

# Planning Decisions within Edinburgh

## WEEKLY PLANNING BULLETIN

Date: **25 August 2025**

## Decision List

Applications contained in **this** Decision List were determined during the week ending **25 August 2025**. Full details of the decision and the application report can be found on the [Planning and Building Standards Online Services](#).

### Wards

[Ward B01 - Almond](#)

[Ward B02 – Pentland Hills](#)

[Ward B03 – Drum Brae/Gyle](#)

[Ward B04 – Forth](#)

[Ward B05 – Inverleith](#)

[Ward B06 – Corstorphine/Murrayfield](#)

[Ward B07 – Sighthill/Gorgie](#)

[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

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[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

[Ward B17 – Portobello/Craigmillar](#)

***If you have any questions about the decisions please contact the Planning Help Desk at [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk)***

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## ***Consultations from Other Authorities***

### **Consultations from East Lothian Council**

### **Consultations from Midlothian Council**

### **Consultations from West Lothian Council**

### **Consultations from Other Authorities Outwith the Lothians**

## **Planning Applications within Edinburgh**

### **Ward No.B01 – Almond**

25/04297/PNE (Prior Notification Edinburgh Airport)	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	Edinburgh Airport Limited., FAO. Robyn Montgomery. Edinburgh Airport 2nd Floor Terminal Building EH12 9DN	<b>Delegated Decision</b>	<b>PERMITTED DEVELOPMENT</b>	<b>22 August 2025</b>
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Community Council: Ratho + District

25/04148/TCO (Treework Within a Conservation Area)	4 Castlewellan Leyland Cypresses overhanging the street. - Remove as they are becoming too large. , 2 Hollies at either end of the line of Leyland Cypresses. - Remove., 2 leggy shaded out Rowans and 1 heavily leaning decayed Cherry near front gate. - Remove., Laurel hedge. - Remove., Young Eucalyptus at SW corner of house. - Remove. at 51 Cramond Glebe Road Cramond Edinburgh EH4 6NT	Mr Ralph Weir., 51 Cramond Glebe Road Cramond Edinburgh EH4 6NT	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: Cramond, Barnton + Cammo

25/03840/FUL (Planning Permission)	Works: Installation of a new pedestrian gate in the north-west corner of the school site, to match the existing steel gate on the north boundary. A path is proposed to connect the gate to the existing perimeter path, using matching concrete paving slabs. Existing bushes to be cut back and removed. Existing fencing to be cut back and removed, with remaining fencing to be supported and fixed to new fencing posts. Path to avoid existing drainage inspection hatches. at Kirkliston Primary School 15 Carmel Road Kirkliston EH29 9DD	Mitie Ltd., 35 Duchess Road Rutherglen G73 1AU	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>22 August 2025</b>
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Community Council: Kirkliston

25/03818/CLP (Certificate of Lawfulness (proposed))	Proposed alterations and partial conversion of existing townhouse. at 83 Pikes Pool Drive Path Brae Kirkliston EH29 9GH	Mr D Jack., 83 Pikes Pool Drive Kirkliston EH29 9GH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>22 August 2025</b>
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Community Council: Kirkliston

25/03570/FUL (Planning Permission)	The installation of an automated teller machine. at 52 Silverknowes Road Edinburgh EH4 5LF	NCR., 9th Floor 5 Merchant Square Paddington, W2 1BQ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: Silverknowes (Not Active) (pre 28 March 2025)

25/03571/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. at 52 Silverknowes Road Edinburgh EH4 5LF	NCR., 9th Floor 5 Merchant Square Paddington, W2 1BQ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>19 August 2025</b>
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Community Council: Silverknowes (Not Active) (pre 28 March 2025)

25/02418/FUL (Planning Permission)	Section 42 application to vary Condition 2 (e) Stage 2 Quality Audit of planning permission 21/02941/PPP. at Site 100 Metres East Of 194 Glasgow Road Edinburgh	West Craigs Ltd.,	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 August 2025</b>
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Community Council: Ratho (pre 28 March 2025)

25/00574/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 2 19 Rose Lane South Queensferry EH30 9XW	Ms Lea O'Connor., Flat 2 19 Rose Lane South Queensferry EH30 9XW	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Queensferry & District (pre 28 March 2025)

[Wards](#)

### **Ward No. B02 – Pentland Hills**

25/03978/PAN (Proposal of Application Notice)	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	Aptura DC Project 11 Ltd., 3rd Floor 1 Ashley Road Altringham Cheshire WA24 2DT	<b>Delegated Decision</b>	<b>PRE-APPLICATION CONSULTATION APPROVED.</b>	<b>22 August 2025</b>
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Community Council: Currie

25/03384/CLE (Certificate of Lawfulness (existing))	The CLEUD application seeks confirmation that the lawful use of the premises and associated land is Use Class 10 'Non-residential Institution.' Please refer to enclosed covering letter prepare by Calton Planning + Development for full details. at 4 Bridge Road Balerno Bridge Balerno EH14 7AH	St Mungo's Episcopal Church., Mr Eric Adair. St. Mungo's Ministry Centre 46B Bavelaw Road Balerno EH14 7AE	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: Balerno (pre 28 March 2025)

