

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **19 August 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **19 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](#)

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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

25/03135/FUL (Planning Permission)	proposed ground PV array 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	REFUSED	12 August 2025
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Community Council: Kirkliston

25/02290/LBC (Listed Building Consent)	Planning and Listed Building Consent for replacement of rear glazing units consisting of 1 No. sash and case window and 1 No. multi- paned glazed door. at 62 High Street South Queensferry EH30 9HN	Mr Minshull, 62 High Street South Queensferry EH30 9HN	Delegated Decision	GRANTED	12 August 2025
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Community Council: Queensferry & District (pre 28 March 2025)

25/02291/FUL (Planning Permission)	Planning and Listed Building Consent for replacement of rear glazing units consisting of 1 No. sash and case window and 1 No. multi- paned glazed door. at 62 High Street South Queensferry EH30 9HN	Mr Minshull, 62 High Street South Queensferry EH30 9HN	Local Delegated Decision	GRANTED	12 August 2025
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Community Council: Queensferry & District (pre 28 March 2025)

[Wards](#)

Ward No. B02 – Pentland Hills

25/03709/PND (Prior Notification of Demolition Dev.)	Prior Notification for erection of buildings. at Scottish Power Riccarton Mains Road Riccarton Currie EH14 5AA	Scottish Power., FAO: Deborah Wilson Telferton House Telferton Industrial Estate 53 Fishwives Causeway Edinburgh EH7 6UX	Delegated Decision	PERMITTED DEVELOPMENT	15 August 2025
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Community Council: Currie

25/03450/FUL (Planning Permission)	Proposed erection of a shed. at Ratho Library And Early Learning Centre 6 School Wynd Ratho Newbridge EH28 8TT	City Of Edinburgh Council (CEC). Mrs Elaine Watson Waverley Court 4 East Market Street Edinburgh Edinburgh EH8 8BG	Local Delegated Decision	GRANTED	12 August 2025
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Community Council: Ratho (pre 28 March 2025)

25/03152/FUL (Planning Permission)	Change of use of retail unit 9 to hot food takeaway restaurant. at Unit 9-11 Westside Plaza Shopping Centre 6 Westside Plaza Hailesland Edinburgh EH14 2SW	Bluefin Management Ltd., Mr Ahmed Zohaib. Whelmar House Southway Skelmersdale WN8 6NN	Local Delegated Decision	GRANTED	13 August 2025
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Community Council: Wester Hailes (pre 28 March 2025)

25/02842/FUL (Planning Permission)	Proposed erection of single storey extension to side and rear of dwelling house. at 26 Marchbank Gardens Marchbank Balerno EH14 7ET	Mrs P Mckenzie., 26 Marchbank Gardens Marchbank Balerno EH14 7ET	Local Delegated Decision	GRANTED	12 August 2025
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Community Council: Balerno (pre 28 March 2025)

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/00418/FUL (Planning Permission)	Proposed porch to front elevation and 2 storey rear extension at 34 Ardshiel Avenue Edinburgh EH4 7HS	Mr Evgheni Cotman., 34 Ardshiel Avenue Edinburgh UK EH4 7HS	Local Delegated Decision	GRANTED	15 August 2025
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Community Council: Drumbrae

[Wards](#)

Ward No. B04 – Forth

25/03340/FUL (Planning Permission)	Proposed internal alterations incorporating new single storey extension to rear. at 43 Clark Road Trinity Edinburgh EH5 3AR	Mrs S Barry., 43 Clark Road Trinity Edinburgh EH5 3AR	Local Delegated Decision	GRANTED	13 August 2025
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Community Council: Trinity (pre 28 March 2025)

25/02507/FUL (Planning Permission)	To erect a single storey extension to the front elevation. at The Corner House 2A York Road Edinburgh EH5 3EH	Mr Marc Jennings., 2A York Road Edinburgh EH5 3EH	Local Delegated Decision	GRANTED	13 August 2025
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Community Council: Trinity (pre 28 March 2025)

24/06084/FULS TL (Planning Permission STL)	Change of use of former garage building to three number short term holiday let flats with external alterations (in retrospect). at 83C Craighall Road Edinburgh	Craighall Road Limited., FAO: G Thomson Gordonhall Farmhouse Ruthven Road Kingussie PH21 1HZ	Local Delegated Decision	GRANTED	13 August 2025
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Community Council: Trinity (pre 28 March 2025)

[Wards](#)

Ward No. B05 – Inverleith

25/03846/WINP A (Prior Approval Windows)	Replace the existing pvcu sash and case windows with new pvcu sliding sash windows. material to remain the same (pvcu). colour to remain the same (white), glazing to be clear. sizes to remain as close as possible. at 4F2 12 Cheyne Street Stockbridge Edinburgh EH4 1JE	Mr Nial Fulton.,	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	14 August 2025
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Community Council: Stockbridge + Inverleith

