

Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **25 August 2025**

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

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

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

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

Planning decisions are on a separate document.

Wards – click on the links below

[Ward B01 - Almond](#)
[Ward B02 – Pentland Hills](#)
[Ward B03 – Drum Brae/Gyle](#)
[Ward B04 – Forth](#)
[Ward B05 – Inverleith](#)
[Ward B06 – Corstorphine/Murrayfield](#)
[Ward B07 – Sighthill/Gorgie](#)
[Ward B08 – Colinton/Fairmilehead](#)
[Ward B09 – Fountainbridge/Craiglockhart](#)
[Ward B10 – Morningside](#)
[Ward B11 – City Centre](#)
[Ward B12 – Leith Walk](#)
[Ward B13 – Leith](#)
[Ward B14 – Craighentilly/Duddingston](#)
[Ward B15 – Southside/Newington](#)
[Ward B16 – Liberton/Gilmerton](#)
[Ward B17 – Portobello/Craigmillar](#)

Where can I see the documents?

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

What Can I Comment on?

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

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

EXAMPLES

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

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

How Can I Comment?

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

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

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

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

What Happens to my Comments?

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

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

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

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

Any Questions?

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

Ward No. B01 – Almond

1. Planning Applications

	Construction of the storage areas as consented in Application 22/05925/HSC has not started. An alternative storage plan for the site has been created and this application is for modification of the condition attached to the existing hazardous substances consent as per the new site location plan. at 1 Royal Elizabeth Yard Dalmeny Kirkliston EH29 9EN 25/03866/HSC	Blyth And Blyth Consulting Engineers Ltd. FAO: Glen Maloney 60 South Gyle Crescent Edinburgh EH129EB	Royal Elizabeth Bond Limited., 68 Grafton Way London W1T5DS	Delegated Decision	Registered on: 20/08/2025 <u>Advertised on:</u> 29/08/2025 <u>Comments Due by</u> 19.09.2025	Blair Burnett blair.burnett@edinburgh.gov.uk Community Council: Queensferry + District Hazardous Substances Consents
	Garage conversion and front extension infill. at 11 Silverknowes Brae Edinburgh EH4 5PH 25/04033/FUL	Maxwell72 Architects. FAO: Maxwell Davidson 19 Echline Terrace S Queensferry Edinburgh EH30 9XH	Mrs E Mcfarlane., 11 Silverknowes Brae Edinburgh EH4 5PH	Local Delegated Decision	Registered on: 13/08/2025 <u>Comments Due by</u> 10.09.2025	Mateusz Grech mateusz.grech@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) Householder Developments
	Proposed rear extension, and front bay window. at 38 Inchcolm Terrace South Queensferry EH30 9NA 25/04181/FUL	N7 Design Studio Ltd. FAO: Nick Walker. 4 Catelbock Gardens Kirkliston EH29 9GR	Mr Alexander Boyd., 38 Inchcolm Terrace South Queensferry EH30 9NA	Local Delegated Decision	Registered on: 14/08/2025 <u>Comments Due by</u> 10.09.2025	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Queensferry + District Householder Developments
	We require to relocate and consolidate our two immigration halls into one hall on the Ground floor of the North Terminal building. at Main Terminal 1 Edinburgh Airport Jubilee Road Edinburgh EH12 9DN 25/04297/PNE		Edinburgh Airport Limited., FAO. Robyn Montgomery Edinburgh Airport 2nd Floor Terminal Building EH12 9DN	Delegated Decision	Registered on: 20/08/2025 <u>Comments Due by</u> 10.09.2025	Blair Burnett blair.burnett@edinburgh.gov.uk Community Council: Ratho + District Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

	<p>Poplar tree removal, due to lost limbs in high winds. at 8 Marchfield Park Corbiehill Edinburgh EH4 5BW</p> <p>25/04309/TPO</p>	<p>Fergus Morrison. 4 Barton Park Avenue Edinburgh EH4 6ES</p>	<p>Mrs Dawn Curlewis., 8 Marchfield Park Edinburgh EH4 5BW</p>	<p>Delegated Decision</p>	<p>Registered on: 22/08/2025</p>	<p>Tree Team planningtrees@edinburgh.gov.uk</p> <p>Community Council: Davidson Mains+Silverknowes (Inactive)</p> <p>TCO and TPO submissions</p>
--	--	--	--	---------------------------	---	---

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B02 – Pentland Hills

1. Planning Applications

	<p>Temporary planning permission for storage area containing materials required for carrying out field drainage works and stone boundary wall repairs. at Land 340 Metres East Of Newhouse Livery Long Dalmahoy Road Dalmahoy Kirknewton</p> <p>25/04047/FUL</p>	<p>Robertson Architecture & Design. FAO: Euan Thomas James Robertson Field House 17 Clifton Road East Calder EH53 0HJ</p>	<p>Elaine Stephen., 7 Main Street Kirknewton Livingston EH27 8AJ</p>	<p>Local Delegated Decision</p>	<p>Registered on: 06/08/2025</p> <p>Comments Due by 09.09.2025</p>	<p>Local1 Team</p> <p>Community Council: Ratho + District</p> <p>Other Developments - Local</p>
--	--	---	--	---------------------------------	--	---

<p>Balerno Conservation Area</p>	<p>Proposed internal alterations to from additional bedroom to existing property with new front elevation window locations. at 12 Bavelaw Road Balerno EH14 7AD</p> <p>25/04123/FUL</p>	<p>Peter Miller. Mitchell House 5 Mitchell Street Edinburgh EH6 7BG</p>	<p>Mrs Jennifer Bow., 12 Bavelaw Road Balerno Edinburgh UK EH14 7AD</p>	<p>Local Delegated Decision</p>	<p>Registered on: 11/08/2025</p> <p>Site Notice posted on: 29/08/2025</p> <p>Advertised on: 29/08/2025</p> <p>Comments Due by 19.09.2025</p>	<p>Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk</p> <p>Community Council: Balerno</p> <p>Householder Developments</p>
----------------------------------	---	---	---	---------------------------------	--	--

