

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **8 September 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **8 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

25/03153/FUL (Planning Permission)	Proposed two-storey side extension, single storey rear extension and front porch. at 26 Echline Grove Echline South Queensferry EH30 9RU	Mr & Mrs C. McBurney., 26 Echline Grove Echline South Queensferry EH30 9RU	Local Delegated Decision	GRANTED	2 September 2025
--	---	--	---	----------------	-----------------------------

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

25/02745/LBC (Listed Building Consent)	Alter roof of historic service wing/kitchen extension to form conservation rooflights. at Castle Gogar 180 Glasgow Road Edinburgh EH12 9BQ	Mr C Hardy., Castle Gogar 180 Glasgow Road Gogar Edinburgh EH12 9BQ	Delegated Decision	REFUSED	2 September 2025
--	---	--	-------------------------------	----------------	-----------------------------

Community Council: Ratho (pre 28 March 2025)

[Wards](#)

Ward No. B02 – Pentland Hills

24/05960/AMC (Approval of Matters Specified in Conds)	Approval of Matters Specified in Conditions 1, 2, 3 and 5 of consent 20/01337/PPP to erect 3x dwellings. at Brooklea Blinkbonny Road Edinburgh EH14 6AD	Dawnside Developments Ltd., Geddes House Kirkton North Livingston EH54 6GU	Local Delegated Decision	REFUSED	4 September 2025
---	--	--	---	----------------	-----------------------------

Community Council: Currie

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/03533/ADV (Advert Consent)	4 Wall Mounted. at West Point House 69 North Gyle Terrace North Gyle Edinburgh EH12 8JY	Alzheimer Scotland., Mr Kevin McGhee 160 Dundee Street Edinburgh EH11 1DQ	Delegated Decision	GRANTED	3 September 2025
-------------------------------------	---	---	-------------------------------	----------------	-----------------------------

Community Council: Corstorphine (pre 28 March 2025)

25/03299/FUL (Planning Permission)	Construction & installation of temporary modular building for use as staff welfare facilities with associated groundworks & connections (power, drainage & power). at 10 South Gyle Crescent Edinburgh EH12 9EB	The City Of Edinburgh Council., FAO: Robert Turner - Drainage & Power 3/8 Southhouse Walk Edinburgh EH12 9EB	Local Delegated Decision	GRANTED	1 September 2025
---------------------------------------	---	--	---------------------------------	----------------	-------------------------

Community Council: Corstorphine (pre 28 March 2025)

25/01591/FUL (Planning Permission)	Detached dwelling (as amended). at 147 Drum Brae Drive Clerwood Edinburgh EH4 7SN	Mr K Ramsay., 147 Drum Brae Drive Clerwood Edinburgh EH4 7SN	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	4 September 2025
---------------------------------------	--	--	---------------------------------	-------------------------------------	-------------------------

Community Council: Drumbrae

25/01342/CLP (Certificate of Lawfulness (proposed))	24 hrs operation of petrol filling station. at 300 Gyle Avenue South Gyle Edinburgh EH12 9LR	Motor Fuel Group Ltd., 10 Bricket Road St Albans AL1 3JX	Delegated Decision	GRANTED	3 September 2025
--	---	---	---------------------------	----------------	-------------------------

Community Council: Corstorphine (pre 28 March 2025)

[Wards](#)

Ward No. B04 – Forth

25/04337/CLP (Certificate of Lawfulness (proposed))	Alterations to form new door to ground floor flat. at PF1 30 Craighall Crescent Edinburgh EH6 4RZ	Mrs Byrne., PF1 30 Craighall Crescent Edinburgh EH6 4RZ	Delegated Decision	NOT DEVELOPMENT	2 September 2025
--	---	--	---------------------------	------------------------	-------------------------

Community Council: Trinity

25/04138/TCO (Treework Within a Conservation Area)	Cotoneaster - remove to ground level. at 26 Primrose Bank Road Trinity Edinburgh EH5 3JG	Mrs Gemma Hare., 26 Primrose Bank Road Trinity Edinburgh EH5 3JG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 September 2025
---	---	--	---------------------------	---	-------------------------

Community Council: Trinity

25/04129/TCO (Treework Within a Conservation Area)	T1 Birch - Remove. at 2A Wardie House Lane Trinity Edinburgh EH5 3RL	Mr Tim Kendrick., 2A Wardie House Lane Trinity Edinburgh EH5 3RL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 September 2025
---	---	--	---------------------------	---	-------------------------