25/03542/FUL (Planning Permission)	Proposed side and rear extensions. at 15 March Road Blackhall Edinburgh EH4 3TD	Mrs Alex Black., 15 March Road Edinburgh UK EH4 3TD	Local Delegated Decision	GRANTED	11 August 2025
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Community Council: Craigleith/Blackhall

25/03505/LBC (Listed Building Consent)	To replace existing single glazed sash and case windows with double glazed upgrades. Full restoration of 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/features of original sashes will be retained and replicated on new sashes. at Flat 2 39 Dean Path Dean Edinburgh EH4 3AY	Ms Adria Stubbs., Flat 2 39 Dean Path Dean Edinburgh EH4 3AY	Delegated Decision	GRANTED	14 August 2025
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Community Council: West End (pre 28 March 2025)

25/03514/LBC (Listed Building Consent)	Replace two 1 over 1 single glazed windows at front of building with Fineo glazing, original sash and cases to remain. at 62 Henderson Row Stockbridge Edinburgh EH3 5BJ	Mrs Helen Ogg., 62 Henderson Row Stockbridge Edinburgh EH3 5BJ	Delegated Decision	GRANTED	14 August 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/03371/TCO (Treework Within a Conservation Area)	3 very large and 1 large sycamore trees in Inverleith Park prune back a few relatively low branches which are reaching into 13 East Fettes Avenue. at Treeworks East Fettes Avenue Inverleith Edinburgh	Mr Johnny Brown., 13 East Fettes Avenue Edinburgh EH4 1DN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 August 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/03137/LBC (Listed Building Consent)	Application for repairs and upgrades to sash and case windows, through adding draught proofing and fineo glazing. The original appearance will be maintained while improving insulation and acoustics. at Flat 1 5 Oxford Terrace Edinburgh EH4 1PX	Mr Jeremy Kilburn., Flat 1 5 Oxford Terrace Edinburgh EH4 1PX	Delegated Decision	GRANTED	15 August 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/03009/LBC (Listed Building Consent)	To retain the existing wood window casements but to replace the single glazed wood sash and case windows with slimline double glazed wood sash and case windows. All windows will be replaced like for like. Front elevation windows will be replaced with two over two glass panes and painted white. The front elevation small bathroom window will be replaced like for like. The rear elevation window will be replaced like for like in one over one style. All windows will be wood sash & case and white. at 7 Glenogle House Stockbridge Edinburgh EH3 5HR	Mr Gordon Mills., 7 Glenogle House Stockbridge Edinburgh EH3 5HR	Delegated Decision	GRANTED	11 August 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/02821/FUL (Planning Permission)	New raised deck with garden access, (in retrospect). at 30 Craigleith Hill Avenue Edinburgh EH4 2JN	Ms Sheila Blyth., 30 Craigleith Hill Avenue Edinburgh EH4 2JN	Local Delegated Decision	GRANTED	12 August 2025
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Community Council: Craigleith/Blackhall

24/03797/LBC (Listed Building Consent)	Minor internal alterations, repainting of shopfront and new signage. at 30 North West Circus Place Edinburgh EH3 6TP	Mr Ignacio Campos., Three Wheels Biggar Road Edinburgh EH10 7DX	Delegated Decision	GRANTED	12 August 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/03513/CLP (Certificate of Lawfulness (proposed))	Proposed roof mounted solar panels. at Murrayfield Hospital 122 Corstorphine Road Murrayfield Edinburgh EH12 6UD	Mr David Edwards., Murrayfield Hospital 122 Corstorphine Road Murrayfield Edinburgh EH12 6UD	Delegated Decision	GRANTED	11 August 2025
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Community Council: Murrayfield (pre 28 March 2025)

25/02971/FUL (Planning Permission)	Formation of new two storey extension to the side and single storey extension to the rear of property with associated internal works. at 20 Orchard Road South Ravelston Edinburgh EH4 3HZ	Mrs Julia Robertson., 20 Orchard Road South Ravelston Edinburgh EH4 3HZ	Local Delegated Decision	GRANTED	11 August 2025
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Community Council: Craighleith/Blackhall

25/01938/FUL (Planning Permission)	Erection of an oxygen storage compound. As amended. at Murrayfield Hospital 122 Corstorphine Road Murrayfield Edinburgh EH12 6UD	Spire Healthcare., Mr Martyn Stanway 3 Dorset Rise London EC4Y 8EN	Local Delegated Decision	GRANTED	12 August 2025
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Community Council: Murrayfield (pre 28 March 2025)

