

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **1 September 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **1 September 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](#)

[Ward B10 – Morningside](#)

[Ward B11 – City Centre](#)

[Ward B12 – Leith Walk](#)

[Ward B13 – Leith](#)

[Ward B14 – Craigmillar/Duddingston](#)

[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

[Ward B17 – Portobello/Craigmillar](#)

If you have any questions about the decisions please contact the Planning Help Desk at planning@edinburgh.gov.uk

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

Consultations from Other Authorities Outwith the Lothians

Planning Applications within Edinburgh

Ward No.B01 – Almond

25/04096/PARAIL (Prior Approval NetworkRail)	Notification of Network Rail's intention to demolish a private bridge over the railway that is located around 620m northwest of Edinburgh Gateway Station. at Land To South West Of Meadowfield Farm Turnhouse Road Edinburgh	Network Rail., FAO: Julie Gray. 151 Vincent Street Glasgow G2 5NW	Delegated Decision	GRANTED	25 August 2025
--	---	---	-------------------------------	----------------	---------------------------

Community Council: Ratho + District

25/03882/TPO (Treework)	Norway Maple in decline on the east side on the east side of property with Kretzschmaria Deusta, removal of tree. at Treeworks Riding Park Edinburgh	David Hutchison., 8 Riding Park Edinburgh EH4 6ED	Delegated Decision	GRANTED	28 August 2025
----------------------------	--	--	-------------------------------	----------------	---------------------------

Community Council:

25/03766/FUL (Planning Permission)	Extension to side and rear of dwelling house to form bedroom and utility room. at 94 Main Street Davidson's Mains Edinburgh EH4 5AB	Mr & Mrs Calum & Harriet Leslie., 94 Main Street Davidson's Mains Edinburgh EH4 5AB	Local Delegated Decision	GRANTED	25 August 2025
--	--	--	---	----------------	---------------------------

Community Council: Davidson Mains+Silverknowes (Inactive)

25/03704/PARAIL (Prior Approval NetworkRail)	Parapet alterations of road bridge over railway and associated works, including the formation of a compound for the duration of the works. at Overbridge Lennymuir Cammo Edinburgh	Network Rail., FAO: Julie Gray 151 St Vincent Street Glasgow G2 5NW	Delegated Decision	PERMITTED DEVELOPMENT	27 August 2025
---	---	---	---------------------------	------------------------------	-----------------------

Community Council: Corstorphine East +West Craigs

25/03618/TPO (Treework)	T1 Lime crown lift by 2m and cut back branches overhanging roofline by 2.5m remove all major deadwood. T2 Lime crown lift by 2m and remove 1 limb growing towards street light and remove major deadwood. at 16 Braehead Drive Cramond Edinburgh EH4 6QL	Mrs Mrs Karen Baker., 16 Braehead Drive Edinburgh EH4 6QL	Delegated Decision	GRANTED	28 August 2025
----------------------------	---	--	---------------------------	----------------	-----------------------

Community Council: Cramond

25/03487/FUL (Planning Permission)	Attic conversion with rear dormer and front velux window. Alter ground floor door to window. Add first floor gable window. at 45 Silverknowes Gardens Silverknowes Edinburgh EH4 5ND	Mr G Nimmo Smith., 45 Silverknowes Gardens Silverknowes Edinburgh EH4 5ND	Local Delegated Decision	GRANTED	27 August 2025
---------------------------------------	---	---	---------------------------------	----------------	-----------------------

Community Council: Silverknowes (Not Active) (pre 28 March 2025)

25/03309/FUL (Planning Permission)	Proposed standalone garden room within walled garden serving new build dwelling. at 2J Gogarmuir Road Hermiston Edinburgh EH12 9BZ	Mr James Lennon., Kirklands House Gogarmuir Road Edinburgh EH12 9FW	Local Delegated Decision	GRANTED	25 August 2025
---------------------------------------	---	---	---------------------------------	----------------	-----------------------

Community Council: Ratho (pre 28 March 2025)

25/03145/CLP (Certificate of Lawfulness (proposed))	Extension of existing single car garage. Turning it into a flat roof two car garage (double width). at 1 Strathalmond Park Edinburgh EH4 8AJ	Mr Thornton White., 1 Strathalmond Park Edinburgh EH4 8AJ	Delegated Decision	REFUSED	27 August 2025
--	--	--	---------------------------	----------------	-----------------------

Community Council: Cramond

25/02803/FUL (Planning Permission)	Change of use of open space to private garden ground and erection of an enclosing fence. at Land 15 Metres West Of 24 Ashburnham Loan South Queensferry	Marta Munraba Ojea., 9 Balbirnie Place Edinburgh EH12 5JF	Local Delegated Decision	WITHDRAWN	25 August 2025
--	--	--	---	------------------	---------------------------

Community Council: Queensferry & District (pre 28 March 2025)

[Wards](#)

Ward No. B02 – Pentland Hills

25/03790/FUL (Planning Permission)	Proposed front, side and rear single storey extensions. at 8 Malleny Avenue Balerno EH14 7EJ	Mr G Pullen., 8 Malleny Avenue Balerno EH14 7EJ	Local Delegated Decision	GRANTED	27 August 2025
--	--	--	---	----------------	---------------------------