	Erection of a one-and-a-half-storey garage /workshop and home office. at Malleny Mill 31 Malleny Millgate Malleny Mills Balerno EH14 7AY 25/04127/FUL	Arka Architects. FAO. Derek Milne. The Loft The Tattie Kirk Cow Wynd Falkirk FK1 1PU	Mr Murray Roberts., Malleny Mill 31 Malleny Millgate Malleny Mills Balerno EH14 7AY	Local Delegated Decision	Registered on: 13/08/2025 <u>Comments</u> <u>Due by</u> 10.09.2025	Anika Taylor anika.taylor@edinburgh.gov.uk Community Council: Balerno Householder Developments
Juniper Green Conservation Area	Amend design of house which was previously approved under original Planning Application 17/00862/FUL - works started on 04/10/2021. at Land 21 Metres West Of 14 Belmont Road Juniper Green 25/04150/FUL	QB Wood Architects. FAO. Steven Wootton. The Station Masters Office Station Road South Queensferry EH30 9JP	George Andrews., 8 Bughtlin Gardens Edinburgh EH12 8XB	Delegated Decision	Registered on: 12/08/2025 <u>Site Notice</u> <u>posted on:</u> 29/08/2025 <u>Advertised</u> <u>on:</u> 29/08/2025 <u>Comments</u> <u>Due by</u> 19.09.2025	Craig Zirmer craig.zirmer@edinburgh.gov.uk Community Council: Juniper Green + Baberton Mains Householder Developments
	External alterations to elevations, associated plant and infrastructure, including a plant platform with ducting into existing building at first floor level, a nitrogen tank storage area, a chemical waste storage area, a generator area, a bin store area, bollards, relocation of smoking shelter, extension of existing service yard road, and, erection of 1.8m palisade fence to the rear and east of the building, including secure new sliding gate to access the service yard, and x2 personnel gates. at 49 Research Avenue North Riccarton Currie EH14 4AP 25/04207/FUL	Calton Planning & Development. FAO: Emily Bates 10 Rutland Square Edinburgh EH1 2AS	Heriot Watt University & CRL Edinburgh Ltd., FAO: Leighton Davies Research Centre Tranent EH33 2NE	Delegated Decision	Registered on: 15/08/2025 <u>Advertised</u> <u>on:</u> 29/08/2025 <u>Comments</u> <u>Due by</u> 19.09.2025	James Armstrong james.armstrong@edinburgh.gov.uk Community Council: Currie Other Developments - Local

2. Proposal of Application Notice

Hermiston Conservation Area	AI data centre campus with a 200MW demand utility capacity with car parking, landscaping, roads, access and associated works. at Land 300 Metres North Of 50 Research Avenue North Riccarton Currie 25/03978/PAN	AAH Consultants. FAO: Bethany Scott 1 Bar Lane York YO2 6JU	Apatura DC Project 11 Ltd., 3rd Floor 1 Ashley Road Altringham Cheshire WA24 2DT	Additional Consultation Required None.	Registered on: 01/08/2025 Earliest date for planning application 24.10.2025	Lewis McWilliam lewis.mcwilliam@edinburgh.gov.uk Community Council: Currie PAN submissions
-----------------------------	---	---	--	---	--	---

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

1. Planning Applications

	1 storey side extension to add 3rd bedroom. at Flat 2 50 Rannoch Road Edinburgh EH4 7EN 25/04117/FUL		Zarah McVey., Flat 2 50 Rannoch Road Edinburgh EH4 7EN	Local Delegated Decision	Registered on: 15/08/2025 <u>Comments</u> <u>Due by</u> 10.09.2025	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments
	Proposed single storey rear extension and alterations. at 22 North Gyle Drive North Gyle Edinburgh EH12 8JN 25/04248/FUL	LSM Architecture. FAO. Michelle An. 35 Guthrie Street Edinburgh EH1 1JG	Mr & Mrs Neil & Nichola Boyd & McComb., 22 North Gyle Drive North Gyle Edinburgh EH12 8JN	Local Delegated Decision	Registered on: 18/08/2025 <u>Comments</u> <u>Due by</u> 11.09.2025	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Corstorphine + Gyle Householder Developments

	Change of use from dwelling to short term let. at Flat 3 4 South Gyle Mains Edinburgh EH12 9EP 25/04331/FULSTL	A.S Associates Ltd. FAO: Allie Arthur 154 High Street Newburgh Fife KY14 6DZ	Nayana Tripathi., Flat 3 4 South Gyle Mains Edinburgh EH12 9EP	Local Delegated Decision	Registered on: 21/08/2025 <u>Comments Due by</u> 12.09.2025	Improvement Team Community Council: Corstorphine + Gyle Other Developments - Local
--	---	---	---	--------------------------	--	---

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Erection of a conservatory. at 16 Craigs Bank Craigmount Edinburgh EH12 8HD 25/04180/CLP	John Gordon Associates Ltd. 3 Dean Acres Comrie Dunfermline KY12 9XS	Mr & Mrs Reynolds., 16 Craigs Bank Edinburgh United Kingdom EH12 8HD	Delegated Decision	Registered on: 14/08/2025	Mykhailo Kovalov mykhailo.kovalov@edinburgh.gov.uk Community Council: Corstorphine + Gyle CLE and CLP submissions
--	--	--	--	--------------------	-------------------------------------	---

[Wards](#)

Ward No.B04 – Forth

1. Planning Applications

Victoria Park Conservation Area	Removal of lino paint and restoration of stone on front elevation of house in a conservation area. The existing paint is damaging the stone and bubbling in places. Proposal is for specialist removal of the lino paint, followed by assessment and repair of the stone beneath. at 37 Dudley Crescent Edinburgh EH6 4QJ 25/03876/FUL		Mr Owen Green., 37 Dudley Crescent Edinburgh EH6 4QJ	Local Delegated Decision	Registered on: 28/07/2025 <u>Site Notice posted on:</u> 29/08/2025 <u>Advertised on:</u> 29/08/2025 <u>Comments Due by</u> 19.09.2025	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Trinity Householder Developments
---------------------------------	---	--	---	--------------------------	--	---

	Relocation of proposed extract ventilation flue to the rear of the property to the external elevation. at 242A Crewe Road North Edinburgh EH5 1LW 25/03928/FUL	David Bell Architect. FAO: David Bell 1 John's Place Edinburgh EH4 2WL	D&A Edinburgh Ltd., FAO: Imran Tariq 64 Caldercruix Crescent Livingston Scotland EH54 7FT	Delegated Decision	Registered on: 08/08/2025 <u>Comments</u> <u>Due by</u> 09.09.2025	Stephanie Fraser stephanie.fraser@ edinburgh.gov.uk Community Council: Granton + District Other Developments - Local
--	--	--	---	-----------------------	---	--

	Upper extension above existing living room. at 45 Craighall Crescent Edinburgh EH6 4SL 25/04118/FUL	Biomorphis. FAO: Adriana Koluszko Drill Hall 36 Dalmeny Street Edinburgh EH6 8RG	Victoria Adam., 45 Craighall Crescent Edinburgh EH6 4SL	Local Delegated Decision	Registered on: 14/08/2025 <u>Comments</u> <u>Due by</u> 10.09.2025	Mathilde Delestre mathilde.delestre @edinburgh.gov.uk Community Council: Trinity Householder Developments
--	--	--	---	--------------------------------	---	---

Listed Category: C Trinity Conservation Area	Replace existing conservatory with new glazed garden room. Alter and extend existing entrance porch and rationalise existing entrance layout. at 74 Trinity Road Edinburgh EH5 3JT 25/04140/FUL	Roxburgh McEwan Architects. FAO: Elizabeth Roxburgh 42 Forbes Road Edinburgh EH10 4ED	Iain Campbell.,	Delegated Decision	Registered on: 12/08/2025 <u>Site Notice</u> <u>posted on:</u> 29/08/2025 <u>Advertised</u> <u>on:</u> 29/08/2025 <u>Comments</u> <u>Due by</u> 19.09.2025	Local1 Team Community Council: Trinity Householder Developments
--	---	--	-----------------	-----------------------	---	---