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/00617/FUL (Planning Permission)	28 serviced apartments and associated works to gap site. As amended. at 76 - 82 Gorgie Road Edinburgh EH11 2NB	SDR Property Developments Ltd., 93-101 Gorgie Road Edinburgh EH11 1TE	Committee Decision	REFUSED WITH LEGAL AGREEMENT	13 August 2025
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Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/03140/FUL (Planning Permission)	Extension to detached dwellinghouse and alterations to existing window and door openings. at 71 Tryst Park Edinburgh EH10 7HB	Mrs Sherlyn Mullen., 71 Tryst Park Swanston Edinburgh EH10 7HB	Local Delegated Decision	GRANTED	15 August 2025
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Community Council: Fairmilehead

25/02762/FUL (Planning Permission)	Proposed single storey rear extension and internal relocation of kitchen. at 12 Waterfield Road Buckstone Edinburgh EH10 6TG	Mr And Mrs Anurag & Sapna Guleria., 12 Waterfield Road Buckstone Edinburgh EH10 6TG	Local Delegated Decision	GRANTED	14 August 2025
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Community Council: Fairmilehead

25/01681/PPP (Planning Permission in Principle)	Ten new buildings including a medical centre, transport building, offices, storage, garage / workshops and accommodation (single / two storey) with associated works including boundary treatment and footpath changes. at Dreghorn Barracks 82 Redford Road Redford Edinburgh EH13 9QW	Defence Infrastructure Organisation., Hayley Elder Forthview House 30 Hilton Road Fife KY11 2BL	Local Delegated Decision	GRANTED	13 August 2025
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Community Council: Colinton (pre 28 March 2025)

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/03483/TCO (Treework Within a Conservation Area)	G1- group consists of 2 standing dead sycamore trees and an ash tree, which is infected with Chalara - Fell to ground level stack all arisings on site. G2 - The group consists of a Class 4 ash tree, a birch tree and a dead sycamore - Fell to ground level stack all arisings on site. T18 Sycamore, T19 sycamore, T20 Sycamore, T21 Sycamore, T23 Sycamore - fell to ground level and remove all arisings T24 sycamore, T25 sycamore - Fell to ground level stack all arisings on site. T26 Sycamore - fell to ground level and remove all arisings T27 sycamore - Sectional dismantle to ground level. T28 Sycamore - Fell to ground level stack all arisings on site. At Treeworks Ratray Loan Greenbank Edinburgh	Mr David Balshaw., TD Tree And Land Services Ltd The Giral Old Cambus Cockburnspath Berwickshire TD13 5YR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 August 2025
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Community Council: Craiglockhart

25/03173/TPO (Treework)	T1 Austrian pine, T2 Austrian pine - Fell retain pecking post @ 3 metres from ground level. T3 Scots pine - Fell retain pecking post @ 2 metres from ground level. T4 Scots Pine - Fell retain pecking post @ 4 metres from ground level. T9 European Larch, T10 European Larch, T12 Ash - Fell to ground level stack all arisings on site. T16 Wych Elm - Fell retain pecking post @ 4 metres from ground level. T17 Ash - Fell to ground level stack all arisings on site. Arbor vitae survey: 1, 2, 3, 4 Corsican pine - Fell to ground level At Treeworks Ratray Loan Greenbank Edinburgh	RJ Dunn Property Consultancy., FAO: Mr Raymond Dunn 4 St Marys Street St. Andrews KY16 8AY	Delegated Decision	GRANTED	13 August 2025
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Community Council: Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

25/03901/WINP A (Prior Approval Windows)	Proposal to replace existing aluminium windows with new white uPVC windows. at 8 Balcarres Court Edinburgh EH10 5JL	Mr & Mrs J Sutherland., 8 Balcarres Court Edinburgh EH10 5JL	Delegated Decision	APPROVED	13 August 2025
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Community Council: Morningside

25/03748/WINP A (Prior Approval Windows)	To replace five timber sash and case windows on the principal elevation of the building, located within a conservation area, with double-glazed white uPVC windows at 108 Morningside Drive Morningside Edinburgh EH10 5NS	Mr Zhen Qui., 108 Morningside Drive Morningside Edinburgh EH10 5NS	Delegated Decision	APPROVED	13 August 2025
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Community Council: Morningside

25/03565/WINP A (Prior Approval Windows)	Replacement of timber single glazed sash and case windows, with double glazed uPVC sash and case windows to principal elevation living room and bathroom. Tilt and turn uPVC windows to the garden-facing kitchen and bedroom windows. at 37 Viewforth Edinburgh EH10 4JE	Mr Steven Ng., 37 Viewforth Edinburgh EH10 4JE	Delegated Decision	APPROVED	13 August 2025
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Community Council: Merchiston (pre 28 March 2025)