Community Council: Balerno

25/03601/FUL (Planning Permission)	Amendments to application Ref:23/00953/FUL rotating the ancillary garage / workshop building, adjustment of gravel driveway and substitution of external cladding materials. at East Rigg Barn 2 East Rigg Farm Balerno EH14 7JR	Mr Rhodri Williams., East Rigg Barn East Rigg Farm Edinburgh EH14 7JR	Local Delegated Decision	GRANTED	26 August 2025
--	---	---	---	----------------	---------------------------

Community Council: Balerno (pre 28 March 2025)

25/03602/FUL (Planning Permission)	A former Police station is to be converted into a community centre featuring meeting spaces, a workshop and an afterschool club. Some changes to the building fabric include the maintenance as well as the addition of PV cells to roof, improvements to provision of toilets and changes to signage. at Balerno Police Station 13 - 15 Bridge Road Balerno EH14 7AQ	Balerno Village Trust., 15 Bridge Road Balerno Edinburgh EH14 7AQ	Local Delegated Decision	GRANTED	26 August 2025
--	---	---	---	----------------	---------------------------

Community Council: Balerno (pre 28 March 2025)

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/04180/CLP (Certificate of Lawfulness (proposed))	Erection of a conservatory. at 16 Craigs Bank Craigmount Edinburgh EH12 8HD	Mr & Mrs - Reynolds., 16 Craigs Bank Edinburgh United Kingdom EH12 8HD	Delegated Decision	GRANTED	27 August 2025
--	---	--	---------------------------	----------------	-----------------------

Community Council: Corstorphine + Gyle

25/03759/FUL (Planning Permission)	Alterations to dwelling house and construction of single storey extension to rear, formed with flat roof. at 6 West Craigs Crescent Cammo Edinburgh EH12 8LY	Ms Mobeen Husain., 6 West Craigs Crescent Cammo Edinburgh EH12 8LY	Local Delegated Decision	GRANTED	25 August 2025
---------------------------------------	--	--	---------------------------------	----------------	-----------------------

Community Council: Corstorphine + Gyle

[Wards](#)

Ward No. B04 – Forth

25/03319/CLP (Certificate of Lawfulness (proposed))	Removal of existing extension, proposed internal alterations and partial conversion of detached garage to from study. at 3 Bangholm Grove Trinity Edinburgh EH5 3AQ	Mr J Parry., 3 Bangholm Grove Trinity Edinburgh EH5 3AQ	Delegated Decision	GRANTED	27 August 2025
--	---	---	---------------------------	----------------	-----------------------

Community Council: Trinity (pre 28 March 2025)

25/03087/FUL (Planning Permission)	New doors and external platform to rear elevation. at 46 Netherby Road Trinity Edinburgh EH5 3LX	Mrs Caroline Lindsay., 46 Netherby Road Edinburgh EH5 3LX	Local Delegated Decision	GRANTED	25 August 2025
---------------------------------------	--	---	---------------------------------	----------------	-----------------------

Community Council: Trinity (pre 28 March 2025)

[Wards](#)

Ward No. B05 – Inverleith

25/04252/TCO (Treework Within a 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	The Edinburgh Academy., 42 Henderson Row Edinburgh EH3 5BL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2025
---	---	--	---------------------------	---	-----------------------

Community Council: Stockbridge + Inverleith

25/04124/TCO (Treework Within a 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	Gary White., 42 Henderson Row Edinburgh Scotland EH3 5BL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2025
--	--	--	-------------------------------	---	---------------------------

Community Council: Stockbridge + Inverleith

25/03894/TPO (Treework)	Diseased Elm (yellow tag 2258) in woodland remove. at Woodland Eildon Terrace Warriston Edinburgh	Trinity Factoring Services., FAO: Mr Shaun Moffat 209-211 Bruntdfield Place Edinburgh EH10 4DH	Delegated Decision	GRANTED	28 August 2025
----------------------------	---	--	-------------------------------	----------------	---------------------------

Community Council: Stockbridge + Inverleith

25/03847/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F2 21 Comely Bank Street Edinburgh EH4 1AP	Mr Robert Bolton., 2F2 21 Comely Bank Street Edinburgh EH4 1AP	Local Delegated Decision	WITHDRAWN	27 August 2025
---	---	---	---	------------------	---------------------------

Community Council: Stockbridge + Inverleith

25/03484/LBC (Listed Building Consent)	Replace existing single glazed timber sash and case windows with new double glazed timber sash windows (as amended) at 3F2 10 St Stephen Street Stockbridge Edinburgh EH3 5AL	Mrs Emily Crossley.,	Delegated Decision	GRANTED	25 August 2025
--	---	----------------------	-------------------------------	----------------	---------------------------

Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/03404/LBC (Listed Building Consent)	This application seeks permission for energy saving upgrades alongside minor internal and external alterations to this important historic property. Addition of ASHP in private garden and small oriel window to outshot externally, addition of ensuite and slapping better two rooms in basement. (as amended) at Flat 1 5 Oxford Terrace Edinburgh EH4 1PX	Jeremy Kilburn., Flat 1 5 Oxford Terrace Edinburgh EH4 1PX	Delegated Decision	GRANTED	28 August 2025
--	--	---	-------------------------------	----------------	---------------------------

Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/03238/FUL (Planning Permission)	Alterations and extension to an existing house to replace an existing side extension, extend above a single storey rear extension and extend the existing attic conversion roof. at 20 Ravelston Dykes Road Ravelston Edinburgh EH4 3PB	Mr And Mrs David And Shelley Denton., Boraston Cottage 20 Ravelston Dykes Road Edinburgh EH4 3PB	Local Delegated Decision	GRANTED	25 August 2025
---------------------------------------	--	--	---------------------------------	----------------	-----------------------