Community Council: Trinity

25/04031/TCO (Treework Within a Conservation Area)	Area to rear of Belvedere Park - cut back overhanging trees onto Belvedere Park by approx 2 metres. at Treeworks Area To Rear Of Belvedere Park Edinburgh	Rebekah Kells., 11 Belvedere Park Edinburgh EH6 4LR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 September 2025
---	--	--	---------------------------	---	-------------------------

Community Council: Trinity

25/01217/CLP (Certificate of Lawfulness (proposed))	24 hrs operation of Petrol Filling Station. at 3 Waterfront Broadway Granton Edinburgh EH5 1SA	Motor Fuel Group Ltd., 10 Bricket Road St Albans AL1 3JX	Delegated Decision	GRANTED	3 September 2025
--	---	---	---------------------------	----------------	-------------------------

Community Council: West Pilton/West Granton (pre 28 March 2025)

[Wards](#)

Ward No. B05 – Inverleith

25/04352/CLP (Certificate of Lawfulness (proposed))	Proposed Garage Conversion, Relocation of Kitchen, Enlarged Opening to Rear with Sliding Doors and Wall Removal. at 13 Groathill Loan Easter Drylaw Edinburgh EH4 2WL	Mr David Singh., 13 Groathill Loan Easter Drylaw Edinburgh EH4 2WL	Delegated Decision	GRANTED	2 September 2025
--	--	--	---------------------------	----------------	-------------------------

Community Council: Drylaw +Telford

25/04221/TCO (Treework Within a Conservation Area)	Decayed Hawthorn and dead Elder - Full removal of both trees. at 1F 12 Saxe-coburg Place Stockbridge Edinburgh EH3 5BR	Ms Suzanne Etheridge., 1F 12 Saxe-coburg Place Stockbridge Edinburgh EH3 5BR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 September 2025
---	--	---	---------------------------	---	-------------------------

Community Council: Stockbridge + Inverleith

25/03997/CLP (Certificate of Lawfulness (proposed))	Alterations to dwelling flat. at 1F 18 Belgrave Crescent Edinburgh EH4 3AJ	Vanessa McAlpine., 1F 18 Belgrave Crescent Edinburgh EH4 3AJ	Delegated Decision	GRANTED	3 September 2025
--	--	---	---------------------------	----------------	-------------------------

Community Council: West End

25/04001/TCO (Treework Within a Conservation Area)	T1 Ash, remove deadwood, reduce overly long branches by 1-2m to stabilise. T2 Ash, remove deadwood, thin canopy by 15%, cut back from property by 1-2m. T3 Cypress, fell to ground level. at 1F1 2 Leslie Place Edinburgh EH4 1NQ	Susannah Morgan., 2 Leslie Place Edinburgh EH4 1NQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 September 2025
--	---	---	-------------------------------	---	-----------------------------

Community Council: Stockbridge + Inverleith

25/03884/LBC (Listed Building Consent)	Alter internal layout of listed building. at 1F 18 Belgrave Crescent Edinburgh EH4 3AJ	Mrs Mrs Vanessa McAlpine., 1F 18 Bellgrave Crescent Edinburgh UK EH4 3AJ	Delegated Decision	PERMISSION IS NOT REQUIRED	2 September 2025
--	---	---	-------------------------------	---------------------------------------	-----------------------------

Community Council: West End

25/03637/FUL (Planning Permission)	Erection of a temporary porch to the north door entrance of Glasshouse 6, required until refurbishment of Glasshouse 6 commences. at Royal Botanic Garden 20A Inverleith Row Edinburgh EH3 5LR	Royal Botanic Garden., FAO: Rachel Fraser 20A Inverleith Row Edinburgh EH3 5LR	Local Delegated Decision	GRANTED	4 September 2025
--	--	--	---	----------------	-----------------------------

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

25/03443/LBC (Listed Building Consent)	Alterations to flat. Move kitchen to dining room, turn bathroom into ensuite and cupboards into bathroom and utility. at 1F 27 Buckingham Terrace Dean Edinburgh EH4 3AE	Mr Khader Mattar., 1F 27 Buckingham Terrace Dean Edinburgh EH4 3AE	Delegated Decision	GRANTED	3 September 2025
--	--	---	-------------------------------	----------------	-----------------------------

Community Council: West End (pre 28 March 2025)

25/03406/FUL (Planning Permission)	Permission for energy saving upgrades alongside minor internal and external alterations to this important historic property. An ASHP to the private rear garden, addition of a discrete oriel window to the outshoot. Internal alterations include new ensuite to the upper floor, and new slapping between the existing kitchen and proposed dining room. at Flat 1 5 Oxford Terrace Edinburgh EH4 1PX	Jeremy Kilburn., Flat 1 5 Oxford Terrace Edinburgh EH4 1PX	Local Delegated Decision	GRANTED	2 September 2025
--	---	---	---	----------------	-----------------------------