25/03535/TCO (Treework Within a Conservation Area)	Front garden cherry in front left-hand corner. Reduce crown height and spread by 30%. Current spread 6m down to 4m (2m off). Current height 8m down to 5.5m (2.5m off). Neighbour's cherry in number 20 in the front left-hand corner of their garden crown lift to 4m over applicant's driveway, removing secondary branches only. at 18 And 20 Merchiston Place Merchiston Edinburgh EH10 4NS	Mrs Rebecca Mackay., 18 Merchiston Place Merchiston Edinburgh EH10 4NS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 August 2025
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Community Council: Merchiston (pre 28 March 2025)

25/03433/CLP (Certificate of Lawfulness (proposed))	Installation of replacement front entrance door. at 6A Bruntsfield Terrace Bruntsfield Edinburgh EH10 4EX	Ms Nicola Johnston., 6A Bruntsfield Terrace Bruntsfield Edinburgh EH10 4EX	Delegated Decision	GRANTED	12 August 2025
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Community Council: Merchiston (pre 28 March 2025)

25/03072/FUL (Planning Permission)	Proposed raised decking and external stair. Ground floor window to be replaced with new French doors to allow access onto decking. Existing first floor window to be replaced with new French doors to allow access onto new small balcony. at 77 Greenbank Crescent Edinburgh EH10 5TB	Mr Ray Nimmo., 77 Greenbank Crescent Edinburgh EH10 5TB	Local Delegated Decision	GRANTED	13 August 2025
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Community Council: Morningside (pre 28 March 2025)

25/02616/FUL (Planning Permission)	Two storey extension to existing house, including internal alterations, new dormer window and roof lantern. at 4 Buckstane Park Edinburgh EH10 6PA	Mr & Mrs Pollock., 4 Buckstane Park Edinburgh EH10 6PA	Local Delegated Decision	GRANTED	13 August 2025
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Community Council: Fairmilehead

25/02538/FUL (Planning Permission)	Minor alterations to windows and doors, cladding and addition of flues etc and terrace to the rear. at 6 The Crescent Edinburgh EH10 5NX	Olivier & Gwladys Garnier- Delangle., 6 The Crescent Edinburgh EH10 5NX	Local Delegated Decision	GRANTED	15 August 2025
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Community Council: Morningside (pre 28 March 2025)

25/02392/FUL (Planning Permission)	Retrospective application to replace the existing timber windows with uPVC windows (in retrospect). at 1F2 128 Viewforth Edinburgh EH10 4LN	Mrs Dinara Yildiz., 1F2 128 Viewforth Edinburgh EH10 4LN	Local Delegated Decision	GRANTED	14 August 2025
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Community Council: Merchiston (pre 28 March 2025)

24/06142/FUL (Planning Permission)	Renewal of application 21/05149/FUL for new three- bedroom, two-storey house within the garden of 8A Napier Road, including minor alterations to existing house. at 8A Napier Road Edinburgh EH10 5BD	Ms Rosy Barnes., 8A Napier Road Edinburgh EH10 5BD	Committee Decision	GRANTED	11 August 2025
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Community Council: Merchiston (pre 28 March 2025)

24/05953/FUL (Planning Permission)	Proposed alterations to existing wall onto Cluny Drive to increase width of driveway and form pedestrian gated access. New railings on top of existing wall and new vehicular and pedestrian gates to driveway plus proposed garden shelter to rear garden. at 26 Cluny Drive Edinburgh EH10 6DP	Mr Aitken Ross., 26 Cluny Drive Edinburgh EH10 6DP	Local Delegated Decision	GRANTED	12 August 2025
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Community Council: Morningside (pre 28 March 2025)

Ward No. B11 – City Centre

25/03893/TCO (Treework Within a Conservation Area)	Large cypress tree in back garden back onto Albany street lane: crown lift to 2.5 meters above the lane to bs3998 standards. at 3F1 38 Broughton Street Broughton Edinburgh EH1 3SB	Ms Ruth Yee., 38 Broughton Street Edinburgh EH1 3SB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 August 2025
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Community Council: New Town + Broughton

25/03769/TCO (Treework Within a Conservation Area)	Large conifer full removal of tree. at 1F2 38 Broughton Street Broughton Edinburgh EH1 3SB	Ms Ruth Yee., 38 Flat 2 Broughton Street Edinburgh EH1 3SB	Delegated Decision	WITHDRAWN	12 August 2025
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Community Council: New Town + Broughton