Community Council: Craigleith/Blackhall

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/04167/CLP (Certificate of Lawfulness (proposed))	New large opening and sliding doors to rear. at 24 Belford Avenue Ravelston Edinburgh EH4 3EJ	Mr Andrew Woods., 24 Belford Avenue Ravelston Edinburgh EH4 3EJ	Delegated Decision	GRANTED	26 August 2025
--	--	---	---------------------------	----------------	-----------------------

Community Council: Craigleith + Blackhall

25/04151/TCO (Tree work Within a Conservation Area)	1 decayed topped Poplar growing amongst the Leylandii trees in the front garden south boundary. - Remove. at 4 Kinellan Road Murrayfield Edinburgh EH12 6ES	Mr Samir Sayegh., Greystane 4 Kinellan Road Murrayfield Edinburgh EH12 6ES	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	28 August 2025
--	--	---	---------------------------	---	-----------------------

Community Council: Murrayfield

25/03750/CLP (Certificate of Lawfulness (proposed))	Alterations to ground floor flat to form new door. at 82 Baird Drive Saughtonhall Edinburgh EH12 5RZ	Mrs A Hunter., 82 Baird Drive Edinburgh EH12 5RZ	Delegated Decision	GRANTED	27 August 2025
--	---	---	---------------------------	----------------	-----------------------

Community Council: Murrayfield

25/03317/FUL (Planning Permission)	Extension to the rear of domestic dwelling. at 8 Wester Broom Grove Broomhall Edinburgh EH12 7RJ	Mrs Danielle Brown., 8 Wester Broom Grove Edinburgh EH12 7RJ	Local Delegated Decision	GRANTED	29 August 2025
---------------------------------------	---	---	---------------------------------	----------------	-----------------------

Community Council: Corstorphine (pre 28 March 2025)

25/03320/PARAIL (Prior Approval NetworkRail)	Network Rail needs to heighten the side wall parapets of the road bridge over the railway at Meadow Place Road as part of the decarbonisation of the railway line. This is because the existing side parapets of the bridge are too low to meet the standard required for Overhead Line Equipment (OLE) to run under the bridge. at Overbridge Meadow Place Road Edinburgh	Network Rail., FAO: Julie Gray 151 St Vincent Street Glasgow G2 5NW	Delegated Decision	PERMITTED DEVELOPMENT	27 August 2025
---	--	---	---------------------------	------------------------------	-----------------------

Community Council: Corstorphine (pre 28 March 2025)

25/02397/FUL (Planning Permission)	Remove and replace the existing roller shutter goods door with new access door; Remove existing glazed screen and entrance door with new window and entrance door; Remove existing air vents and fill to match with adjacent wall; Replace the existing roof plant with new roof plant; Change colours to fence and window frames; and install new dog run and bin store to the rear (as amended). at 10 Manse Road Edinburgh EH12 7SN	Halima Vets.,	Local Delegated Decision	GRANTED	28 August 2025
---------------------------------------	--	---------------	---------------------------------	----------------	-----------------------

Community Council: Corstorphine (pre 28 March 2025)

25/00890/FULSTL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F1 11 Ormiston Terrace Edinburgh EH12 7SJ	Mrs Lauren Southern., 26 Scald Law Drive Edinburgh Eh13 0FE	Committee Decision	REFUSED	26 August 2025
--	--	--	---------------------------	----------------	-----------------------

Community Council: Corstorphine (pre 28 March 2025)

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/02811/FUL (Planning Permission)	Alterations to external vehicle display area and access path including drop kerb access. at 8 Bankhead Crossway South South Gyle Edinburgh EH11 4EP	Signature Autos., 8 Bankhead Crossway South Edinburgh EH11 4EZ	Local Delegated Decision	GRANTED	25 August 2025
--	--	---	---	----------------	---------------------------

Community Council: Sighthill/Broomhouse/Parkhead (pre 28 March 2025)

25/02638/ADV (Advert Consent)	Box & projecting sign. at 50 Glenalmond Place Edinburgh EH11 4FF	Greggs PLC., Greggs House Quorum Business Park Newcastle Upon Tyne NE12 8BU	Delegated Decision	GRANTED	25 August 2025
-------------------------------------	--	---	-------------------------------	----------------	---------------------------

Community Council: Sighthill/Broomhouse/Parkhead (pre 28 March 2025)

25/02639/FUL (Planning Permission)	Mechanical alterations to the existing site. Proposed new external condenser units and extract /ventilation penetrations. The existing shopfront glazing and door will be replaced in kind with new to match the existing. The door will be changed to a new manual swing door. The existing roller shutters will be boxed out to allow for new signage to be installed. at 50 Glenalmond Place Edinburgh EH11 4FF	Greggs PLC., Greggs House Quorum Business Park Newcastle Upon Tyne NE12 8BU	Local Delegated Decision	GRANTED	25 August 2025
--	--	---	---	----------------	---------------------------

Community Council: Sighthill/Broomhouse/Parkhead (pre 28 March 2025)