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

25/03266/CLP (Certificate of Lawfulness (proposed))	Glazing replacement at Inverard House. at 46 Inverleith Gardens Craigleith Edinburgh	Viewpoint Housing Association., 4 South Oswald Road Edinburgh EH9 2HG	Delegated Decision	GRANTED	3 September 2025
--	--	---	-------------------------------	----------------	-----------------------------

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

25/02997/FUL (Planning Permission)	The proposal involves the addition of a rear stone and zinc extension (as amended). at 5 Malta Terrace Stockbridge Edinburgh EH4 1HR	Susan Younger., 5 Malta Terrace Stockbridge Edinburgh EH4 1HR	Local Delegated Decision	GRANTED	2 September 2025
--	---	---	---	----------------	-----------------------------

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

25/03000/LBC (Listed Building Consent)	Form a new extension on a B-listed townhouse. The extension projects out into the garden and connects back to the rear elevation, less than half of the width of the rear elevation in compliance with planning guidelines (as amended). at 5 Malta Terrace Stockbridge Edinburgh EH4 1HR	Susan Younger., 5 Malta Terrace Stockbridge Edinburgh EH4 1HR	Delegated Decision	GRANTED	3 September 2025
--	--	---	-------------------------------	----------------	-----------------------------

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

25/02734/FULS TL (Planning Permission STL)	Change of use of premises to short-term let accommodation. at 3 Avondale Place Edinburgh EH3 5HX	In Vida Properties., FAO: Dara Welch West View Pluscarden Road Elgin Scotland IV30 1SU	Local Delegated Decision	WITHDRAWN	1 September 2025
---	--	--	---------------------------------	------------------	-------------------------

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

25/02735/FULS TL (Planning Permission STL)	Change of use from flat (sui generis) to short term let (sui generis). at 4 Collins Place Stockbridge Edinburgh EH3 5JD	In Vida Properties., Mrs Dara Welch West View Pluscarden Road Elgin IV30 1SU	Local Delegated Decision	WITHDRAWN	2 September 2025
---	---	---	---------------------------------	------------------	-------------------------

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

25/02736/FULS TL (Planning Permission STL)	Change of use of premises to short term let accommodation. at 13 Teviotdale Place Stockbridge Edinburgh EH3 5HY	In Vida Properties., Mrs Dara Welch West View Pluscarden Road Elgin IV30 1SU	Local Delegated Decision	WITHDRAWN	1 September 2025
---	---	---	---------------------------------	------------------	-------------------------

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

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/03496/FUL (Planning Permission)	Alteration to entrance gates from Murrayfield Road. at 2 Ellersly Road Murrayfield Edinburgh EH12 6HZ	Mr Mrs R Stewart., 2 Ellersly Road Edinburgh UK EH12 6HZ	Local Delegated Decision	GRANTED	2 September 2025
---------------------------------------	---	--	---------------------------------	----------------	-------------------------

Community Council: Murrayfield (pre 28 March 2025)

25/03497/LBC (Listed Building Consent)	Minor alteration to entrance gates. at 2 Ellersly Road Murrayfield Edinburgh EH12 6HZ	Mr And Mrs R Stewart., 2 Ellersly Road Edinburgh UK EH12 6HZ	Delegated Decision	GRANTED	3 September 2025
---	---	--	---------------------------	----------------	-------------------------

Community Council: Murrayfield (pre 28 March 2025)

25/02369/FUL (Planning Permission)	Proposed alterations and subdivision of existing dwelling to create 2x apartments at GF 8 Western Terrace Edinburgh EH12 5QF	Mr & Mrs McWilliams., GF 8 Western Terrace Edinburgh EH12 5QF	Local Delegated Decision	GRANTED	3 September 2025
---------------------------------------	--	--	---------------------------------	----------------	-------------------------

Community Council: Murrayfield (pre 28 March 2025)

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/03906/FUL (Planning Permission)	Change of use from flatted dwelling to HMO. at 465 Calder Road Sighthill Edinburgh EH11 4AN	Mr Noman Blair., 43 Flat 6 Deanhaugh Street Edinburgh EH4 1LR	Local Delegated Decision	GRANTED	3 September 2025
--	--	--	---	----------------	-----------------------------