2. Proposal of Application Notice

3. Trees in Conservation Area

Newhaven Conservation Area	Due to dieback and location to surrounding buildings for its size. at 7 Lixmount Gardens Trinity Edinburgh EH5 3DH 25/04223/TCO	GM Tree Services. FAO: Graham Miller. 40 Forbes Road Rosyth KY11 2AN	Miss Katie Barnett., 7 Lixmount Gardens Trinity Edinburgh EH5 3DH	Delegated Decision	Registered on: 19/08/2025	Alastair Barnes alastair.barnes@e dinburgh.gov.uk Community Council: Trinity TCO and TPO submissions
----------------------------------	---	--	---	-----------------------	--	--

Victoria Park Conservation Area	Cherry tree removal. at 10 Summerside Street Trinity Edinburgh EH6 4NU 25/04306/TCO	Fergus Morrison. 4 Barton Park Avenue Edinburgh EH4 6ES	Mrs Mary Stewart., 10 Summerside Street Edinburgh EH6 4NU	Delegated Decision	Registered on: 20/08/2025	Tree Team planningtrees@edi nburgh.gov.uk Community Council: Trinity TCO and TPO submissions
---------------------------------------	---	---	---	-----------------------	--	--

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Remove fence and use front garden as driveway. at 46 Clark Avenue Edinburgh EH5 3AY 25/04324/CLP		Miss Sarah Grant., 46 Clark Avenue Edinburgh EH5 3AY	Delegated Decision	Registered on: 21/08/2025	Mykhailo Kovalov mykhailo.kovalov @edinburgh.gov.uk Community Council: Trinity CLE and CLP submissions
--	---	--	---	-----------------------	--	--

[Wards](#)

Ward No. B05 – Inverleith

1. Planning Applications

	Construct porch to the front of the property and extend garage. Construct single storey flat roof extension to the rear of the property. Construct garden room. Convert attic and construct dormer windows to the front and rear. at 33 Craigleith Hill Craigleith Edinburgh EH4 2EG 25/04242/FUL	Stuart Robinson. Flat 2 9 Jordan Lane Edinburgh EH10 4RB	Mr Keith Pollock., 33 Craigleith Hill Edinburgh Scotland EH4 2EG	Local Delegated Decision	Registered on: 18/08/2025 <u>Comments</u> <u>Due by</u> 11.09.2025	Mathilde Delestre mathilde.delestre @edinburgh.gov.uk Community Council: Craigleith + Blackhall Householder Developments
--	---	---	--	--------------------------------	---	---

New Town Conservation Area	Retrospective change of use of premises from residential flat to short term let accommodation. at Flat 3 17 Eyre Place Edinburgh EH3 5EW 25/04314/FULSTL		Edinburgh Stays Ltd., FAO: William Wilson 40 Logie Green Road Edinburgh EH7 4HD	Local Delegated Decision	Registered on: 25/08/2025 <u>Site Notice</u> <u>posted on:</u> 29/08/2025 <u>Advertised</u> <u>on:</u> 29/08/2025 <u>Comments</u> <u>Due by</u> 19.09.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
----------------------------------	---	--	---	--------------------------------	---	--

	Conversion of attic space to create four-bedroom maisonette flat. Proposals also include internal alterations to the existing flat, a new staircase, a new dormer and new roof lights. at 16 Keith Row Edinburgh EH4 3NL 25/04326/FUL		Robbie Scott-Larsen & Imogen Strzelecki., 16 Keith Row Edinburgh EH4 3NL	Delegated Decision	Registered on: 21/08/2025 <u>Comments</u> <u>Due by</u> 15.09.2025	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Craigleith + Blackhall Householder Developments
--	--	--	---	--------------------	--	--

2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: B New Town Conservation Area	T508 Small leaved lime retrospective application due to the removal of the failed stem recently damaged in Storm Floris. at 54 Henderson Row Edinburgh EH3 5BJ 25/04124/TCO	Thomson Trees Ltd. FAO: Eve Reid Kaimes Station Road West Linton EH46 7BX	Gary White., 42 Henderson Row Edinburgh Scotland EH3 5BL	Delegated Decision	Registered on: 19/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
--	--	--	--	--------------------	-------------------------------------	--

New Town Conservation Area	Decayed Hawthorn and dead Elder - Full removal of both trees. at 1F 12 Saxe-coburg Place Stockbridge Edinburgh EH3 5BR 25/04221/TCO	Steven Purdie. 6 Craigleith Hill Crescent Edinburgh EH4 2JE	Ms Suzanne Etheridge., 1F 12 Saxe-coburg Place Stockbridge Edinburgh EH3 5BR	Delegated Decision	Registered on: 19/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
----------------------------	--	---	---	--------------------	-------------------------------------	--

Listed Category: B New Town Conservation Area	T508 Lime tree reduce height up to 8m & lateral by up to 3m, install static bracing of the remaining stems. at 54 Henderson Row Edinburgh EH3 5BJ 25/04252/TCO	Alison Mcmanus. Kaimes West Linton EH46 7BX	The Edinburgh Academy., 42 Henderson Row Edinburgh EH3 5BL	Delegated Decision	Registered on: 22/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
--	---	--	---	--------------------	-------------------------------------	--

Stockbridge Conservation Area	Cherry tree cut to stump. at 10 Bell Place Stockbridge Edinburgh EH3 5HT 25/04280/TCO	Alison Mcmanus. Kaimes West Linton EH46 7BX	Mr Hamish Whyte., 10 Bell Place Edinburgh UK EH3 5HT	Delegated Decision	Registered on: 19/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
-------------------------------	---	--	--	--------------------	-------------------------------------	--

Listed Category: B Inverleith Conservation Area	T1 Cherry, reduce canopy NSEW by up to 1m. T2 Elm, remove self-seeded multi stem Elm, too large for space. T3 Cotoneaster, reduce by 1m NSEW. T4 Holly, remove Holly. T6 Elm, remove tree. T7 Tilia, reduce by 1m NSEW. at 2 Inverleith Terrace Lane Edinburgh EH3 5NP 25/04339/TCO	Edinburgh Tree Surgeons. FAO: Alan Dewar 54 Penicuik Road Roslin EH25 9LH	Carla Corrieri., 2 Inverleith Terrace Lane Edinburgh EH3 5NP	Delegated Decision	Registered on: 25/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
--	---	---	--	--------------------	-------------------------------------	--

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

New Town Conservation Area	Short term let. at 5A Dean Park Mews Stockbridge Edinburgh EH4 1EE 25/03861/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Hector Muir., 5A Dean Park Mews Stockbridge Edinburgh EH4 1EE	Delegated Decision	Registered on: 07/08/2025	Improvement Team Community Council: Stockbridge + Inverleith CLE and CLP submissions
----------------------------	--	---	--	--------------------	-------------------------------------	---

New Town Conservation Area	Short term let. at Flat 3 1 Dean Street Stockbridge Edinburgh EH4 1LN 25/04269/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Robert Christie., 29 Dalvenie Road Banchory AB31 5UX	Delegated Decision	Registered on: 20/08/2025	Improvement Team Community Council: Stockbridge + Inverleith CLE and CLP submissions
----------------------------	--	---	--	--------------------	-------------------------------------	---

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield**1. Planning Applications**