25/01287/FUL (Planning Permission)	Erection of a Class 4(b- c)/5/6 unit. at Land 30 Metres South Of 36 Russell Road Roseburn Edinburgh	Mandale Investments Limited., Gateway House 55 Coniscliffe Road Darlington DL3 7EH	Local Delegated Decision	GRANTED	27 August 2025
--	---	--	---	----------------	---------------------------

Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/03900/FUL (Planning Permission)	Removal of sunroom together with internal works, rear extension and garage conversion. at 57 Pentland View Pentland Edinburgh EH10 6PY	Miss Jane Sommerville., 57 Pentland View Pentland Edinburgh EH10 6PY	Local Delegated Decision	GRANTED	27 August 2025
--	--	--	---	----------------	---------------------------

Community Council: Fairmilehead

25/03801/FUL (Planning Permission)	Proposed works include removal of the existing rear conservatory and construction of a new single-storey side extension running front to rear. Works include internal alterations, enlarged openings to the rear facade, formation of a raised rear deck and installation of new boundary fencing and a privacy screen. at 16 Bonaly Gardens Colinton Edinburgh EH13 0EX	Mrs Samantha Buchan., 16 Bonaly Gardens Edinburgh EH13 0EX	Local Delegated Decision	GRANTED	26 August 2025
--	---	---	---	----------------	---------------------------

Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/03838/FUL (Planning Permission)	Single storey rear and side extensions and internal reconfiguration. Rear dormer enlarged. at 11 Craiglockhart Grove Wester Craiglockhart Edinburgh EH14 1ET	Mr Arkotong Longkumer., 11 Craiglockhart Grove Edinburgh EH14 1ET	Local Delegated Decision	GRANTED	29 August 2025
--	---	--	---	----------------	---------------------------

Community Council: Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

25/04206/LBC (Listed Building Consent)	Alterations to top floor flat in listed building to form new Shower Room. at 3F1 1 Marchmont Road Marchmont Edinburgh EH9 1HY	Mr Guy Everett., 45 Westmoreland Road London England SW13 9RZ	Delegated Decision	PERMISSION IS NOT REQUIRED	27 August 2025
--	---	---	-------------------------------	---------------------------------------	---------------------------

Community Council: Marchmont + Sciennes

25/04159/TCO (Treework Within a Conservation Area)	2 cherry trees - reduce the crowns by no more than 1.5 meters at 89 Spottiswoode Street Marchmont Edinburgh EH9 1BZ	Mr Luke Aspinall., 89 Spottiswood Street Edinburgh Scotland EH9 1BZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	28 August 2025
--	--	---	-------------------------------	---	---------------------------

Community Council: Marchmont + Sciennes

25/04116/TCO (Treework Within a Conservation Area)	Cherry, Prunus in garden of 74 Polwarth Terrace, H16m, S 7m, DBH55cm, reduce spread over wall by 3m to leave no overhang. Prune remaining crown to leave a natural form. Sycamore located at west boundary back garden of No. 74, H16m, S12m, DBH68cm, reduce height to previous pollarding points at around 11m. Sycamore, 6 trees alongside pavement, H13m, S6-9m, DBH30-50cm, prune to reduce to the previous pollarding points, remove dead wood. at 72, 74 Polwarth Terrace Edinburgh EH11 1NJ	Donald Simpson., 72 Polwarth Terrace Edinburgh EH11 1NJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	28 August 2025
--	--	--	-------------------------------	---	---------------------------

Community Council: Merchiston

25/04037/TCO (Treework Within a Conservation Area)	Purple flowering Crab-Apple to the SE of Block 12, reduce the crown height by 1m & reduce the radial spread by 1m. at Flat 16 12 Ethel Terrace Edinburgh EH10 5NA	Charles White Ltd., FAO: Amy Sutton 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	28 August 2025
--	---	---	-------------------------------	---	---------------------------

Community Council: Morningside

25/04042/WINP A (Prior Approval Windows)	Replace existing single glazed sash and case windows with new hardwood double glazed sash and case windows. at 161 Craiglea Drive Edinburgh EH10 5PT	Robert Mullen., 161 Craiglea Drive Edinburgh EH10 5PT	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	27 August 2025
---	--	--	-------------------------------	--	---------------------------

Community Council: Morningside

25/04004/TCO (Treework Within a Conservation Area)	T1 Purple Plum, crown reduce all over back to previous reduction points removing approx. 3m in branch length. at 122 Braid Road Edinburgh EH10 6AS	Jo Mitchell., 122 Braid Road Edinburgh EH10 6AS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	28 August 2025
--	--	--	-------------------------------	---	---------------------------

Community Council: Morningside

25/03961/TPO (Treework)	Remove large post-mature Birch tag 324 in south garden area for safety reasons large top broke off during storm & is hung up in tree in significant decline has very sparse crown. Birch tag 322. Large Ganoderma fungus at the base remove. Birch tag 321. remove the large diameter deadwood. at Flat 1 51 Canaan Lane Morningside Edinburgh EH10 4SG	Myreside Management Ltd., FAO: Ms Charlene Glass 3 Dalkeith Road Mews Edinburgh EH16 5GA		GRANTED	28 August 2025
----------------------------	---	--	--	----------------	-----------------------

Community Council: Morningside

25/03322/FUL (Planning Permission)	Proposed alterations include removal of an existing roof light and replace with a larger roof light, installation of two new roof lights and internal alterations. at 58 Morningside Park Morningside Edinburgh EH10 5HA	Mr Grigory Pankin & Mrs Clementina Calabira., 58 Morningside Park Edinburgh EH10 5HA	Local Delegated Decision	GRANTED	25 August 2025
---------------------------------------	---	---	---------------------------------	----------------	-----------------------