Community Council: Sighthill, Broomhouse + Parkhead

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/04072/TCO (Treework Within a Conservation Area)	1 Leyland Cypress, height 13m, spread 7m, DBH 580mm, remove to ground level. 2 Cypress near the west boundary of the garden, height 13m, spread 8m, DBH 570mm, remove to ground level. at 20 Pentland Avenue Edinburgh EH13 0HZ	John Brown., 20 Pentland Avenue Edinburgh EH13 0HZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 September 2025
--	---	---	-------------------------------	---	-----------------------------

Community Council: Colinton

25/04030/TCO (Treework Within a Conservation Area)	Tag 2247, White Poplar, in v poor condition, removal. Tag # 2248, Cypress sp. in poor condition, removal. Tag 2249, Sycamore, with severe structural defect, removal. Tag 2257, Cherry, tree over mature and in v poor structural & physiological condition, removal. Tag 2260, Cherry, tree over mature and in v poor structural & physiological condition removal. at 35 Woodhall Road Edinburgh EH13 0DT	Future Tree Care., FAO: Melvin Landale Unit 1, The Old Sawmill Rigfoot Duns TD11 3SF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 September 2025
--	---	---	-------------------------------	---	-----------------------------

Community Council: Colinton

25/03860/TCO (Treework Within a Conservation Area)	Prunus Avium - Fell to ground, Salix - Crown Lift, Fraxinus - Fell to ground. at 14 Grant Avenue Colinton Edinburgh EH13 0DS	TENFOURGardenDesign.,	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 September 2025
--	---	-----------------------	-------------------------------	---	-----------------------------

Community Council: Colinton (pre 28 March 2025)

25/03775/TCO (Treework Within a Conservation Area)	Elm T4585 Remove sub dominant stem as indicated in Survey and remove hangers. Holly T4592 crown reduce by 2.5m. Laterally and height. Sycamore T4595 remove. Lime T4602 remove. at Woodland West Mill Road Colinton Edinburgh	James Gibb Residential Factors., FAO: Ms Stephenie Paterson 23 Alva Street Edinburgh EH2 4PS	Delegated Decision	WITHDRAWN	3 September 2025
--	---	---	-------------------------------	------------------	-----------------------------

Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/03719/TPO (Treework)	Group of trees to the south of 14 Syme Rigg (6x Spruce, 2x Dead Pine & 1x Oak), the tree's will be felled safely to ground level using appropriate dismantling techniques. at Trees To Rear Of Syme Rigg Edinburgh	Mhairi Berry., 14 Syme Rigg Edinburgh EH10 5GE	Delegated Decision	WITHDRAWN	3 September 2025
----------------------------	--	---	-------------------------------	------------------	-----------------------------

Community Council: Craiglockhart

25/03628/LBC (Listed Building Consent)	Proposed change in design (18/09642/FUL). Painting of existing rendered walls. at 7 Redhall House Drive Edinburgh EH14 1JE	Redhall Developments Ltd., 3 Queens Street Edinburgh EH2 1JE	Delegated Decision	GRANTED	5 September 2025
--	--	---	-------------------------------	----------------	-----------------------------

Community Council: Craiglockhart

25/02485/FUL (Planning Permission)	Change of use from offices, (Class 4), to fitness and well-being studio, (Class 11). at 87A Harrison Road Edinburgh EH11 1LS	Azzurre Limited., FAO: Mr Michael Wallace 7 St Ninian's Terrace Edinburgh EH10 5NL	Local Delegated Decision	GRANTED	2 September 2025
--	---	--	---	----------------	-----------------------------

Community Council: Merchiston (pre 28 March 2025)

25/00516/FUL (Planning Permission)	Remove existing extension and construct new 2 storey extension. at 21 Craiglockhart Avenue Edinburgh EH14 1HY	Ms Corina Yiu., 21 Craiglockhart Avenue Edinburgh EH14 1HY	Local Delegated Decision	GRANTED	3 September 2025
--	---	---	---	----------------	-----------------------------

Community Council: Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

25/04274/TCO (Treework Within a Conservation Area)	T1 Maple reduce height from 8m to 6m reduce spread from 6m to 4m lift to 3m. at 7 South Gillsland Road Merchiston Edinburgh EH10 5DE	Mr Paul Clegg., 7 South Gillsland Road Edinburgh EH10 5DE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 September 2025
--	---	--	-------------------------------	---	-----------------------------

Community Council: Merchiston

25/03312/LBC (Listed Building Consent)	Minor internal alterations to subdivide existing bathroom to create an additional, accessible shower room; replacement of existing dilapidated windows in upper floor rear-facing dormer; replacement of existing cladding to dormer face; refurbishment and upgrading to Slimlite double glazing of existing rear- facing sash and case windows. at 3F2 16 Spottiswoode Street Marchmont Edinburgh EH9 1ER	Mr Steven Marsh., 3F2 16 Spottiswoode Street Marchmont Edinburgh EH9 1ER	Delegated Decision	GRANTED	4 September 2025
--	--	---	-------------------------------	----------------	-----------------------------