25/03230/LBC (Listed Building Consent)	For the opening-up and enabling work to inform later applications in relation to invasive repairs to inform architectural, structural and services proposals for Malleny House. at Malleny House 4 Malleny Balerno EH14 7AF	50 South Gyle Crescent Edinburgh EH12 9LD	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>19 August 2025</b>
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Community Council: Balerno (pre 28 March 2025)

25/03147/FUL (Planning Permission)	Proposed single-storey rear extension and alterations to existing property. at 21 Ravelrig Park Balerno EH14 7DL	Mr & Mrs Jim And Rhona Panton., 21 Ravelrig Park Balerno EH14 7DL	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>22 August 2025</b>
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Community Council: Balerno (pre 28 March 2025)

[Wards](#)

### **Ward No.B03 – Drum Brae/Gyle**

### **Ward No. B04 – Forth**

25/04223/TCO (Treework Within a Conservation Area)	Due to dieback and location to surrounding buildings for its size. at 7 Lixmount Gardens Trinity Edinburgh EH5 3DH	Miss Katie Barnett., 7 Lixmount Gardens Trinity Edinburgh EH5 3DH	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: Trinity

25/03161/LBC (Listed Building Consent)	Internal alterations to accommodate change to legal boundary between existing two properties, along with introduction of new roof light on flat roof section. at 90 Trinity Road Trinity Edinburgh EH5 3JU	90-92 Trinity Road Edinburgh EH5 3JU	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 August 2025</b>
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Community Council: Trinity (pre 28 March 2025)

[Wards](#)

### **Ward No. B05 – Inverleith**

25/04020/TCO (Treework Within a Conservation Area)	T1, 2 3 x Himalayn Birch laterally tip reduce canopy away from gutters & windows /building by no more than 2.0m. at 1F 17 Henderson Place Lane Edinburgh EH3 5DG	All About Trees., FAO: Chris King 2 Gibbon Crescent East Kilbride G74 3HU	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: New Town + Broughton

25/03813/CLP (Certificate of Lawfulness (proposed))	Erection of an extension. at 35 Strachan Road Blackhall Edinburgh EH4 3RQ	Mrs P Perry., 35 Strachan Road Edinburgh EH4 3RQ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>19 August 2025</b>
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Community Council: Craighleith + Blackhall

25/03760/TPO (Treework)	Acer pseudoplatanus heavy reduction of canopy to retain habitat tree / large monolith to mitigate danger. Acer pseudoplatanus on banking of bells brae reduction over very overextended limb over houses by 1.5m to bs3998. Fraxinus excelsior pruning of deadwood in canopy light reduction on dead tops by 1m to bs3998 standard. at 2 Dean Bridge Dean Edinburgh EH3 7UA	Mr Mark Sparky., 2 Dean Bridge Dean Edinburgh EH3 7UA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>22 August 2025</b>
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Community Council: West End

25/03644/FUL (Planning Permission)	External alteration to the principal elevation of the building to install an Air Source Heat Pump (ASHP). at 32 Eildon Street Edinburgh EH3 5JX	Niall Murphy & Alice Lord., 32 Eildon Street Edinburgh EH3 5JX	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>18 August 2025</b>
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/03625/FUL (Planning Permission)	New garage installation on allocated parking plot. at Land 20 Metres North Of 685 Ferry Road Edinburgh	Mr Craig Robinson., 691 Ferry Road Edinburgh EH4 2TX	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: Drylaw/Telford

25/03545/FUL (Planning Permission)	Create door in lieu of window and create new decking area. at GF1 116 Wester Drylaw Drive Wester Drylaw Edinburgh EH4 2SZ	Ms G Torres., GF1 116 Wester Drylaw Drive Wester Drylaw Edinburgh EH4 2SZ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 August 2025</b>
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Community Council: Drylaw/Telford

25/03021/FUL (Planning Permission)	Solar panels added to roof, external doorway added to form balcony, driveway refurbished and new front gates installed (as amended). at 9B Kinnear Road Edinburgh EH3 5PG	Vinny Billon., 9B Kinnear Road Edinburgh EH3 5PG	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>21 August 2025</b>
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/03022/LBC (Listed Building Consent)	The work involves internal refurbishment of a B listed property An external door is proposed to form a balcony to the rear of the house and a loft conversion with new stair is to be installed to access the loft and external balcony. External works include replacing all the existing driveway setts with natural stone (existing setts are concrete) and widening the driveway entrance (as amended). at 9B Kinnear Road Inverleith Edinburgh EH3 5PG	9B Kinnear Road Edinburgh Scotland EH3 5PE	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 August 2025</b>
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/01066/FULS TL (Planning Permission STL)	Retrospective change of use from residential flat (sui generis) to STL (sui generis). at 1A Royston Terrace Warriston Edinburgh EH3 5QU	Mr Reuben Lowenthal., 26 Station Road Ratho Station Newbridge EH28 8PT	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/00661/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 162A Dundas Street Edinburgh EH3 5DT	Mr Omer Bishop., 162A Dundas Street Edinburgh EH3 5DT	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00538/FULS TL (Planning Permission)	Retrospective change of use of premises to short-term let accommodation. at 12 Royston Terrace Edinburgh EH3 5QS	Mr Garret Burns., 12 Royston Terrace Edinburgh EH3 5QS	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/00261/FULS TL (Planning Permission STL)	Change of use from residential to short term let (in retrospect). at 21 Hawthornbank Lane Edinburgh EH4 3BH	Mr Donald Jardine., 21 Hawthornbank Lane Edinburgh EH4 3BH	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: West End (pre 28 March 2025)