	<p>Proposal to locate 2 cold water storage tanks in the south stand car park. Tanks are approx' 11x3x3m and will have an adjacent booster set. The client intends to screen the tanks to mitigate any visual effect on adjacent war memorial. Set tight against rear fence they are out with any crowd zone and have a handrail at the exposed slab change of level.</p> <p>at Murrayfield Stadium 102A Roseburn Street Edinburgh EH12 5PJ</p> <p>25/04090/FUL</p>	<p>Holmes Miller. FAO: Robert Kennedy 89 Minerva Street Glasgow G3 8LE</p>	<p>Scottish Rugby., SG Murrayfield Stadium Roseburn Crescent Edinburgh EH12 5PJ</p>	Delegated Decision	<p>Registered on: 08/08/2025</p> <p><u>Comments</u> <u>Due by</u> 10.09.2025</p>	<p>Local1 Team</p> <p>Community Council: Murrayfield</p> <p>Other Developments - Local</p>
	<p>Full width rear extension of roughly 4m with attic conversion to existing attic space.</p> <p>at 38 Meadowhouse Road Carrick Knowe Edinburgh EH12 7HS</p> <p>25/04178/FUL</p>	<p>Murdoch Wilson (Wst Reg St). FAO. Murdoch Wilson 126 West Regent Street Glasgow G2 2RQ</p>	<p>Mrs Janice Taylor., 38 Meadowhouse Road Carrick Knowe Edinburgh EH12 7HS</p>	Local Delegated Decision	<p>Registered on: 15/08/2025</p> <p><u>Comments</u> <u>Due by</u> 10.09.2025</p>	<p>Mathilde Delestre mathilde.delestre@edinburgh.gov.uk</p> <p>Community Council: Corstorphine + Clermiston</p> <p>Householder Developments</p>

2. Proposal of Application Notice**3. Trees in Conservation Area****4. Tree Preservation Orders****5. Prior Notification - Telecommunications****6. Certificate of Lawfulness Existing**

7. Certificate of Lawfulness Proposed

	<p>Permission is being sought for an event to be hosted within the grounds of Edinburgh Zoo called 'Edinburgh Zoo's Giant Lanterns', which will be in-situ over winter from 14 November 2025 - 22 February 2026. This is a lights trail event with lantern structures of varying size made from steel with painted silks covering lights within. The structures are situated along a 1km route of the lower zoo to form a route guests walk round, with stops for catering opportunities.</p> <p>at Mansion House Edinburgh Zoo 134 Corstorphine Road Murrayfield Edinburgh EH12 6TS</p> <p>25/04147/CLP</p>		<p>Royal Zoological Society Of Scotland., Miss Lindsay Ross Edinburgh Zoo 134 Corstorphine Road Edinburgh Scotland EH126TS</p>	Delegated Decision	<p>Registered on: 12/08/2025</p>	<p>Conor MacGreevy conor.macgreevy@edinburgh.gov.uk</p> <p>Community Council: Corstorphine + Clermiston</p> <p>CLE and CLP submissions</p>
	<p>New large opening and sliding doors to rear.</p> <p>at 24 Belford Avenue Ravelston Edinburgh EH4 3EJ</p> <p>25/04167/CLP</p>	<p>Louise McBride Architect Ltd. 8 Brae Park Road Edinburgh EH4 6DN</p>	<p>Mr Andrew Woods., 24 Belford Avenue Ravelston Edinburgh EH4 3EJ</p>	Delegated Decision	<p>Registered on: 13/08/2025</p>	<p>Mykhailo Kovalov mykhailo.kovalov@edinburgh.gov.uk</p> <p>Community Council: Craigleith + Blackhall</p> <p>CLE and CLP submissions</p>

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

1. Planning Applications

	<p>Proposed free-standing double garage to side garden.</p> <p>at 21 Stenhouse Avenue Stenhouse Edinburgh EH11 3HZ</p> <p>25/04195/FUL</p>	<p>Capital Draughting Consultants Ltd. FAO: Keith Henderson 40 Dinmont Drive Edinburgh EH16 5RR</p>	<p>Mr K Black., 21 Stenhouse Avenue Edinburgh United Kingdom EH11 3HZ</p>	Local Delegated Decision	<p>Registered on: 18/08/2025</p> <p><u>Comments</u> <u>Due by</u> 10.09.2025</p>	<p>Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk</p> <p>Community Council: Stenhouse, Saughton Mains + Whitson</p> <p>Householder Developments</p>
--	--	---	---	--------------------------	--	--

2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: B	Cherry as per report. at 12 Lewis Terrace	Heartwood Tree Care Ltd. FAO: Andrew McAlpine	Mrs Paula Frame., 12 Lewis Terrace Edinburgh EH11 2BT	Delegated Decision	Registered on: 20/08/2025	Tree Team planningtrees@edinburgh.gov.uk
Dalry Conservation Area	Dalry Edinburgh EH11 2BT 25/04284/TCO	4 Ransfield Cottages Ransfield Road Ratho EH28 8NS				Community Council: Gorgie + Dalry TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

1. Planning Applications

	Construction of a garden pod. at Flat 1 1 Comiston Farm Close Edinburgh EH10 6BF 25/04209/FUL	EKJN Architects. FAO: Aleksandra Czekaj Bryerton House 129 High Street Linlithgow EH49 7AQ	Urban Pods., Mr Ross Iwaniec Unit 19 Napier Square Livingston United Kingdom EH54 5DG	Local Delegated Decision	Registered on: 21/08/2025 <u>Comments Due by</u> 11.09.2025	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Fairmilehead Householder Developments
--	--	--	---	--------------------------	--	--

	Proposed single-storey extension to the side of the existing property. The new extension will contain the relocated kitchen and a split-level seating area. at 32 Dregghorn Park Edinburgh EH13 9PJ 25/04323/FUL		BlueDoor Architecture., FAO: Andy Lumsden 9 Canaan Lane Edinburgh EH10 4SZ	Local Delegated Decision	Registered on: 21/08/2025 <u>Comments Due by</u> 15.09.2025	Mateusz Grech mateusz.grech@edinburgh.gov.uk Community Council: Colinton Householder Developments
--	---	--	--	--------------------------	--	---

2. Proposal of Application Notice

3. Trees in Conservation Area

Colinton Conservation Area	T1 Yew removal, tree is close to building and home-owner anxious about kids eating berries. at 21 Barnshot Road Edinburgh EH13 0DJ 25/04325/TCO	Eskbank Tree Care. FAO: Scott Dunlop 12 Shiel Hall Square Rosewell EH24 9DA	Eskbank Tree Care., FAO: Scott Dunlop 12 Shiel Hall Square Rosewell EH24 9DA	Delegated Decision	Registered on: 21/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Colinton TCO and TPO submissions
----------------------------	--	---	--	--------------------	----------------------------------	--

4. Tree Preservation Orders
5. Prior Notification - Telecommunications
6. Certificate of Lawfulness Existing
7. Certificate of Lawfulness Proposed
[Wards](#)

Ward No.B09 – Fountainbridge/Craiglockhart

1. Planning Applications
2. Proposal of Application Notice
3. Trees in Conservation Area
4. Tree Preservation Orders
5. Prior Notification - Telecommunications
6. Certificate of Lawfulness Existing
7. Certificate of Lawfulness Proposed
[Wards](#)