25/03627/CLP (Certificate of Lawfulness (proposed))	Installation of a new sales unit within the existing OMNi Centre car park level -2. at 28 Greenside Row Greenside Edinburgh EH1 3AJ	Avis Budget UK Ltd., FAO: Mr George Reid Park Road Bracknell England RG12 2EW	Delegated Decision	NOT DEVELOPMENT	14 August 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03584/LBC (Listed Building Consent)	Replacement slimline double glazed sash windows in a like-for-like format. at 2F1 56 India Street New Town Edinburgh EH3 6HD	Ms Fiona Winsor., 2F1 56 India Street New Town Edinburgh EH3 6HD	Delegated Decision	GRANTED	14 August 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03604/FUL (Planning Permission)	Convert existing integral garage. Replace existing garage door with timber window and stonework to match existing. Remove existing door to rear elevation and install new window. at 15 Gayfield Place Lane Broughton Edinburgh EH1 3NZ	Mr Chris Hallewell., 15 Gayfield PLace Lane Edinburgh EH1 3NZ	Local Delegated Decision	GRANTED	13 August 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03475/LBC (Listed Building Consent)	Replace the existing single glazed sash and case timber windows with like-for-like sashes with heritage slimline double glazing including full restoration of the original case. at Flat 2 23 Great King Street New Town Edinburgh EH3 6QW	Mrs Jan Albert-Recht., Flat 2 23 Great King Street New Town Edinburgh EH3 6QW	Delegated Decision	GRANTED	14 August 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03422/LBC (Listed Building Consent)	Proposal to include: upgrading existing windows with slimline double-glazing, replacing existing bathroom window with new timber window, reinstating existing fireplaces, creating a new bedroom and installing a new door / heritage velux window, altering existing kitchen and bathroom (as amended) at 2F 27 Drummond Place Edinburgh EH3 6PN	Simon Jonathan Cave., 2F 27 Drummond Place Edinburgh EH3 6PN	Delegated Decision	GRANTED	14 August 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03240/LBC (Listed Building Consent)	Removal of wall between kitchen and adjacent room. at 28 Heriot Row New Town Edinburgh EH3 6EN	Mrs Jackie Forbes, 28 Heriot Row Edinburgh United Kingdom EH3 6EN	Delegated Decision	GRANTED	14 August 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03209/LBC (Listed Building Consent)	Internal alterations to reconfigure layout. at Flat 17 25 Simpson Loan Southside Edinburgh EH3 9GE	Mr David & Mrs Gillian Mathers., Flat 17 25 Simpson Loan Edinburgh EH3 9GE	Delegated Decision	GRANTED	14 August 2025
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Community Council: Tollcross (pre 28 March 2025)

25/03163/LBC (Listed Building Consent)	Replacement signage (as amended). at 113A - 115A George Street New Town Edinburgh EH2 4JN	Stonegate Pub Company Ltd C/o Bidwells., Broxden House Lamberkine Drive Perth PH1 1RA	Delegated Decision	GRANTED	14 August 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03170/FUL (Planning Permission)	Change of front access to accommodate two separate entrances. at 5 West Maitland Street New Town Edinburgh EH12 5DS	Keasim Ltd., 242 Morrison Street Edinburgh EH3 8DT	Local Delegated Decision	GRANTED	15 August 2025
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Community Council: West End (pre 28 March 2025)

25/03115/LBC (Listed Building Consent)	Change of front access to accommodate two separate entrances. at 5 West Maitland Street Edinburgh EH12 5DS	Keasim Ltd., 242 Morrison Street Edinburgh EH3 8DT	Delegated Decision	GRANTED	15 August 2025
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Community Council: West End (pre 28 March 2025)

25/03122/LBC (Listed Building Consent)	Amalgamation of flat 5 and 6 works include removal of dividing entrance area wall, new external door to stairwell, removal of flat 5 kitchen, and creation of new en-suite and shower room. at 2F2 60 Cumberland Street Edinburgh EH3 6RE	Iain Kennedy., 60 Cumberland Street Edinburgh EH3 6RF	Delegated Decision	GRANTED	13 August 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02995/CLP (Certificate of Lawfulness (proposed))	Installation of proposed replacement timber access doors. at 66 Grassmarket Edinburgh EH1 2JR	Bill Baber., 66 Grassmarket Edinburgh EH1 2JR	Delegated Decision	GRANTED	15 August 2025
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Community Council: Old Town (pre 28 March 2025)

25/02978/LBC (Listed Building Consent)	Replace the existing single glazed sash and case windows with double glazed upgrades. Full restoration of the original case, manufacture and install like-for-like sashes with Heritage 'slimlite' double glazing. Careful attention will be given when manufacturing new like for like sashes. All window moulds, dimensions and features of the original sashes will be retained and replicated on the new sashes. at 2F1 5 Rothesay Terrace Edinburgh EH3 7RY	David Bould., 2F1 5 Rothesay Terrace Edinburgh EH3 7RY	Delegated Decision	GRANTED	15 August 2025
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Community Council: West End (pre 28 March 2025)