[Wards](#)

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

25/04023/CLP (Certificate of Lawfulness (proposed))	Proposed single storey rear extension compliant with general permitted developments order 1992. at 20 Belmont Gardens Edinburgh EH12 6JH	Ross Green., 20 Belmont Gardens Edinburgh EH12 6JH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>19 August 2025</b>
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Community Council: Murrayfield

25/03837/TCO (Treework Within a Conservation Area)	Rear boundary group of 4 Leyland Cypress remove. at 23 Murrayfield Road Murrayfield Edinburgh EH12 6EP	Mrs Anna Buxton., 23 Murrayfield Road Murrayfield Edinburgh EH12 6EP	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: Murrayfield

25/03559/FUL (Planning Permission)	Reopen former door opening and modify existing stairs/landing and associated works. at 14 Gordon Road Corstorphine Edinburgh EH12 6ND	Mr Laith Al-Khamis., 14 Gordon Road Corstorphine Edinburgh EH12 6ND	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>22 August 2025</b>
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Community Council: Corstorphine (pre 28 March 2025)

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

[Wards](#)

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

25/04087/TCO (Treework Within a Conservation Area)	2x Whitebeam trees, Whitebeam (green circle per plan). One has died, approval to remove both. at 54 Spylaw Bank Road Edinburgh EH13 0JB	Martin McLaren., 54 Spylaw Bank Road Edinburgh EH13 0JB	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: Colinton

25/04091/TCO (Treework Within a Conservation Area)	Removal of Cypress tree which is unsightly & to be replaced. Green Circle in Location Plan. at 54 Spylaw Bank Road Edinburgh EH13 0JB	Martin McLaren., 54 Spylaw Bank Road Edinburgh EH13 0JB	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: Colinton



25/04092/TCO (Treework Within a Conservation Area)	Cypress trees in front, 3x overgrown Cypress trees blocking light to house & dog lichen on grass. at 54 Spylaw Bank Road Edinburgh EH13 0JB	Martin McLaren., 54 Spylaw Bank Road Edinburgh EH13 0JB	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: Colinton

25/03651/TCO (Treework Within a Conservation Area)	Whitebeam overhanging Colinton Road, opposite the Old Farm Court junction remove. Mostly defoliated. Holly by lamppost CMH150. remove dead tops (no reduction to tree). Ash remove large diameter deadwood over street. at Flat 1 1 The Cedars Colinton Edinburgh EH13 0PL	Hacking And Paterson Management Services., FAO: Mr Cameron Edwards 103 East London Street Edinburgh EH7 4BF	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>20 August 2025</b>
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Community Council: Colinton (pre 28 March 2025)

[Wards](#)

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

25/04188/TPO (Treework)	Storm damaged Willow on rear boundary behind 5 Ratray Crescent. Dropped large branch in storm. - Re- pollard to 5m above ground level for safety reasons. Currently 15m high. Been pollarded before. at 5 Ratray Crescent Greenbank Edinburgh EH10 5TT	Trinity Factoring Services Ltd., Ms Nikkie Dunlop 209-211 Bruntsfield Place Edinburgh EH10 4DH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 August 2025</b>
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Community Council: Craiglockhart

25/03879/TPO (Treework)	4x Corsican pines fell and remove. at Treeworks Ratray Loan Greenbank Edinburgh	Mr Philip Rose., 4 Ratray Loan Edinburgh EH10 5TQ	<b>Delegated Decision</b>	<b>MIXED DECISION</b>	<b>22 August 2025</b>
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Community Council: Craiglockhart

25/03864/WINP A (Prior Approval Windows)	4 Windows, 3 front, 1 side elevation replaced material change from wood to plastic pvc maintaining colour, opening method number of panes and orientation. at 16 Alderbank Place Edinburgh EH11 1SZ	Mr Jack Watt., 16 Alderbank Place Edinburgh EH11 1SZ	<b>Delegated Decision</b>	<b>PRIOR APPROVAL NOT REQUIRED</b>	<b>20 August 2025</b>
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Community Council: Merchiston

25/03693/TPO (Treework)	One fir tree approximately 15m tall, section fell tree located in garden down to stump level. All waste removed and disposed of. at 13 Syme Rigg Edinburgh EH10 5GE	Alan Fisher., 13 Syme Rigg Edinburgh EH10 5GE	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: Craiglockhart

25/03666/CLE (Certificate of Lawfulness (existing))	For instillation of solar panels, new windows and flue in 2015. at 7 Wester Hill Craiglockhart Edinburgh EH10 5XG	Mr & Mrs James Craig., 7 Wester Hill Edinburgh EH10 5XG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>19 August 2025</b>
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Community Council: Craiglockhart

25/00713/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F1 56 Grove Street Edinburgh EH3 8AT	Ms Claire Duguid., 2F1 56 Grove Street Edinburgh EH3 8AT	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

[Wards](#)