Ward No. B10 – Morningside

1. Planning Applications

	Retrospective change of use of premises to short-term let accommodation. at Flat 2 6 Myreside View Edinburgh EH14 1AG 25/04014/FULSTL		Louise Irvine., Flat 2 6 Myreside View Edinburgh EH14 1AG	Local Delegated Decision	Registered on: 18/08/2025 Comments Due by 10.09.2025	Improvement Team Community Council: Merchiston Other Developments - Local
Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Change of Use from private residential to nursery. at 8 Bruntsfield Terrace Edinburgh EH10 4EX 25/04143/FUL	Stuart Robinson. Flat 2 9 Jordan Lane Edinburgh EH10 4RB	Forbes Nursery., FAO: Anthony Duriez 7 Bruntsfield Terrace Edinburgh Scotland EH10 4EX	Delegated Decision	Registered on: 12/08/2025 Site Notice posted on: 29/08/2025 Advertised on: 29/08/2025 Comments Due by 19.09.2025	Local1 Team Community Council: Merchiston Other Developments - Local

Marchmont, Meadows And Bruntsfield Conservation Area	Retrospective change of use of former convenience store from residential to STL. at 67 Viewforth Edinburgh EH10 4LQ 25/04224/FULSTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mohammed Hafeez., 67 Viewforth Edinburgh EH10 4LQ	Local Delegated Decision	Registered on: 18/08/2025 Site Notice posted on: 29/08/2025 Advertised on: 29/08/2025 Comments Due by 19.09.2025	Improvement Team Community Council: Merchiston Other Developments - Local
--	--	---	--	--------------------------	---	--

2. Proposal of Application Notice

3. Trees in Conservation Area

Marchmont, Meadows And Bruntsfield Conservation Area	T1 Bay Laurel, pre-height: 5m, pre-width: 3.5m, post-height: 4m post-width: 2.8m. T1 Bay Laurel, trim, shape & tidy. at 120 - 122 Thirlestane Road Marchmont Edinburgh EH9 1AS 25/04187/TCO		BDP Limited., Miss Kathryn Irvine The Grosvenor 72 Gordon Street Glasgow United Kingdom G1 3RS		Registered on: 22/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions
--	---	--	--	--	-------------------------------------	--

Morningside Conservation Area	Conifer - Prune the top of the tree reducing its height, Storm damaged Wild Cherry tree - Cut back to branch where most of branch has snapped. at 35 Midmar Gardens Morningside Edinburgh EH10 6DY 25/04218/TCO		Mr Peter Allbut., 35 Midmar Gardens Edinburgh United Kingdom EH10 6DY	Delegated Decision	Registered on: 20/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
-------------------------------	---	--	---	--------------------	-------------------------------------	---

Merchiston And Greenhill Conservation Area	T1 Maple reduce height from 8m to 6m reduce spread from 6m to 4m lift to 3m. at 7 South Gillsland Road Merchiston Edinburgh EH10 5DE 25/04274/TCO	JWT Tree Services Ltd. FAO: John Thompson 10 South Quarry Way Gorebridge EH23 4GZ	Mr Paul Clegg., 7 South Gillsland Road Edinburgh EH10 5DE	Delegated Decision	Registered on: 19/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
--	---	--	--	--------------------	-------------------------------------	--

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B11 – City Centre

1. Planning Applications

World Heritage Site Listed Category: A Old Town Conservation Area	Internal alterations to form 2 flats and cafe. 2 storey extension to roof of property to form additional accommodation. at Flat 3 1 Advocate's Close 357 High Street, Flat 2 369 High Street Edinburgh 25/03852/FUL	David Bell Architect. 1 John's Place Edinburgh EH6 7EL	Mr Ehab Yazid., 23B Blair Street Edinburgh EH1 1QR	Delegated Decision	Registered on: 13/08/2025 Site Notice posted on: 29/08/2025 Advertised on: 29/08/2025 Comments Due by 19.09.2025	Local1 Team Community Council: Old Town Housing - Local
World Heritage Site Listed Category: B New Town Conservation Area	The proposed work involves relocating the two previously approved air source heat pumps and constructing a timber screen. at GF 14 Eglinton Crescent Edinburgh EH12 5DD 25/04081/LBC	Covell Matthews Architects Ltd. 15 Rutland Square Edinburgh EH1 2BE	14 Eglinton Crescent Edinburgh EH12 5DD	Delegated Decision	Registered on: 12/08/2025 Site Notice posted on: 29/08/2025 Advertised on: 29/08/2025 Comments Due by 19.09.2025	Local1 Team Community Council: West End Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Upgrade wooden sash and case windows to take double glazing. at 8 Randolph Cliff Edinburgh EH3 7TZ 25/04142/LBC	1959. FAO: Alan Wood 6 Lauder Rambling North Berwick EH39 5PU	8 Randolph Cliff Lynedoch Place Edinburgh EH3 7TZ	Delegated Decision	Registered on: 12/08/2025 Site Notice posted on: 29/08/2025 Advertised on: 29/08/2025 Comments Due by 19.09.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents

World Heritage Site Listed Category: B New Town Conservation Area	Installation of external window barriers and all associated works. at 1F1 7 Gayfield Square Edinburgh EH1 3NT 25/04152/FUL	ABC Architecture. FAO. Steven White. 18A Rothesay Place Edinburgh EH3 7SQ	7-2 Gayfield Square Edinburgh United Kingdom EH1 3NT	Delegated Decision	Registered on: 14/08/2025 Site Notice posted on: 29/08/2025 Advertised on: 29/08/2025 Comments Due by 19.09.2025	Local1 Team Community Council: New Town + Broughton Householder Developments
World Heritage Site Listed Category: B New Town Conservation Area	Installation of external window barrier and all associated works. at 1F1 7 Gayfield Square Edinburgh EH1 3NT 25/04153/LBC	ABC Architecture. FAO. Steven White. 18A Rothesay Place Edinburgh EH3 7SQ	7-2 Gayfield Square Edinburgh EH1 3NT	Delegated Decision	Registered on: 12/08/2025 Site Notice posted on: 29/08/2025 Advertised on: 29/08/2025 Comments Due by 19.09.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Internal alterations to remove partition between bedrooms, reconfigure kitchen and bedroom access doors along with all associated works. at 1F1 7 Gayfield Square Edinburgh EH1 3NT 25/04154/LBC	ABC Architecture. FAO. Steven White. 18A Rothesay Place Edinburgh EH3 7SQ	7-2 Gayfield Square Edinburgh EH1 3NT	Delegated Decision	Registered on: 12/08/2025 Site Notice posted on: 29/08/2025 Advertised on: 29/08/2025 Comments Due by 19.09.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents

World Heritage Site Listed Category: B Old Town Conservation Area	Remove intrusive modern additions and reinstate covered windows. Relocate fire exit to disused corridor with minimal visual impact. Replace failing terrace finishes in stone to match existing. Add discreet awnings, lighting, and planting to terrace. at 7 Old Fishmarket Close 190 High Street Edinburgh EH1 1RW 25/04166/FUL	Remi Lecomte. 80 Temple Park Crescent Edinburgh EH11 1HZ	1A PSQ Ltd., 39 Hanover Street Edinburgh EH2 2PJ	Delegated Decision	Registered on: 13/08/2025 Site Notice posted on: 29/08/2025 Advertised on: 29/08/2025 Comments Due by 19.09.2025	Local1 Team Community Council: Old Town Householder Developments
	Rear extension. at 13 Balbirnie Place Roseburn Edinburgh EH12 5JF 25/04171/FUL	Staran Architects Ltd. 49 Cumberland Street Edinburgh EH3 6RA	Ms Shirley Grieve., 13 Balbirnie Place Roseburn Edinburgh EH12 5JF	Local Delegated Decision	Registered on: 13/08/2025 Comments Due by 15.09.2025	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Murrayfield Householder Developments
World Heritage Site Listed Category: A New Town Conservation Area	Replacement of existing townhouse windows with double glazed traditional sash and case windows. at GF 37 Melville Street Edinburgh EH3 7JF 25/04174/LBC	ZONE Architects Ltd. 211 Granton Road Edinburgh EH5 1HD	37 Melville Street Edinburgh EH3 7JF	Delegated Decision	Registered on: 13/08/2025 Site Notice posted on: 29/08/2025 Advertised on: 29/08/2025 Comments Due by 19.09.2025	Local1 Team Community Council: West End Listed building and Con Area Consents
World Heritage Site Listed Category: B Old Town Conservation Area	Change of use of premises to short-term let accommodation. at Flat 5 5 Old Fishmarket Close 190 High Street Edinburgh EH1 1RW 25/04198/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Tim Cocking., Flat 5 5 Old Fishmarket Close 190 High Street Edinburgh EH1 1RW	Local Delegated Decision	Registered on: 18/08/2025 Site Notice posted on: 29/08/2025 Advertised on: 29/08/2025 Comments Due by 19.09.2025	Improvement Team Community Council: Old Town Other Developments - Local

World Heritage Site Listed Category: C Old Town Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 3F2 5 Teviot Place Edinburgh EH1 2QZ 25/04201/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Daniel McInnes., 3F2 5 Teviot Place Edinburgh EH1 2QZ	Local Delegated Decision	Registered on: 18/08/2025 Site Notice posted on: 29/08/2025 Advertised on: 29/08/2025 Comments Due by 19.09.2025	Improvement Team Community Council: Old Town Other Developments - Local
---	---	--	--	--------------------------	---	---

World Heritage Site Listed Category: A New Town Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 4 Hill Street Edinburgh EH2 3JZ 25/04219/FULSTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Jane Hay., 49 Barnton Avenue Edinburgh EH4 6JJ	Local Delegated Decision	Registered on: 18/08/2025 Site Notice posted on: 29/08/2025 Advertised on: 29/08/2025 Comments Due by 19.09.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
---	--	---	---	--------------------------	---	---

	Retrospective change of use from residential flat (sui generis) to short term let holiday accommodation (sui generis). at Flat 7 27 Viewcraig Gardens Dumbiedykes Edinburgh EH8 9UN 25/04305/FULSTL	McFadzean Studio. FAO: Douglas Mcfadzean 40 Charlotte Dundas Court Grangemouth FK3 9EB	Ms Jasmine Rana., 57-4 Viewcraig Gardens Edinburgh EH8 9UP	Local Delegated Decision	Registered on: 21/08/2025 Comments Due by 11.09.2025	Improvement Team Community Council: Southside Other Developments - Local
--	--	--	---	--------------------------	---	--

2. Proposal of Application Notice

3. Trees in Conservation Area

World Heritage Site Listed Category: A New Town Conservation Area	T1 Cherry reduce and shape sides. T2 Elder cut overhang (maximum 1m). at 24 And 22 Bellevue Crescent Broughton Edinburgh EH3 6NF 25/03912/TCO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Mrs Ann Hughes., 1F1 24 Bellevue Crescent Edinburgh EH3 6NF	Delegated Decision	Registered on: 19/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions
---	--	--	--	--------------------	----------------------------------	---

World Heritage Site	T1 Goat Willow, remove. at 46 Melville Street Edinburgh	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Morgan Architects., FAO: Lars Jeppesen 46-50 Melville Street Edinburgh EH3 7HF	Delegated Decision	Registered on: 19/08/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: West End TCO and TPO submissions
Listed Category: A						
New Town Conservation Area	25/04281/TCO					

Coltbridge And Wester Coates Conservation Area	1 Two Lawson Cypress H 10m, S 10m, 1st tree DBH 27/28cm, 2nd tree DBH 32/33cm. - Reduce height by up to 3 meters. Selective pruning to reduce radius by 50cm., 2 Cedar. Height 15m, spread 9m, DBH 480mm. - Remove the tree to ground level. at 10A Wester Coates Gardens Edinburgh EH12 5LT	Root & Branch Arboriculture Ltd. FAO: Duncan Brooks 2 Trevelyan Place Pencaitland East Lothian EH34 5AH	Mrs Jane Ardus., 10A Wester Coates Gardens Wester Coates Edinburgh EH12 5LT	Delegated Decision	Registered on: 25/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Murrayfield TCO and TPO submissions
	25/04347/TCO					

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

World Heritage Site	Short Term Let (STL). at 610 Webster's Land Edinburgh EH1 2RX	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Simon Frame, Flat 6 15 Telford Drive Edinburgh United Kingdom EH4 2NQ	Local Delegated Decision	Registered on: 20/08/2025	Improvement Team Community Council: Tollcross CLE and CLP submissions
Old Town Conservation Area	25/04121/CLESTL					

World Heritage Site	Existing use as a short term let for over 10 years. at Flat 6 35 Leith Street Edinburgh EH1 3AT	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Neil McHaffie., Flat 6 35 Leith Street New Town Edinburgh EH1 3AT	Delegated Decision	Registered on: 18/08/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
Listed Category: B						
New Town Conservation Area	25/04165/CLESTL					

World Heritage Site Old Town Conservation Area	Short-term let. The property has operated as a short-term let since 2014. at 3F2 17 Grassmarket Old Town Edinburgh EH1 2HS 25/04214/CLESTL	ALTIDO Scotland (t/a Joivy). FAO. Jamie Lockhart. 14-16 Jackson's Entry Edinburgh City Of Edinburgh EH8 8PJ	Mr Douglas Davidson., 14-16 Jackson's Entry Edinburgh EH8 8PJ	Delegated Decision	Registered on: 15/08/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
---	---	---	--	--------------------	-------------------------------------	--

World Heritage Site Listed Category: A New Town Conservation Area	Short-term let (STL) at Flat 4 15 South Charlotte Street New Town Edinburgh EH2 4AS 25/04217/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Ms Jill Nunn., Flat 4 15 South Charlotte Street Edinburgh EH2 4AS	Delegated Decision	Registered on: 19/08/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
---	---	---	---	--------------------	-------------------------------------	--

World Heritage Site Listed Category: B Old Town Conservation Area	Short term let accommodation. at 3F2 5 Jeffrey Street Old Town Edinburgh EH1 1DR 25/04227/CLESTL		Mr Cluny Sheeler., 37 Kilmaurs Road Edinburgh EH16 5DB	Delegated Decision	Registered on: 19/08/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
---	---	--	---	--------------------	-------------------------------------	--