25/02897/ADV (Advert Consent)	Fascia sign, projecting sign and 2x sahara website address in white vinyl lettering on glass. at 39 Frederick Street New Town Edinburgh EH2 1EP	Sahara., Primrose Hill Courtyard 7 Erskine Road London NW3 3AJ	Delegated Decision	GRANTED	15 August 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02890/LBC (Listed Building Consent)	Alterations to existing retail unit including new shopfront signage and change of shopfront colour. (AS AMENDED) at 39 Frederick Street New Town Edinburgh EH2 1EP	Sahara London Ltd., Primrose Hill Courtyard 7 Erskine Road London NW3 3AJ	Delegated Decision	GRANTED	15 August 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02224/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 2 4 Old Assembly Close 172 High Street Edinburgh EH1 1QX	Ms Nadine Douglas., 4 Flat 2, Old Assembly Close 172 High Street Edinburgh EH1 1QX	Committee Decision	REFUSED	11 August 2025
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Community Council: Old Town (pre 28 March 2025)

25/00833/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 2 19 Old Fishmarket Close 190 High Street Edinburgh EH1 1RW	Mr Raffaele Ottaviano., 19 Flat 2, Old Fishmarket Close Edinburgh EH1 1AE	Committee Decision	REFUSED	11 August 2025
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Community Council: Old Town (pre 28 March 2025)

25/00441/FULS TL (Planning Permission STL)	Change of use from residential to short term let (in retrospect). at 405 Webster's Land Edinburgh EH1 2RX	Dual Scan Ltd., 405 Websters Land Edinburgh UK EH1 2RX	Committee Decision	REFUSED	11 August 2025
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Community Council: Tollcross (pre 28 March 2025)

25/00150/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 3F2 40 St Mary's Street Edinburgh EH1 1SX	Mr Steven, 3F2 40 St Mary's Street Edinburgh EH1 1SX	Committee Decision	REFUSED	11 August 2025
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Community Council: Old Town (pre 28 March 2025)

24/05737/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short-term let visitor accommodation for over 10 years (as amended). at Flat 3 65 Holyrood Road Old Town Edinburgh EH8 8AU	Ms Joanne McDonald., 65 Flat 3 Holyrood Road Edinburgh EH8 8AU	Delegated Decision	GRANTED	12 August 2025
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

25/03381/LBC (Listed Building Consent)	Retain and restore existing window cases and replace single glazed sashes with new double glazed sashes, to match existing in like-for-like sash / pane arrangement with the exception of the non-original window 4. at BF 55 Ferry Road Edinburgh EH6 4AQ	Mr Jamie MacRae., 55A Ferry Road Edinburgh United Kingdom EH6 4AQ	Delegated Decision	GRANTED	12 August 2025
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Community Council: Leith Central

25/03303/LBC (Listed Building Consent)	To install double glazing in two rear sash and case windows, using the existing frames. at 1F 118 Newhaven Road Newhaven Edinburgh EH6 4BR	Mr Colin White, Flat 1 118 Newhaven Road Edinburgh Scotland, UK EH6 4BR	Delegated Decision	GRANTED	13 August 2025
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Community Council: Leith Central

25/00267/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 3 8 Stead's Place Edinburgh EH6 5AD	Slam Time Ltd., Flat 3 8 Stead's Place Edinburgh EH6 5AD	Committee Decision	REFUSED	11 August 2025
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Community Council: Leith Central

24/03019/FULS TL (Planning Permission STL)	Change of use and alterations to a former Ex-Servicemen's club on the ground and lower ground floors of a terraced property, to form 6 serviced apartments. at 7 Smith's Place Edinburgh EH6 8NT	MS Properties (Edinburgh) Ltd., FAO: Jimmy Singh 6 Wardie Crescent Edinburgh EH5 1AG	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	13 August 2025
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/03182/FUL (Planning Permission)	Sliding door to replace window on ground floor. Patio to be added on East facade. Gates over 900mm to be added in garden. at Flat 1 39 Paisley Drive Duddingston Edinburgh EH8 7LW	Mr Jamie Kenny, 39 39/1 Paisley Drive Edinburgh EH8 7LW	Local Delegated Decision	GRANTED	14 August 2025
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Community Council: Northfield/Willowbrae (pre 28 March 2025)

25/03062/FUL (Planning Permission)	New timber clad flat room garden room located in rear private garden. at 1 Glenlee Avenue Willowbrae Edinburgh EH8 7HQ	Mr Billy Sharp., 1 Glenlee Avenue Edinburgh EH8 7HQ	Local Delegated Decision	REFUSED	11 August 2025
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Community Council: Northfield/Willowbrae (pre 28 March 2025)