Community Council: Morningside (pre 28 March 2025)

25/03239/CLP (Certificate of Lawfulness (proposed))	Upgrade existing rear extension and create an open plan kitchen / lounge / family room. Upgrade existing front porch. at 75 Cluny Gardens Morningside Edinburgh EH10 6BW	Mr Steve Howell And Ms Fiona Shearer., 75 Cluny Gardens Edinburgh EH10 6BW	Delegated Decision	GRANTED	25 August 2025
--	---	---	---------------------------	----------------	-----------------------

Community Council: Morningside (pre 28 March 2025)

25/02801/FUL (Planning Permission)	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	Cornerstone., Hive 2 1530 Arlington Business Park Theale England RG7 4SA	Local Delegated Decision	REFUSED	28 August 2025
--	---	---	---	----------------	---------------------------

Community Council: Merchiston (pre 28 March 2025)

25/02765/FUL (Planning Permission)	Change existing ground floor commercial unit into new residential studio apartment. at 6A Falcon Road West Morningside Edinburgh EH10 4AQ	Mr Richard Blackley., 15 Coates Crescent Edinburgh EH3 7AF	Local Delegated Decision	NOT DEVELOPMENT	25 August 2025
--	--	---	---	----------------------------	---------------------------

Community Council: Morningside (pre 28 March 2025)

[Wards](#)

Ward No. B11 – City Centre

25/03687/ADV (Advert Consent)	Hoarding. at 85 Princes Street Edinburgh EH2 2ER	Skechers., FAO: Rob Crallan Centrium CT3 Griffiths Wat St Albans AL1 2RD	Delegated Decision	REFUSED	27 August 2025
-------------------------------------	--	---	-------------------------------	----------------	---------------------------

Community Council: New Town + Broughton

25/03672/LBC (Listed Building Consent)	Existing single glazed timber sash and case window replaced with new double glazed timber sash and case window to match existing. at Flat 2 2 North Charlotte Street Edinburgh EH2 4HR	John Philip., Flat 2 2 North Charlotte Street Edinburgh EH2 4HR	Delegated Decision	GRANTED	25 August 2025
--	---	--	-------------------------------	----------------	---------------------------

Community Council: New Town/Broughton (pre 28 March 2025)

25/03612/ADV (Advert Consent)	Fascia sign, projecting sign. at 85 Princes Street New Town Edinburgh EH2 2ER	Skechers., FAO: Mr Rob Crallan Centrium CT3 Griffiths Way St Albans AL1 2RD	Delegated Decision	GRANTED	28 August 2025
-------------------------------------	--	--	-------------------------------	----------------	---------------------------

Community Council: New Town/Broughton (pre 28 March 2025)

25/03569/LBC (Listed Building Consent)	To include full fit out of ground and basement levels. Partial works only to basement. Replacement shopfront windows and doors. at 85 Princes Street New Town Edinburgh EH2 2ER	Skechers UK., Mr Rob Crallan Centrium Ct3 Griffiths Way St Albans AL1 2RD	Delegated Decision	GRANTED	28 August 2025
--	---	--	-------------------------------	----------------	---------------------------

Community Council: New Town/Broughton (pre 28 March 2025)

25/03436/LBC (Listed Building Consent)	Change the colour of the front entrance door, door facings, (architraves to be retained as white) from the current colour of royal blue, to a dark grey. Rain water downpipes from a white colour to black. at 20 Drumsheugh Gardens New Town Edinburgh	Charles White Ltd., Mr Darren Drummond 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	GRANTED	25 August 2025
--	--	--	-------------------------------	----------------	---------------------------

Community Council: West End (pre 28 March 2025)

25/03382/FUL (Planning Permission)	Change of use from office and basement into 2 flats. (AS AMENDED) at 5 Leamington Terrace Viewforth Edinburgh EH10 4JW	Mr Asim Ahmed., 5 Leamington Terrace Edinburgh EH10 4JW	Local Delegated Decision	GRANTED	26 August 2025
--	---	--	---	----------------	---------------------------

Community Council: Tollcross (pre 28 March 2025)

25/03372/LBC (Listed Building Consent)	Addition of an external compressor store to rear garden of property. at 264 Morrison Street West End Edinburgh EH3 8DT	Dr Andrew Norman., Haymarket Dental 264 Morrison Street Edinburgh EH3 8DT	Delegated Decision	GRANTED	28 August 2025
--	---	---	-------------------------------	----------------	---------------------------

Community Council: West End (pre 28 March 2025)

25/03341/LBC (Listed Building Consent)	Remove the fireplace mantels in the bedrooms, 1,2,3 neither of which have protruding chimney breasts, and close the fires off with ventilated panels level with the walls. We propose to retain the main fireplace in the living area. at 2F 1 Cambridge Street Old Town Edinburgh EH1 2DY	Mrs Kate MacLeod., 9A Nelson Street Edinburgh EH3 6LF	Delegated Decision	WITHDRAWN	25 August 2025
---	--	--	---------------------------	------------------	-----------------------

Community Council: Tollcross (pre 28 March 2025)