### **Ward No. B10 –Morningside**

25/03994/TCO (Treework Within a Conservation Area)	Mature Plum, 1m height reduction & reduction of right branch. at 35 Nile Grove Edinburgh EH10 4RE	Heather Bain., 35 Nile Grove Edinburgh EH10 4RE	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: Morningside

25/04005/TCO (Treework Within a Conservation Area)	T1 Beech, trim all over removing approx. 1-2m branch length back to previous reduction points. T2 Cherry, crown reduce height by 1.5-2.5m and cut back growth overhanging neighbour's garden approx. 1.5m. at 3 Braidburn Terrace Edinburgh EH10 6EU	Caroline Baillie., 3 Braidburn Terrace Edinburgh EH10 6EU	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: Morningside

25/04012/TCO (Treework Within a Conservation Area)	Remove major deadwood. Lime at Hermitage Gardens, crown lift to 5m and clear streetlight. Sycamore at Hermitage Gardens, remove major deadwood. Lime at Hermitage Gardens, crown lift to 5m. Goat Willow at Hermitage Gardens, crown lift to 3m over pavement. Lime at the rear, crown lift to 5m over nursing home privet and Laurel hedge to east of main entrance gate at Cluny Drive, reduce to edge of pavement line. at Cluny Lodge Nursing Home 10 - 16 Cluny Drive Edinburgh EH10 6DP	Elder Care Home., FAO: Bogdan Velica 10 - 16 Cluny Drive Edinburgh EH10 6DP	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: Morningside

25/03907/TCO (Treework Within a Conservation Area)	Ash tree fell tree and remove timber from communal garden. Neighbours have been consulted. at 3F1 4 Bruntsfield Terrace Bruntsfield Edinburgh EH10 4EX	Mrs Margaret Glen., 4 Bruntsfield Terrace Bruntsfield Edinburgh EH10 4EX	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: Merchiston

25/03794/TCO (Treework Within a Conservation Area)	1 Holly, 1 Elm, 1 Sycamore & 1 Spotted Laurel growing on raised ground surrounded by retaining wall. - Remove. No room for them to develop. They are heaving & cracking the retaining walls. at 69B Morningside Road Morningside Edinburgh EH10 4AZ	Chalmers Church Edinburgh., Mr Stephen Bellward. 69B Morningside Road Morningside Edinburgh EH10 4AZ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>20 August 2025</b>
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Community Council: Merchiston

25/03596/TCO (Treework Within a Conservation Area)	Sycamore T608 remove major deadwood. G0611 Castlewellan Leyland Cypresses clear low branches away from wall head. Beech T0607 crown lift to 3m over footway. 8 Limes and 1 Yew over Strathearn Road crown lift to 3m over footway, clear streetlight, clear bus stop and clear sign near junction. at 100 Strathearn Road Marchmont Edinburgh EH9 1BB	Archdiocese Of St. Andrews & Edinburgh., FAO: Mr Lorcan Mooney Gilles Center 100 Strathearn Road Marchmont Edinburgh EH9 1BB	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>20 August 2025</b>
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/03566/FUL (Planning Permission)	Proposed alterations and extension to house. (Please refer to planning refusal - 25/01296/FUL). at 37 Merchiston Avenue Merchiston Edinburgh EH10 4PD	Mr Raymond Smith., 37 Merchiston Avenue Merchiston Edinburgh EH10 4PD	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>22 August 2025</b>
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Community Council: Merchiston (pre 28 March 2025)

25/03269/FUL (Planning Permission)	Window refurbishment and a new facade to the garage. at 21 Cluny Gardens Morningside Edinburgh EH10 6BH	Mrs Sharon Auld., 21 Cluny Gardens Morningside Edinburgh EH10 6BH	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>22 August 2025</b>
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Community Council: Morningside (pre 28 March 2025)

25/02860/FUL (Planning Permission)	Addition of extension to rear. at 39 Spottiswoode Street Marchmont Edinburgh EH9 1DQ	Ms Barbara Shipton., 39 Spottiswoode Street Marchmont Edinburgh EH9 1DQ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 August 2025</b>
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/02835/LBC (Listed Building Consent)	Erection of new signage. at 34 - 36 Argyle Place Edinburgh EH9 1JT	34 Argyle Place Edinburgh EH9 1JT	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/02836/ADV (Advert Consent)	Fascia and Projecting Signs at 34 - 36 Argyle Place Marchmont Edinburgh EH9 1JT	Play Works Edinburgh LTD., 34 Argyle Place Edinburgh EH9 1JT	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/02800/LBC (Listed Building Consent)	Removal of 3 No. antennas; 2 No. cabinets; and, all ancillary development (inc. sets of timber louvres). Installation of 14 No. antennas (12 No. located internally behind sets of GRP louvres; 2 No. antennas face-mounted externally on southeast facade at 28.1m, painted to match stonework); 5 No. equipment cabinets / racks; and, all ancillary development (inc. sets of GRP louvres; 2 No. GPS modules located externally on southeast facade at 17.7m, painted to match stonework. at Bruntsfield Evangelical Church 68 Leamington Terrace Edinburgh EH10 4JU	Hive 2 1530 Arlington Business Park Theale England RG7 4SA	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Merchiston (pre 28 March 2025)