World Heritage Site Listed Category: B New Town Conservation Area	Short term let. at 21 Scotland Street Edinburgh EH3 6PU 25/04317/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Stuart Spence., 301 Hedwig Road Houston USA TX 77024	Delegated Decision	Registered on: 21/08/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
---	--	---	---	--------------------	-------------------------------------	--

World Heritage Site Old Town Conservation Area	The property has been operating as a furnished self-catering unit (STL) for over 10 years. at 2F3 15 St Mary's Street Edinburgh EH1 1TA 25/04322/CLESTL		Mrs Daniela Forbes., 55 Whitehouse Road Edinburgh EH4 6PE	Delegated Decision	Registered on: 21/08/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
---	--	--	--	--------------------	-------------------------------------	--

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B12 – Leith Walk

1. Planning Applications

Listed Category: B Leith Conservation Area	Installation of internal wall insulation and draught-proofing around existing windows. Minor alterations to the frames of 4 No. arcaded timber framed sash and case windows. Rooflights replaced with triple glazed units to match existing. New mechanical ventilation extract and a new ventilation grill within the slopes of a dormer. at Flat 18 4 Lochend Road Edinburgh EH6 8BR 25/04082/LBC	Purcell. FAO: Lorna Crane Hudson House 8 Albany Street Edinburgh EH1 3QB	Flat 18 4 Lochend Road Edinburgh EH6 8BR	Delegated Decision	Registered on: 08/08/2025 Site Notice posted on: 29/08/2025 Advertised on: 29/08/2025 Comments Due by 19.09.2025	Local1 Team Community Council: Leith Central Listed building and Con Area Consents
---	--	---	--	--------------------	---	--

New Town Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 2F1 6 West Montgomery Place Edinburgh EH7 5EZ 25/04200/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Sabia Morrison., 2F1 6 West Montgomery Place Edinburgh EH7 5EZ	Local Delegated Decision	Registered on: 18/08/2025 Site Notice posted on: 29/08/2025 Advertised on: 29/08/2025 Comments Due by 19.09.2025	Improvement Team Community Council: Leith Central Other Developments - Local
----------------------------	--	--	---	--------------------------	---	--

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

	Short Term Let (STL). at 11 West Montgomery Place Hillside Edinburgh EH7 5HA 25/04244/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Pier Rovella., 40 Logie Green Road Edinburgh EH7 4HD	Delegated Decision	Registered on: 20/08/2025	Improvement Team Community Council: Leith Central CLE and CLP submissions
--	--	---	--	--------------------	-------------------------------------	---

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B13 – Leith

1. Planning Applications

	Rear extension and an area of raised decking. at 69 East Restalrig Terrace Lochend Edinburgh EH6 8ED 25/04184/FUL	Bergmark Architects. FAO: Jens Bergmark 3 Walker Street Edinburgh EH3 7JY	Mr R Scott., 69 East Restalrig Terrace Edinburgh EH6 8ED	Local Delegated Decision	Registered on: 14/08/2025 <u>Comments Due by</u> 10.09.2025	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Leith Links Householder Developments
--	--	---	--	--------------------------	--	---

2. Proposal of Application Notice

3. Trees in Conservation Area

Leith Conservation Area	Sycamore tree in car park area, thin inner canopy & reduce overall height by a third. at Treeworks Junction Place Edinburgh 25/04086/TCO		Wheatley Group., FAO: Sarah Selcraig 8 New Mart Road Edinburgh EH14 1RL	Delegated Decision	Registered on: 19/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven TCO and TPO submissions
-------------------------	---	--	---	--------------------	----------------------------------	--

Leith Conservation Area	large mature cherry tree - shall judiciously prune tree to cut it back 1.5m from edge off roof and maintain aesthetic shape. at 76 Duke Street South Leith Edinburgh EH6 8HL 25/04301/TCO	Ground Control Ltd. FAO: Laura Smith. Kingfisher House 1 Woodbrook Crescent Billericay CM12 0EQ	Tesco., Tesco 76 Duke Street Leith Edinburgh EH6 8HL	Delegated Decision	Registered on: 20/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Leith Links TCO and TPO submissions
-------------------------	--	---	--	--------------------	----------------------------------	---

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B14 – Craighton/Duddingston

1. Planning Applications

	Fascia sign. at 62B Craighton Avenue North Edinburgh EH6 7LH 25/04168/ADV	Stephen Boyd - Boyd Design. 2/3 535 Eglinton Street Glasgow G5 9RN	MK SUBS EH6 5AE LTD., FAO: Fury Ameen 23 Dumbreck Road Glasgow G41 5LJ	Delegated Decision	Registered on: 18/08/2025 <u>Comments Due by</u> 08.09.2025	Graham Fraser graham.fraser@edinburgh.gov.uk Community Council: Craighton + Meadowbank Advertisements
--	--	--	--	--------------------	--	---

	Alterations and extension to the side and rear of the house with dormers on the front and rear elevation. at 81 Craigentinny Avenue Craigentinny Edinburgh EH7 6RJ 25/04211/FUL	Planning & Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DA	Mr. & Mrs Colin Moriarty 81 Craigentinny Avenue Edinburgh EH7 6RJ	Local Delegated Decision	Registered on: 15/08/2025 <u>Comments</u> <u>Due by</u> 11.09.2025	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank Householder Developments
--	---	--	--	--------------------------	--	--

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed [Wards](#)

Ward No. B15 – Southside/Newington

1. Planning Applications

Grange Conservation Area	Alterations to annexe to create entrance porch, alterations to windows and doors, install external wall insulation with new timber cladding finish and green roof. at 7 Sciennes Gardens Edinburgh EH9 1NR 25/04250/FUL	Kyla Martin Architectural Service. 97 Newington Road Edinburgh EH9 1QW	Ms Sarah Newton., 7 Sciennes Gardens Edinburgh EH9 1NR	Local Delegated Decision	Registered on: 18/08/2025 <u>Site Notice posted on:</u> 29/08/2025 <u>Advertised on:</u> 29/08/2025 <u>Comments</u> <u>Due by</u> 19.09.2025	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Marchmont + Sciennes Householder Developments
--------------------------	--	--	---	--------------------------	--	---