25/03211/LBC (Listed Building Consent)	Internal fit-out alterations. at 3F 10 - 14 Waterloo Place New Town Edinburgh EH1 3EG	Dentsu UK Ltd., 10 Triton Street London NW1 3BF	Delegated Decision	GRANTED	27 August 2025
---	---	--	---------------------------	----------------	-----------------------

Community Council: Old Town (pre 28 March 2025)

25/02820/LBC (Listed Building Consent)	Removal of existing kitchen and installation of new bedroom with associated en-suite. Additional bedroom to be removed for the installation of new kitchen with associated living / dining area (as amended). at 1F1 30 Alva Street Edinburgh EH2 4PY	Mr Tom Brown., Brock House 1 Dunnet Way East Mains Industrial Estate Broxburn EH52 5AD	Delegated Decision	GRANTED	25 August 2025
---	---	---	---------------------------	----------------	-----------------------

Community Council: West End (pre 28 March 2025)

25/02787/FUL (Planning Permission)	Replacement extension, alterations and improvements as part of conversion of three dwellings to a single dwelling. at GF 47 Heriot Row Edinburgh EH3 6EX	Mr Ron Taylor., Glenmore Lodge Advie Grantown on Spey Scotland PH26 3PN	Local Delegated Decision	GRANTED	28 August 2025
---------------------------------------	--	--	---------------------------------	----------------	-----------------------

Community Council: New Town/Broughton (pre 28 March 2025)

25/02788/LBC (Listed Building Consent)	Replacement extension, alterations and improvements as part of conversion of three dwellings to a single dwelling. at GF 47 Heriot Row Edinburgh EH3 6EX	Mr Ron Taylor., Glenmore Lodge Advie Grantown On Spey PH26 3PN	Delegated Decision	GRANTED	28 August 2025
---	--	--	---------------------------	----------------	-----------------------

Community Council: New Town/Broughton (pre 28 March 2025)

25/02615/FUL (Planning Permission)	Proposed new opening to rear garden gable wall to rear garden. at BF 6 West Maitland Street Edinburgh EH12 5DS	Mr Jamieson., BF 6 West Maitland Street Edinburgh EH12 5DS	Local Delegated Decision	REFUSED	26 August 2025
---------------------------------------	--	---	---------------------------------	----------------	-----------------------

Community Council: West End (pre 28 March 2025)

25/01484/FULS TL (Planning Permission STL)	Change of use from residential flat (sui generis) to serviced apartment (Sui Generis), in retrospect at flat 4 only. at Flat 4 8 Manor Place New Town Edinburgh EH3 7DD	Dragon Development., 24A Stafford Street Edinburgh EH3 7BD	Local Delegated Decision	REFUSED	27 August 2025
---	---	---	---------------------------------	----------------	-----------------------

Community Council: West End (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

25/04035/TPO (Treework)	3 Norway Maples to the south of the building, reduce back the crowns so there is 2m clearance from the building. at 121 Bellevue Road Edinburgh EH7 4DG	James Gibb Residential Factors., FAO: Kayleigh Orman 23 Alva Street Edinburgh EH2 4PS	Delegated Decision	GRANTED	28 August 2025
----------------------------	---	---	---------------------------	----------------	-----------------------

Community Council: New Town + Broughton

[Wards](#)

Ward No. B13 – Leith

25/03782/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. at 13 Victoria Quay North Leith Edinburgh EH6 6EZ	Edinburgh Dental Care., Mr S Arshad. 57 Frederick Street Edinburgh United Kingdom EH2 1LH	Delegated Decision	REFUSED	28 August 2025
----------------------------------	---	--	---------------------------	----------------	-----------------------

Community Council: Leith Harbour + Newhaven

25/03589/LBC (Listed Building Consent)	Repair replacement of window frames with new timber frames. Double glazing upgrade. Internal alterations (part in retrospect) at 4F1 10 Wellington Place South Leith Edinburgh EH6 7EQ	Mr Sebastien Harrison., 4F1 10 Wellington Place Edinburgh EH6 7EQ	Delegated Decision	GRANTED	25 August 2025
---	---	---	---------------------------	----------------	-----------------------

Community Council: Leith Links

25/03117/ADV (Advert Consent)	Internally and externally applied graphics to store windows and recessed entrance lobby to replace and add to existing. at 4B Newkirkgate Edinburgh EH6 6AA	Superdrug Stores PLC., 51 Sydenham Road Croydon United Kingdom CR0 2EU	Delegated Decision	GRANTED	25 August 2025
----------------------------------	---	--	---------------------------	----------------	-----------------------

Community Council: Leith Harbour And Newhaven

25/03004/FUL (Planning Permission)	Alter and extend existing house to form pitched roof with accommodation over garage. at 19 Pirniefield Grove Edinburgh EH6 7QB	Jake Donkin., 19 Pirniefield Grove Edinburgh EH6 7QB	Local Delegated Decision	GRANTED	29 August 2025
---------------------------------------	--	---	---------------------------------	----------------	-----------------------

Community Council: Leith Links

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/03517/FUL (Planning Permission)	Alter and extend existing semi detached houses to form dormer windows to the front and back, change roof profile to both houses and form single storey extension to number 5. at 5, 7 Mountcastle Gardens Mountcastle Edinburgh EH8 7SR	Mr Kerrin Graham And John Horne., 5-7 Mountcastle Gardens Edinburgh United Kingdom EH8 7SR	Local Delegated Decision	GRANTED	26 August 2025
---------------------------------------	--	--	---------------------------------	----------------	-----------------------