24/05786/FUL (Planning Permission)	Two storey new build church and community hall (as amended) at Land 25 Metres West Of 21 Napier Road Edinburgh	Mr Bruce Bennett., 21 Napier Road Edinburgh EH10 5AZ	<b>Committee Decision</b>	<b>GRANTED</b>	<b>21 August 2025</b>
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Community Council: Merchiston (pre 28 March 2025)

[Wards](#)

## **Ward No. B11 – City Centre**

25/04281/TCO (Treework Within a Conservation Area)	T1 Goat willow remove. at 46 Melville Street New Town Edinburgh	Morgan Architects., FAO: Mr Lars Jeppesen 46-50 Melville Street Edinburgh EH3 7HF	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: West End

25/04067/TCO (Treework Within a Conservation Area)	T1 T2 prune to previous reduction points. at 1A Douglas Gardens Edinburgh EH4 3DA	Ross Roxburgh., 1A Douglas Gardens Edinburgh EH4 3DA	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: West End

25/03854/TCO (Treework Within a Conservation Area)	A cherry removal of cherry. Roots compromising foundations of historic garden wall and below ground drainage. at 5 Bakehouse Close Old Town Edinburgh	Edinburgh World Heritage Trust., FAO: Ms Silke Schneider Acheson House 5 Bakehouse Close 146 Canongate Edinburgh EH8 8DD	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: Old Town

25/03683/TCO (Treework Within a Conservation Area)	Juniper, remove tree completely, dig up the roots and replace with a Cherry tree. at 3 Gillespie Crescent Edinburgh EH10 4HT	Iain Hawk., 3 Gillespie Crescent Edinburgh EH10 4HT	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>20 August 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

25/03301/LBC (Listed Building Consent)	To form an emergency exit doorway through a mutual masonry garden wall with 9 Melville Crescent. at BF 17 Walker Street New Town Edinburgh EH3 7NE	10 Walker Street Edinburgh United Kingdom EH3 7LA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 August 2025</b>
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Community Council: West End (pre 28 March 2025)

25/03292/LBC (Listed Building Consent)	Install AC unit to rear of restaurant. at 58A North Castle Street New Town Edinburgh EH2 3LU	Cromalt Stables 148 East Clyde Street Helensburgh Argyll And Bute G84 7AX	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>19 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03227/LBC (Listed Building Consent)	Install anti climb rollers on wall in Milnes Court Courtyard to prevent access to the roof of Assembly Hall. at 3 Mound Place Old Town Edinburgh EH1 2LU	Old College South Bridge Edinburgh EH8 9YL	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>22 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/03229/LBC (Listed Building Consent)	Upgrade from single glazing to double glazing on four windows of the property at 2F 14 Douglas Crescent New Town Edinburgh EH12 5BB	14 Douglas Crescent Edinburgh EH12 5BB	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>19 August 2025</b>
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Community Council: West End (pre 28 March 2025)

25/03064/LBC (Listed Building Consent)	Frontage alterations, signage and awning fixings and internal alterations. at 77A George Street Edinburgh EH2 3ES	77A George Street Edinburgh EH2 3ES	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03066/ADV (Advert Consent)	Fascia sign, canopy, projecting sign and window vinyls. at 77A George Street New Town Edinburgh EH2 3ES	Windows Catering Company (West End) Limited., 77A George Street Edinburgh EH2 3ES	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03067/FUL (Planning Permission)	Frontage alterations. at 77A George Street New Town Edinburgh EH2 3ES	Windows Catering Company (West End) Ltd., 77A George Street Edinburgh EH2 3ES	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02777/FUL (Planning Permission)	Installation of 10 roof-mounted solar PV panels on rear and northwest roof slopes of existing dwelling, with internal battery and inverter system, and bird protection mesh. The system has been sensitively designed to minimise visual impact and preserve the character of the New Town Conservation Area, with all panels flush-mounted and positioned to avoid street-facing elevations. No structural alterations or demolition involved. at 2 Broughton Street Lane Edinburgh EH1 3LY	Richard Parker., 2 Broughton Street Lane Edinburgh EH1 3LY	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02785/FUL (Planning Permission)	Replace a door and replace windows with patio doors at rear elevation (as amended). at Flat 1 1 Rothesay Terrace Edinburgh EH3 7RY	Kevin & Joan Doerr., 1A Rothesay Terrace Edinburgh EH3 7RY	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: West End (pre 28 March 2025)

25/02786/LBC (Listed Building Consent)	Internal alterations and the replacement of a door, replacement of windows with patio doors, and replacement of window glass and astragals at rear elevation (as amended). at Flat 1 1 Rothesay Terrace Edinburgh EH3 7RY	1A Rothesay Terrace Edinburgh EH3 7RY	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: West End (pre 28 March 2025)

25/02623/ADV (Advert Consent)	Fascia Sign, Projecting SignCurved wall mounted sign. at 41 Cockburn Street Edinburgh EH1 1BS	Thomas Ng., 70 Faulds Gate Aberdeen Scotland AB12 5QT	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/02624/LBC (Listed Building Consent)	The proposals are to change the signage on the building. at 41 Cockburn Street Edinburgh EH1 1BS	70 Faulds Gate Aberdeen AB12 5QT	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)