2. Proposal of Application Notice

3. Trees in Conservation Area

Grange Conservation Area	<p>Tree 1 - Hawthorn in front garden - Full removal as tree is leaning over a neighbouring garden,</p> <p>Tree 2 - Silver birch in front garden - 30% height reduction equalling 2.5 metres,</p> <p>Tree 3 - Large conifer in front garden - Full removal as it is encroaching on the neighbouring garden, will be replaced with a smaller tree,</p> <p>Tree 4 - Large conifer in front garden - Crown lift up to 4 metres,</p> <p>Tree 5 - Large conifer in back garden - Crown lift up to 3 metres at</p> <p>13 Oswald Road Edinburgh EH9 2HE</p> <p>25/04222/TCO</p>	<p>Steven Purdie. 6 Craigleith Hill Crescent Edinburgh EH4 2JE</p>	<p>Andrew Ramsay., 13 Oswald Road Grange Edinburgh EH9 2HE</p>	Delegated Decision	<p>Registered on: 19/08/2025</p>	<p>Tree Team planningtrees@edinburgh.gov.uk</p> <p>Community Council: Grange + Prestonfield</p> <p>TCO and TPO submissions</p>
<p>Listed Category: B</p> <p>Grange Conservation Area</p>	<p>Cedar tree - Crown reduction. Current height 17m; proposed height 16m. Current width 15m; proposed with 13m., Birch tree - Crown reduction. Current height 9m; proposed height 7.5m. Current width 6m; proposed with 5m., Lawson Cypress - Removal at</p> <p>2 South Lauder Road Edinburgh EH9 2LL</p> <p>25/04265/TCO</p>	<p>Alba Tree Surgeons. FAO: Stanislav Kadura. 102 Holyrood Road Edinburgh EH8 8AJ</p>	<p>Kathryn Pidcock., 2 South Lauder Road Grange Edinburgh EH9 2LL</p>	Delegated Decision	<p>Registered on: 19/08/2025</p>	<p>Tree Team planningtrees@edinburgh.gov.uk</p> <p>Community Council: Grange + Prestonfield</p> <p>TCO and TPO submissions</p>
Craigmillar Park Conservation Area	<p>Ornamental plum tree in back garden - Removal of dead tree. Tree at risk of coming down and at risk of damaging property and phone lines at</p> <p>GF 30 Mayfield Gardens Edinburgh EH9 2BZ</p> <p>25/04295/TCO</p>		<p>Mr Rajesh Chatha., 30/1 Mayfield Gardens Edinburgh EH9 2BZ</p>	Delegated Decision	<p>Registered on: 20/08/2025</p>	<p>Tree Team planningtrees@edinburgh.gov.uk</p> <p>Community Council: Grange + Prestonfield</p> <p>TCO and TPO submissions</p>

Craigmillar Park Conservation Area	Cherry tree, 7m high & 4m wide, reduce & shape the tree to 6m high and 3m wide. Birch tree, remove growth from phone lines. at 6 Bright's Crescent Edinburgh EH9 2DB 25/04338/TCO		Alasdair Peacock., 6 Bright's Crescent Edinburgh EH9 2DB	Delegated Decision	Registered on: 22/08/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
------------------------------------	--	--	---	--------------------	-------------------------------------	--

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed [Wards](#)

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

	Remove existing garage. Construct new timber clad garden room. at 27 Cadogan Road Alnwickhill Edinburgh EH16 6LY 25/04298/FUL	Stuart Robinson. Flat 2 9 Jordan Lane Edinburgh EH10 4RB	Mr Bruce Cargill., 27 Cadogan Road Edinburgh EH16 6LY	Local Delegated Decision	Registered on: 21/08/2025 <u>Comments</u> <u>Due by</u> 11.09.2025	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Liberton + District Householder Developments
--	---	--	--	--------------------------	--	--

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Internal alterations to upper villa and blocking up side elevation window. at 10 Howden Hall Gardens Alnwickhill Edinburgh EH16 6UN 25/04164/CLP	HLP Architects Ltd. FAO. Colin Gibson. 35 Joppa Road Edinburgh EH15 2HB	Mr Gary Grime., 10 Howden Hall Gardens Alnwickhill Edinburgh EH16 6UN	Delegated Decision	Registered on: 13/08/2025	Mykhailo Kovalov mykhailo.kovalov@edinburgh.gov.uk Community Council: Liberton + District CLE and CLP submissions
--	--	---	---	--------------------	-------------------------------------	--

	Extend existing semi-detached dwelling house by single story extension to the side and rear, replacing existing entry porch and kitchen projection. at 80 Lasswade Road Edinburgh EH16 6SF 25/04262/CLP	David Hewitt Architects. Wellsprings 71 Whitehill Street Musselburgh EH21 8QZ	Mr Rupert Ward., 80 Lasswade Road Edinburgh EH16 6SF	Delegated Decision	Registered on: 19/08/2025	Mykhailo Kovalov mykhailo.kovalov@edinburgh.gov.uk Community Council: Liberton + District CLE and CLP submissions
--	--	---	--	--------------------	----------------------------------	---

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

1. Planning Applications

	Proposed alterations and extensions to existing dwellinghouse. at 86 Coillesdene Avenue Joppa Edinburgh EH15 2LG 25/04146/FUL	Andrew Allan Architecture Ltd. AYE House Admiralty Park Dunfermline KY11 2YW	Mr P McElroy., 86 Coillesdene Avenue Joppa Edinburgh EH15 2LG	Local Delegated Decision	Registered on: 12/08/2025 Comments Due by 10.09.2025	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Portobello (Inactive) Householder Developments
--	--	--	---	--------------------------	--	--

	Advertisement of the following types: Fascia sign. Secondary signage applied to glass panel above entrance doors. at 56B Kinnauld Park Fort Kinnauld Retail Park Newcraighall Edinburgh EH15 3RD 25/04191/ADV	McMillan-Aided Design. FAO: Fergus McMillan 83A Craigend Road Cumbernauld Glasgow G67 4JX	Rituals Cosmetics Enterprise., Ms Veronica Vecchi 541 Herengracht 1017 BW Amsterdam Netherlands	Delegated Decision	Registered on: 15/08/2025 Comments Due by 05.09.2025	Local1 Team Community Council: Craigmillar (Inactive) Advertisements
--	--	---	---	--------------------	--	--

	Alterations to existing house to form a side extension with pitched roof over with dormers and single storey rear extension incorporating existing garage. at 90 Duddingston Park Magdalene Edinburgh EH15 1JZ 25/04203/FUL	Whitelaw Associates. FAO: Tom Whitelaw Kitleybrig Kitleyknowe Carlops Penicuik EH26 9NJ	Mr Sohaib Ghafoor., 90 Duddingston Park Magdalene Edinburgh EH15 1JZ	Local Delegated Decision	Registered on: 15/08/2025 Comments Due by 10.09.2025	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Portobello (Inactive) Householder Developments
--	--	---	--	--------------------------	--	---

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Attic conversion and installation of velux style windows at front and rear of house. at 55 Brunstane Crescent Brunstane Edinburgh EH15 2NU 25/04158/CLP	City Architecture Office Ltd. FAO. Moray Royles. 4 Caledonian Place Edinburgh EH11 2AS	Ms Katie Bryce., 55 Brunstane Crescent Brunstane Edinburgh EH15 2NU	Local Delegated Decision	Registered on: 12/08/2025	Mykhailo Kovalov mykhailo.kovalov@edinburgh.gov.uk Community Council: Portobello (Inactive) CLE and CLP submissions
	Installation of ballasted roof edge protection. All proprietary systems, galvanised steel railings, recycled uPVC ballast counterweights. Installation of KEE walk with guardrail (or equal & approved). Installation only for maintenance purposes. at Institute Of Regeneration & Repair 4 - 5 Little France Drive Edinburgh EH16 4U 25/04194/CLP	Niall Young Architecture Ltd. FAO. Lee Linton. 1 Duke Street Dalkeith EH22 1BG	Estates Department The University Of Edinburgh., 9 Infirmary Street Edinburgh United Kingdom EH1 1NP	Delegated Decision	Registered on: 15/08/2025	Local1 Team Community Council: Craigmillar (Inactive) CLE and CLP submissions

[Wards](#)

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

[Wards](#)