Community Council: Northfield/Willowbrae (pre 28 March 2025)

[Wards](#)

Ward No. B15 – Southside/Newington

25/04161/TCO (Treework Within a Conservation Area)	T1 Cherry - Reduce overhang by no more than 2.5m in lateral branch length. at 53 Grange Road Grange Edinburgh EH9 1TX	Mr Robin Williams., 53 Grange Road Grange Edinburgh EH9 1TX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	28 August 2025
--	---	---	-------------------------------	---	---------------------------

Community Council: Marchmont + Sciennes

25/03808/TCO (Treework Within a Conservation Area)	Old diseased pear tree. Minimal fruit production removal of tree. at 54A Craigmillar Park Mayfield Edinburgh EH16 5PT	Miss Wendy Rogers., 54A Craigmillar Park Edinburgh EH16 5PT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	28 August 2025
--	--	--	-------------------------------	---	---------------------------

Community Council: Grange + Prestonfield

25/03516/LBC (Listed Building Consent)	Replacement of existing cupola with an aluminium framed roof light unit (Korniche). at 12 Ventnor Terrace Newington Edinburgh EH9 2BL	Mr John Alexander Cunningham., 12 Ventnor Terrace Edinburgh EH9 2BL	Delegated Decision	GRANTED	25 August 2025
--	---	---	-------------------------------	----------------	---------------------------

Community Council: Grange/Prestonfield

25/03344/LBC (Listed Building Consent)	Proposed replacement of existing timber framed windows to uPVC windows. at 1F2 56 Clerk Street Newington Edinburgh EH8 9JB	Xinyi Chen., Flat 1/2 56 Clerk Street Newington Edinburgh EH8 9JB	Delegated Decision	WITHDRAWN	25 August 2025
--	--	--	-------------------------------	------------------	---------------------------

Community Council: Southside

25/03311/FUL (Planning Permission)	Minor external adjustments including new door and widened window to rear. Addition of airforce heat pump in rear garden, discrete roof lights and internal reconfigurations. at 189 Mayfield Road Edinburgh EH9 3BB	Mr Elliot Webster., 189 Mayfield Road Edinburgh EH9 3BB	Local Delegated Decision	GRANTED	27 August 2025
--	---	--	---	----------------	---------------------------

Community Council: Grange/Prestonfield

25/03279/LBC (Listed Building Consent)	Programme of internal door fire upgrades and refurbishment. at Royal Observatory 21 Observatory Road Edinburgh	Science And Technology Facilities., Royal Observatory Edinburgh Blackford Hill Edinburgh EH9 3HJ	Delegated Decision	GRANTED	28 August 2025
---	--	--	---------------------------	----------------	-----------------------

Community Council: Grange/Prestonfield

25/03274/FUL (Planning Permission)	Enlargement of existing roof dormer and replacement of existing velux rooflight with new roof dormer. at 1F2 128 Charterhall Road Blackford Edinburgh EH9 3HW	Mr Colin Crossland., 1F2 128 Charterhall Road Blackford Edinburgh EH9 3HW	Delegated Decision	GRANTED	29 August 2025
---------------------------------------	---	--	---------------------------	----------------	-----------------------

Community Council: Grange/Prestonfield

25/03198/LBC (Listed Building Consent)	Replacement of the existing timber single glazed windows. at Flat 17 9 St Leonard's Crag St Leonards Edinburgh EH8 9SP	McLean Forth Properties., FAO: Miss Liann McGarrity 1 St Colme Street Edinburgh EH3 6AA	Delegated Decision	GRANTED	25 August 2025
---	--	---	---------------------------	----------------	-----------------------

Community Council: Southside (pre 28 March 2025)

25/02858/WINP A (Prior Approval Windows)	Replacement of existing timber framed vertical strip windows to the common stair with PVC framed window to the same. at 27 Mortonhall Road, 31 Oswald Road Edinburgh EH9 2HS	The Owners., 27 Mortonhall Road, 31 Oswald Road Edinburgh EH9 2HS	Delegated Decision	APPROVED	27 August 2025
--	---	---	---------------------------	-----------------	-----------------------

Community Council: Grange/Prestonfield

24/05958/FUL (Planning Permission)	Replacement of existing dilapidated single-storey extension to the south of the property with a new single-storey extension and a new stepped terrace to the rear garden with associated minor works to existing building.(as amended). at 14 Mansionhouse Road Edinburgh EH9 1TZ	Mrs Mhairi Reid., 14 Mansionhouse Road Edinburgh EH9 1TZ	Local Delegated Decision	GRANTED	27 August 2025
---------------------------------------	---	---	---------------------------------	----------------	-----------------------

Community Council: Marchmont/Sciennes (pre 28 March 2025)

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/04262/CLP (Certificate of Lawfulness (proposed))	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	Mr Rupert Ward., 80 Lasswade Road Edinburgh EH16 6SF	Delegated Decision	GRANTED	27 August 2025
--	--	---	---------------------------	----------------	-----------------------

Community Council: Liberton + District

25/04164/CLP (Certificate of Lawfulness (proposed))	Internal alterations to upper villa and blocking up side elevation window. at 10 Howden Hall Gardens Alnwickhill Edinburgh EH16 6UN	Mr Gary Grime., 10 Howden Hall Gardens Alnwickhill Edinburgh EH16 6UN	Delegated Decision	GRANTED	27 August 2025
--	--	---	---------------------------	----------------	-----------------------