25/01712/LBC (Listed Building Consent)	Part change of use from offices to offices and 3 short term holiday let units (1 x 2 bedroom and 2 x studios) at the rear of the first floor office accommodation. at 131 - 133 George Street Edinburgh EH2 4JS	Clarence House 131 George Street Edinburgh Scotland EH2 4JS	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01713/FULS TL (Planning Permission STL)	Part change of use from offices to offices and 3 short term holiday let units (1 x 2 bedroom and 2 x studios) at the rear of the first floor office accommodation. at 131 - 133 George Street Edinburgh EH2 4JS	Larkwell Ltd., Clarence House 131 George Street Edinburgh EH2 4JS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>22 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01487/CLES TL (Certificate of Lawfulness Existing STL)	Short term Let (STL). at 610 Webster's Land Edinburgh EH1 2RX	Mr Simon Frame, Flat 6 15 Telford Drive Edinburgh Scotland EH4 2NQ	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>20 August 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

25/01189/FULS TL (Planning Permission STL)	Retrospective change of use from residential to short term let sui generis. Application for permission to continue the existing use of the property as commercial short stay accommodation short term letting. at 1F 129 Canongate Old Town Edinburgh EH8 8BP	Mr Jonathan Yeo., 129 1F Canongate Edinburgh EH8 8BP	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/01001/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at GF1 26 Calton Hill Edinburgh EH1 3BJ	Mr Ian Holmes., 26 GF1, Calton Hill Edinburgh EH1 3BJ	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00944/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 301 Webster's Land Edinburgh EH1 2RU	Ms Elizabeth Lister., 301 Webster's Land Edinburgh EH1 2RU	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

25/00948/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at GF 33 Northumberland Street Edinburgh EH3 6LR	Mr Steven Mitchell., GF 33 Northumberland Street Edinburgh EH3 6LR	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00978/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 7 Cordiner's Land Edinburgh EH1 2LF	Mr Andrew Wells., 7 Cordiner's Land Edinburgh EH1 2LF	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

25/00845/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F1 6 Drumdryan Street Tollcross Edinburgh EH3 9LA	Mr Reuben Powell., 1F1 6 Drumdryan Street Tollcross Edinburgh EH3 9LA	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

25/00717/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F3 60 St Mary's Street Edinburgh EH1 1SX	Ms Lesley Mcleod., 1F3 60 St Mary's Street Edinburgh EH1 1SX	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/00718/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F1 9 High Street Edinburgh EH1 1SR	Mr Marc Lambert., 1F1 9 High Street Edinburgh EH1 1SR	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/00709/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 11 87 East London Street Edinburgh EH7 4BQ	Mr Jeremy Hill., Flat 11 87 East London Street Edinburgh EH7 4BQ	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00651/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 3F2 13 Bank Street Edinburgh EH1 2LN	Mr Brian Bould., 13 3F2, Bank Street Edinburgh EH1 2LN	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/00652/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 1A Gayfield Street Edinburgh EH1 3NR	Ms Jennifer Mark., 1A Gayfield Street Edinburgh EH1 3NR	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00658/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 2 20 Jamaica Mews Edinburgh EH3 6HW	Ms Marion Newton., Flat 2 20 Jamaica Mews Edinburgh EH3 6HW	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00625/FULS TL (Planning Permission STL)	Change of use of residential flat to short term let (STL) (in retrospect). at 29A Dundas Street Edinburgh EH3 6QQ	Mrs Kerrey Mitchell., Sunset Clouds Little Barras Forsoun Laurencekirk AB30 1LQ	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00576/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 4 2 North Charlotte Street Edinburgh EH2 4HR	Greyhound Investment Limited., Charlcot House 2 Flat 4, North Charlotte Street Edinburgh EH2 4HR	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00578/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 2 43 New Street Edinburgh EH8 8BH	Mr Philip Mowat., Flat 2 43 New Street Edinburgh EH8 8BH	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/00545/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1 King's Stables Lane Old Town Edinburgh EH1 2LQ	Mr Christian Bruce., 1 King's Stables Lane Edinburgh EH1 2LQ	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

25/00541/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 16B Calton Hill Edinburgh EH1 3BJ	Mr Andrew Noble., 16B Calton Hill Edinburgh EH1 3BJ	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00463/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 1F2 116 Rose Street Edinburgh EH2 3JF	Mr Karolyi, 1F2 116 Rose Street Edinburgh EH2 3JF	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00381/FULS TL (Planning Permission STL)	Retrospective change of use from residential flat to STL (Sui Generis). at 15A Cornwall Street Edinburgh EH1 2EQ	Ms Lynne Cranston., 15A Cornwall Street Edinburgh EH1 2EQ	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

25/00210/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 7 Northumberland Place Edinburgh EH3 6LQ	Ms Cochrane, 7 Northumberland Place Edinburgh EH3 6LQ	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

[Wards](#)

## **Ward No. B12 – Leith Walk**

25/03976/TCO (Treework Within a Conservation Area)	T1 - Cherry - Crown reduce by 1m and thin by no more than 15% of canopy volume. at 2 Lady Menzies Place Edinburgh EH7 5BE	Mr Derek Winton., 2 Lady Menzies Place Edinburgh EH7 5BE	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: Leith Central

25/03737/TCO (Treework Within a Conservation Area)	Ash, fell tree & replant with a Japanese Maple. at 1F1 10 Hillside Street Edinburgh EH7 5HB	Suzanne Munday., Flat 1 10 Hillside Street Edinburgh EH7 5HB	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>20 August 2025</b>
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Community Council: Leith Central