25/02652/LBC (Listed Building Consent)	To replace the existing poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. at 3F1 6 Piershill Square East Edinburgh EH8 7BD	The City Of Edinburgh Council., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	12 August 2025
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Community Council: Northfield/Willowbrae (pre 28 March 2025)

25/02674/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. at 2F2 9 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council., 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	14 August 2025
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Community Council: Northfield/Willowbrae (pre 28 March 2025)

25/02695/LBC (Listed Building Consent)	To replace the existing poor quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. at 2F1 13 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council (CEC)., FAO. Anna McCabe. 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	13 August 2025
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Community Council: Northfield/Willowbrae (pre 28 March 2025)

25/02697/LBC (Listed Building Consent)	Works involve the replacement of poor quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. at 2F2 13 Piershill Square East Edinburgh EH8 7BE	The City Of Edinburgh Council (CEC)., FAO. Anna McCabe. 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	13 August 2025
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Community Council: Northfield/Willowbrae (pre 28 March 2025)

25/00832/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 3F2 25 Waverley Park Abbeyhill Edinburgh EH8 8ES	Ms Marta Collings., 3F2 25 Waverley Park Abbeyhill Edinburgh EH8 8ES	Committee Decision	REFUSED	11 August 2025
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B15 – Southside/Newington

25/03576/TCO (Treework Within a Conservation Area)	Diverse spp. as listed on the site plan on p.3 of the supporting document. at 14 Ross Road Mayfield Edinburgh EH16 5QN	Dr Robert Pearce., 14 Ross Road Edinburgh EH16 5QN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 August 2025
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Community Council: Grange/Prestonfield

25/03440/LBC (Listed Building Consent)	Proposed replacement of existing roof lights. at 1 - 7 Roxburgh Street Newington Edinburgh EH8 9TA	The University Of Edinburgh The University Court., Old College South Bridge Edinburgh EH8 9YL	Delegated Decision	GRANTED	12 August 2025
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Community Council: Southside (pre 28 March 2025)

25/03449/LBC (Listed Building Consent)	Alterations, relocation of kitchen, removal of previously installed en-suite and wardrobes, formation of shower room and associated works. at Flat 2 22 Minto Street Newington Edinburgh EH9 1RQ	Mr And Mrs David And Corinne Telford., Flat 2 22 Minto Street Edinburgh Scotland EH9 1RQ	Delegated Decision	PERMISSION IS NOT REQUIRED	15 August 2025
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Community Council: Grange/Prestonfield

25/03431/LBC (Listed Building Consent)	Alterations to flat to install slimlite double glazed units and internal alterations to form internal kitchen. at 1F2 14 Clerk Street Newington Edinburgh EH8 9HX	Arcinvest Property Ltd., Bonnington Bond 2 Anderson Place Edinburgh United Kingdom EH6 5NP	Delegated Decision	GRANTED	14 August 2025
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Community Council: Southside (pre 28 March 2025)

25/03331/LBC (Listed Building Consent)	Alterations to create new window and door openings. Internal alterations to upgrade the thermal performance of the building fabric, and to add a shower room at the first floor of the rear outshoot. at 18 Moston Terrace Prestonfield Edinburgh EH9 2DE	Mr Andrew And Mrs Fiona Gellatly., 18 Moston Terrace Edinburgh EH9 2DE	Delegated Decision	GRANTED	15 August 2025
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Community Council: Grange/Prestonfield

25/03332/FUL (Planning Permission)	Alterations to existing house to create new doors and windows to the rear outshoot. at 18 Moston Terrace Prestonfield Edinburgh EH9 2DE	Mr Andrew And Mrs Fiona Gellatly., 18 Moston Terrace Edinburgh EH9 2DE	Local Delegated Decision	GRANTED	15 August 2025
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Community Council: Grange/Prestonfield

25/03138/FUL (Planning Permission)	Rear extension, and terrace area to terraced property. at 16 West Mains Road Edinburgh EH9 3BG	Mr S Ferriman., 16 West Mains Road Blackford Edinburgh EH9 3BG	Local Delegated Decision	GRANTED	15 August 2025
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Community Council: Grange/Prestonfield

25/03061/CLP (Certificate of Lawfulness (proposed))	Installation of ballasted roof edge protection. All proprietary systems, galvanised steel railings, recycled uPVC ballast counter weights. Installation only for maintenance purposes. at University Of Edinburgh James Clerk Maxwell Building Peter Guthrie Tait Road Blackford Edinburgh EH9 3FD	The University Of Edinburgh., 9 Infirmary Street Edinburgh EH1 1NP	Delegated Decision	GRANTED	12 August 2025
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Community Council: Grange/Prestonfield