Community Council: Liberton + District

25/03218/TPO (Treework)	T1 Beech sectional fell to ground level. T2 Horse Chestnut remove marked limb back to main trunk to make safe. T3 Sycamore remove hanging branch and reduce lateral limb over road by approx.2.5m to stabilise. T4 Horse Chestnut sectional fell to ground level. at Treeworks Frogston Road East Mortonhall Edinburgh	Mortonhall Residents Committee., FAO: Mr Paul McBrian Mortonhall Residents Committee Edinburgh EH4 5PS	Delegated Decision	GRANTED	28 August 2025
----------------------------	---	--	---------------------------	----------------	-----------------------

Community Council: Liberton

25/02427/FUL (Planning Permission)	New build two storey fire station with adjacent two bay vehicle store and associated hard and soft landscaping to the building perimeter (as amended) at Liberton Fire Station 19 Kirk Brae Edinburgh EH16 6HH	Scottish Fire & Rescue Service., FAO: Alastair Kent SFRS Cambuslang Westburn Drive Glasgow G72 7NA	Local Delegated Decision	GRANTED	25 August 2025
---------------------------------------	---	---	---------------------------------	----------------	-----------------------

Community Council: Liberton

25/01371/FUL (Planning Permission)	Demolish the existing single storey building and erect new 2-storey 3 bedroom semi-detached units (as amended). at 68 Craigour Drive Moredun Edinburgh EH17 7NT	Mr Guy Taylor., 37B Argyle Crescent Edinburgh EH15 2QE	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	28 August 2025
--	--	---	---	---	---------------------------

Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/04185/WINP A (Prior Approval Windows)	Existing "wood effect" uPvc window to be removed. Window cill to be cut down to floor level. New "Golden Oak" uPvc 'tilt n turn' window to be installed with a fixed pane below. at PF3 38 King's Road Portobello West Edinburgh EH15 1DY	Mrs Caren Moffett., PF3 38 King's Road Portobello West Edinburgh EH15 1DY	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	27 August 2025
---	---	--	-------------------------------	--	---------------------------

Community Council: Portobello (Inactive)

25/04158/CLP (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	Ms Katie Bryce., 55 Brunstane Crescent Brunstane Edinburgh EH15 2NU	Delegated Decision	GRANTED	27 August 2025
--	---	---	-------------------------------	----------------	---------------------------

Community Council: Portobello (Inactive)

25/03914/TCO (Tree work Within a Conservation Area)	T1 Lime crown lift to ensure 4.0m - 5.0m clearance over the road and laterally tip reduce extended limb by no more than 2 - 3m in branch length to suitable growth points. at 9 Sandford Gardens Portobello West Edinburgh EH15 1LP	Mr Osbert Lancaster., 9 Sandford Gardens Edinburgh EH15 1LP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	25 August 2025
---	--	--	-------------------------------	---	---------------------------

Community Council: Portobello (Inactive)

25/03810/FUL (Planning Permission)	Convert attic space. Extend house on ground floor and attic levels. Internal alterations. at 69 Hamilton Drive Edinburgh EH15 1NP	Mr Nicholas Blurton., 69 Hamilton Drive Edinburgh EH15 1NP	Local Delegated Decision	GRANTED	27 August 2025
---------------------------------------	---	---	---------------------------------	----------------	-----------------------

Community Council: Northfield + Willowbrae

25/03349/FUL (Planning Permission)	Proposed refurbishment, window upgrade, new roof light, internal alterations, and replacement garden room. at 1A Elcho Terrace Portobello East Edinburgh EH15 2EF	Ms Lizzie Morris., 1A Elcho Terrace Edinburgh EH15 2EF	Local Delegated Decision	GRANTED	28 August 2025
---------------------------------------	--	---	---------------------------------	----------------	-----------------------

Community Council: Portobello (pre 28 March 2025)

25/03351/LBC (Listed Building Consent)	Proposed refurbishment, window upgrade, new roof light, internal alterations, and replacement garden room. at 1A Elcho Terrace Portobello East Edinburgh EH15 2EF	Ms Lizzie Morris., 1A Elcho Terrace Edinburgh EH15 2EF	Delegated Decision	GRANTED	28 August 2025
---	--	---	---------------------------	----------------	-----------------------

Community Council: Portobello (pre 28 March 2025)

25/02704/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 9 Straiton Place Edinburgh EH15 2BA	Mr John Royer., 9 Straiton Place Edinburgh EH15 2BA	Delegated Decision	GRANTED	25 August 2025
---	--	--	---------------------------	----------------	-----------------------

Community Council: Portobello (pre 28 March 2025)

24/01696/AMC (Approval of Matters Specified in Conds)	Approval of matters specified in conditions 1 (in part), 2 (a-h, j-l, m (i-vi)), and 5 of planning permission 16/04122/PPP for the erection of 128 dwellings including affordable housing, and associated access, landscaping, open space, and infrastructure. at Land 445 Metres North Of 103 Newcraighall Road Edinburgh	Dandara East Scotland Limited /EDI Group Ltd., Alexandra House 21 Cliftonhall Road Newbridge EH28 8PW	Delegated Decision	WITHDRAWN	29 August 2025
--	--	---	---------------------------	------------------	-----------------------

Community Council: Portobello (pre 28 March 2025)

[Wards](#)