25/02849/FUL (Planning Permission)	Conversion of the loft space, including the construction of front and rear dormers. at 20 Logie Green Road Edinburgh EH7 4EZ	Chris Joyce & Martina Fiori., 20 Logie Green Road Edinburgh EH7 4EZ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02092/FULS TL (Planning Permission STL)	Change of use from Class 4 (office) to 2 x short term let (sui generis) accommodation units, with external alterations. at 11 Tinto Place Bonnington Edinburgh EH6 5GD	Rise Property Investment LTD., 24A Stafford Street Edinburgh EH3 7BD	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>22 August 2025</b>
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Community Council: Leith Central

25/01362/FUL (Planning Permission)	Proposed front and rear extensions to existing self storage unit (as amended) at 12 - 12A Bonnington Road Lane Bonnington Edinburgh EH6 5BJ	Edinburgh Self Storage Ltd., The Jenners Depository 140 Balgreen Road Edinburgh EH12 5XQ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>18 August 2025</b>
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Community Council: Leith Central

25/01277/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 5 19A Brunswick Road Hillside Edinburgh EH7 5FN	Mr John Richardson., 19A Flat 5, Brunswick Road Edinburgh EH7 5FN	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Leith Central

25/00837/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 32A Haddington Place Broughton Edinburgh EH7 4AG	Access Projects Ltd., 32A Haddington Place Edinburgh EH7 4AG	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00846/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 87 Iona Street Leith Edinburgh EH6 8RP	Ms Denise Langan., 87 Iona Street Edinburgh EH6 8RP	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Leith Central

### [Wards](#)

## **Ward No. B13 – Leith**

25/04002/TCO (Treework Within a Conservation Area)	T1 & T2 Rowan, crown reduce height by 1.5 to 2.5m and sides by up to 1m. at 54 Portland Street Edinburgh EH6 4BA	Roberta Gallacher., 54 Portland Street Edinburgh EH6 4BA	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: Leith Harbour + Newhaven

25/03610/CLP (Certificate of Lawfulness (proposed))	For change of use from HMO to residential. at GF 41 Portland Street Newhaven Edinburgh EH6 4BB	Mr Steven Allam., 34 York Road Edinburgh EH5 3EQ	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>20 August 2025</b>
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Community Council: Leith Harbour And Newhaven

25/01037/FULS TL (Planning Permission STL)	Change of use from existing offices to 5 short term lets (Sui Generis). at 22 Bernard Street North Leith Edinburgh EH6 6PS	22 Bernard St Ltd., 22 Bernard Street Edinburgh EH6 6PS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>22 August 2025</b>
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Community Council: Leith Harbour And Newhaven

25/01038/LBC (Listed Building Consent)	Internal alterations to the existing offices to form new short term let properties. at 22 Bernard Street North Leith Edinburgh EH6 6PS	22 Bernard Street Edinburgh EH6 6PS	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>22 August 2025</b>
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Community Council: Leith Harbour And Newhaven

25/00640/FULS TL (Planning Permission STL)	Planning change of use application for short term lettings on a residential flat (in retrospect). at 1F2 3 Yardheads Edinburgh EH6 6BU	Mr Cirstea & Mrs Buzzeta., 21-1 Gordon Street Edinburgh EH6 8TA	<b>Committee Decision</b>	<b>REFUSED</b>	<b>21 August 2025</b>
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Community Council: Leith Harbour And Newhaven

[Wards](#)

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

25/03246/FUL (Planning Permission)	Proposed single storey extension to side. Attic conversion with extended pitched roof, dormers front and rear at 22 Craigentinny Grove Craigentinny Edinburgh EH7 6QD	Mr & Mrs D. Noon., 22 Craigentinny Grove Edinburgh Scotland EH7 6QD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>22 August 2025</b>
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Community Council: Craigentinny/Meadowbank

25/02464/LBC (Listed Building Consent)	Changes to previously granted scheme to alter and extend listed house in Duddingston. Works include incorporate existing garage into internal layout, remove interior partitions to form larger rooms on first floor. Remove first floor bathroom and introduce en-suite accommodation to bedroom (as amended). at 16 Old Church Lane Edinburgh EH15 3PX	16 Old Church Lane Edinburgh EH15 3PX	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: Northfield/Willowbrae (pre 28 March 2025)

24/05667/FUL (Planning Permission)	Alteration and extension to existing dwelling house. at 33 Spring Gardens Edinburgh EH8 8HR	Akbar Properties., 8 John's Place Edinburgh EH6 7EL	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 August 2025</b>
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

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

25/04186/TCO (Treework Within a Conservation Area)	Reduce and shape T1 walnut and T2 birch by max 1 M. Primarily the removal of new growth since last year. PreHeight:8 Pre-Width:6 Post-Height:7 Post Width: at 13 Dick Place Grange Edinburgh EH9 2JU	Ms Jane Irvine., 13 Dick Place Grange Edinburgh EH9 2JU	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: Grange + Prestonfield

25/04102/TCO (Treework Within a Conservation Area)	T1 Goat Willow, urgent removal. at 5 Hope Terrace Edinburgh EH9 2AP	Grant Douglas., 5 Hope Terrace Edinburgh EH9 2AP	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: Marchmont + Sciennes