25/02938/FUL (Planning Permission)	Application for a change of use from class 1A shop to class 3 restaurant with full cooking and all associated site works. at 50 - 52 Ratcliffe Terrace Newington Edinburgh EH9 1ST	689 Catering Ltd., 50 Ratcliffe Terrace Edinburgh EH9 1ST	Local Delegated Decision	GRANTED	12 August 2025
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Community Council: Grange/Prestonfield

25/02816/FUL (Planning Permission)	Removal of 3 No. antennas (2 No. internal; 1 No. face- mounted on central plantroom) and all ancillary development. Installation of 12No. antennas (paired off in 3 No. locations on the rooftop), 2 No. 300mm dishes, and all ancillary development. at National Library Of Scotland 33 Salisbury Place Edinburgh EH9 1SL	Cornerstone., Hive 2 1530 Arlington Business Park Theale England RG7 4SA	Local Delegated Decision	GRANTED	13 August 2025
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Community Council: Grange/Prestonfield

25/02516/LBC (Listed Building Consent)	Single storey extension to the rear. at 57 Grange Road Grange Edinburgh EH9 1TY	Mr S Glass., 57 Grange Road Grange Edinburgh EH9 1TY	Delegated Decision	REFUSED	13 August 2025
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/02518/FUL (Planning Permission)	Single storey extension. at 57 Grange Road Edinburgh EH9 1TY	Mr S Glass., 57 Grange Road Grange Edinburgh EH9 1TY	Local Delegated Decision	REFUSED	13 August 2025
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/00812/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 5 30 West Crosscauseway Newington Edinburgh EH8 9JP	Ms Louise Waugh., 30 Flat 5, West Crosscauseway Edinburgh EH8 9JP	Committee Decision	REFUSED	11 August 2025
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Community Council: Southside (pre 28 March 2025)

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/03631/FUL (Planning Permission)	Removal of conservatory and formation of single storey rear extension. at 186 The Murrays Brae Hyvots Bank Edinburgh EH17 8UH	Mr Karl Wendland., 186 The Murrays Brae Edinburgh EH17 8UH	Local Delegated Decision	GRANTED	11 August 2025
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Community Council: Gilmerton/Straiton/Inch

25/02802/PND (Prior Notification of Demolition Dev.)	Prior Notification for Demolition of buildings. at 7, 8 Gilmerton Station Road Edinburgh EH17 8RZ	Bernard Hunter Ltd., FAO: Jim Rafferty 13 Leeburn View Peebles EH45 9LS	Delegated Decision	PERMITTED DEVELOPMENT	12 August 2025
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/03150/LBC (Listed Building Consent)	Internal alterations and proposal to erect new raised patio that provides stepped access to garden. at 10 East Brighton Crescent Portobello West Edinburgh EH15 1LR	Mr Jody Megson., 10 East Brighton Crescent Portobello West Edinburgh EH15 1LR	Delegated Decision	GRANTED	11 August 2025
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Community Council: Portobello (pre 28 March 2025)

25/03141/FUL (Planning Permission)	The proposal is to extend the whole east side of the house, including the roof by four metres. at 15 Southfield Road West Edinburgh EH15 1RH	Mr Steven Riddell., 15 Southfield Road West, Edinburgh UK EH15 1RH	Local Delegated Decision	GRANTED	15 August 2025
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Community Council: Northfield/Willowbrae (pre 28 March 2025)

25/03016/LBC (Listed Building Consent)	Resistant paint to Memorial cast iron drinking fountain. at Dr A Balfour Drinking Fountain Klondyke Street Newcraighall Musselburgh	Mitie Group Plc., Ms Laura Miller 35 Duchess Road Rutherglen Glasgow G73 1AU	Delegated Decision	GRANTED	12 August 2025
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Community Council: Craigmillar

25/01952/CON (Conservation Area Consent)	Complete demolition in a conservation area. at 3 Windsor Place Portobello East Edinburgh EH15 2AJ	Portobello Mews LLP., Mr Alasdair Mackenzie North Trinity House 116 Trinity Road Edinburgh EH5 3JZ	Committee Decision	GRANTED	12 August 2025
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Community Council: Portobello (pre 28 March 2025)

25/01368/LBC (Listed Building Consent)	Repair and reinstatement of pitched roofs, reinstatement and alteration of mansard and kiln roofs and ventilators above. at Unit 8 146 Duddingston Road West Duddingston Edinburgh EH16 4AP	Peffermill Developments Ltd., FAO: Mr Stoil Ivanov 29 York Place Edinburgh EH1 3HP	Delegated Decision	WITHDRAWN	12 August 2025
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Community Council: Craigmillar

[Wards](#)