescent Portobello East Edinburgh EH15 2QD	Mrs Janet Robertson., 24 Argyle Crescent Edinburgh EH15 2QD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>4 August 2025</b>
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Community Council: Portobello (pre 28 March 2025)

25/02976/LBC (Listed Building Consent)	Internal wall removals and re-configuration. at 2F2 5 Straiton Place Edinburgh EH15 2BA	Ms Jessica Oxenham., 2F2 5 Straiton Place Edinburgh EH15 2BA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>8 August 2025</b>
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Community Council: Portobello (pre 28 March 2025)

25/02894/LBC (Listed Building Consent)	The installation of double glazing by replacement of existing sashes with proposed change to window design with custom fitted with 14mm IGU's. at 11 Rosefield Place Portobello West Edinburgh EH15 1AZ	Mr James Mayers., 11 Rosefield Place Portobello West Edinburgh EH15 1AZ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>6 August 2025</b>
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Community Council: Portobello (pre 28 March 2025)

25/01150/FUL (Planning Permission)	Formation of driveway and EV charging point. at 35 Bath Street Edinburgh EH15 1HB	Ms Wendy Graham., 35 Bath Street Portobello West Edinburgh EH15 1HB	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>6 August 2025</b>
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Community Council: Portobello (pre 28 March 2025)

[Wards](#)