25/03993/TCO (Treework Within a Conservation Area)	Lawson Cypress, section dismantle. Large-leaved Lime, crown lift on one side of Lime tree overhanging property to approx. 9m from existing ground levels. at 1F 1 West Savile Road Edinburgh EH16 5NG	Matthew Grace., 1 1 West Savile Road Edinburgh EH16 5NG	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 August 2025</b>
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Community Council: Grange + Prestonfield

25/03771/TCO (Treework Within a Conservation Area)	Weeping cherry tree in front garden, invisible from road fell and remove stump to allow for remaking front garden. at 32 Fountainhall Road Grange Edinburgh EH9 2LW	Mr Andrew Freeman., 32 Fountainhall Road Edinburgh EH9 2LW	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>20 August 2025</b>
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Community Council: Grange + Prestonfield



25/03677/TCO (Treework Within a Conservation Area)	Clinton Grange, Whitehouse Loan, Edinburgh, EH9 2AN. Line of 12 Limes on north boundary overhanging the road & parking, crown lift to 5m over road & parking to provide clearance for high sided vehicles. Clear streetlights (remove maximum 1m). Sweet Chestnut over street, crown lift to 5m over street. Japanese Cherry at entrance, crown lift to 2.5m above the footway & reduce back (maximum 0.5m) to road edge. at Tree Works Outside 146 Whitehouse Loan Edinburgh	Trinity Factoring Services Ltd., FAO: Margaret Stewart 209 - 211 Bruntsfield Place Edinburgh EH10 4DH	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>20 August 2025</b>
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Community Council: Merchiston

25/03603/FUL (Planning Permission)	Minor internal alterations; formation of new glazed side door and screens; replacement of existing polycarbonate roof light with glazed lantern, replacement of existing windows. at 16 West Savile Road Edinburgh EH16 5NQ	Mr & Mrs Hamish Dingwall., 16 West Savile Road Edinburgh EH16 5NQ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: Grange/Prestonfield

25/03448/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 (as amended) at Flat 8 1 St Leonard's Crag Edinburgh EH8 9SP	Flat 8 1 St Leonard's Crag Edinburgh EH8 9SP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: Southside (pre 28 March 2025)

25/03215/LBC (Listed Building Consent)	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with IGU's. All historical detail to be matched / reinstated. Existing cases to be refurbished in situ. at 15 Grange Road Edinburgh EH9 1UQ	15 Grange Road Edinburgh EH9 1UQ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>18 August 2025</b>
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/03185/LBC (Listed Building Consent)	Installation of externally mounted extract duct from the exiting building to terminate above roof level as proposed. at University Of Edinburgh Joseph Black Building David Brewster Road Blackford Edinburgh EH9 3FJ	9 Infirmary Street Edinburgh EH1 1NP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 August 2025</b>
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Community Council: Grange/Prestonfield

[Wards](#)

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

25/03520/FUL (Planning Permission)	Proposed ground floor extension to rear and side elevation and attic conversion to existing detached dwellinghouse. at 36 Venturefair Drive Hyvots Bank Edinburgh EH17 8WD	Mr & Mrs S & E McCann., 36 Venturefair Drive Hyvots Bank Edinburgh EH17 8WD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>21 August 2025</b>
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Community Council: Gilmerton/Straiton/Inch

25/03085/CLP (Certificate of Lawfulness (proposed))	Installation of ballasted roof edge protection, access steps and access ladder. All proprietary systems, galvanised steel railings, recycled uPVC ballast counter weights. Installation only for maintenance purposes. at The Queens Medical Research Institute 47 Little France Crescent Inch Edinburgh EH16 4TJ	The University Of Edinburgh., 9 Infirmary Street Edinburgh EH1 1NP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: Gilmerton/Straiton/Inch

25/02927/ADV (Advert Consent)	Advertisement of the following types: Fascia Sign, Box Sign - Operational and public signage relating to the new build fire station. at Liberton Fire Station 19 Kirk Brae Edinburgh EH16 6HH	Scottish Fire & Rescue Service., Alastair Kent SFRS HQ Westburn Drive Glasgow G72 7NA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 August 2025</b>
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Community Council: Liberton

25/02879/FUL (Planning Permission)	Extension and internal alterations. at 40 Leadervale Road Alnwickhill Edinburgh EH16 6PA	Ms Lucy Allbrooke., 40 Leadervale Road Edinburgh UK EH16 6PA	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>20 August 2025</b>
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Community Council: Liberton

[Wards](#)

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

25/03658/FUL (Planning Permission)	New raised decking entrance to rear of property. at 37 Eastfield Joppa Edinburgh EH15 2PN	Ms Brenda Park., 37 Eastfield Joppa Edinburgh EH15 2PN	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 August 2025</b>
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Community Council: Portobello (pre 28 March 2025)

25/02430/FUL (Planning Permission)	Alteration and extensions to a house. at 2 Joppa Pans Edinburgh EH15 2HF	Mr Harem Murdochy., 2 Joppa Pans Edinburgh EH15 2HF	<b>Local Delegated Decision</b>	<b>WITHDRAWN</b>	<b>21 August 2025</b>
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Community Council: Portobello (pre 28 March 2025)

[Wards](#)