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

25/03194/LBC (Listed Building Consent)	Internal alterations to relocate access stair and external alterations, new signage and replacement windows. at 58 Warrender Park Road Marchmont Edinburgh EH9 1EX	Cedar Deveopments Ltd., FAO: Mr Joe McGee 58 Warrender Park Road Edinburgh EH9 1EX	Delegated Decision	GRANTED	3 September 2025
--	---	--	-------------------------------	----------------	-----------------------------

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

25/03196/FUL (Planning Permission)	Install new shop frontage and signage. at 58 Warrender Park Road Marchmont Edinburgh EH9 1EX	Cedar Developments Ltd., FAO: Mr Joe McGee 58 Warrender Park Road Edinburgh EH9 1EX	Local Delegated Decision	GRANTED	3 September 2025
--	--	---	---	----------------	-----------------------------

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

25/02809/LBC (Listed Building Consent)	Replace existing partly glazed with new fully glazed door. at 81 Colinton Road Edinburgh EH10 5DF	Doctor Margaret Adams., 81 Colinton Road Edinburgh EH10 5DF	Delegated Decision	WITHDRAWN	3 September 2025
---	---	--	---------------------------	------------------	-------------------------

Community Council: Merchiston (pre 28 March 2025)

25/00949/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F4 23 Forbes Road Edinburgh EH10 4EG	Ms Janet Raymond., 23 2F4, Forbes Road Edinburgh EH10 4EG	Committee Decision	REFUSED	5 September 2025
--	---	--	---------------------------	----------------	-------------------------

Community Council: Merchiston (pre 28 March 2025)

[Wards](#)

Ward No. B11 – City Centre

25/04519/LBC (Listed Building Consent)	Internal alterations to lower ground floor: 1. en-suite removed for kitchen. 2. walk in wardrobe to bedroom altered to en-suite. 3. shower room altered to WC. 4. additional WC. at 27 Rutland Square Edinburgh EH1 2BW	Dragon Developments., 21 Alva Street Edinburgh United Kingdom EH2 4PS	Delegated Decision	PERMISSION IS NOT REQUIRED	4 September 2025
---	---	---	---------------------------	-----------------------------------	-------------------------

Community Council: West End

25/04154/LBC (Listed Building Consent)	Internal alterations to remove partition between bedrooms, reconfigure kitchen and bedroom access doors along with all associated works. at 1F1 7 Gayfield Square Edinburgh EH1 3NT	Ms Militsa Georgiou., 7-2 Gayfield Square Edinburgh EH1 3NT	Delegated Decision	PERMISSION IS NOT REQUIRED	3 September 2025
---	---	--	---------------------------	-----------------------------------	-------------------------

Community Council: New Town + Broughton

25/04081/LBC (Listed Building Consent)	The proposed work involves relocating the two previously approved air source heat pumps and constructing a timber screen. at GF 14 Eglinton Crescent Edinburgh EH12 5DD	Emma-Jane Hughes., 14 Eglinton Crescent Edinburgh EH12 5DD	Delegated Decision	PERMISSION IS NOT REQUIRED	3 September 2025
---	---	---	---------------------------	-----------------------------------	-------------------------

Community Council: West End

25/04083/LBC (Listed Building Consent)	Removal of a supporting wall in the kitchen in retrospect. at 15A Great King Street Edinburgh EH3 6QW	Charlotte Nakano., 15A Great King Street Edinburgh EH3 6QW	Delegated Decision	PERMISSION IS NOT REQUIRED	2 September 2025
---	---	---	---------------------------	-----------------------------------	-------------------------

Community Council: New Town + Broughton

25/03912/TCO (Treework Within a Conservation Area)	T1 Cherry reduce and shape sides. T2 Elder cut overhang (maximum 1m). at 24 And 22 Bellevue Crescent Broughton Edinburgh EH3 6NF	Mrs Ann Hughes., 1F1 24 Bellevue Crescent Edinburgh EH3 6NF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 September 2025
---	---	--	---------------------------	---	-------------------------

Community Council: New Town + Broughton

25/03835/TCO (Treework Within a Conservation Area)	Various treeworks. at Royal Circus Gardens North 34 Royal Circus Stockbridge Edinburgh	Royal Terrace Gardening Committee., FAO: Ms Jenifer Stirton Royal Circus Gardens - North Edinburgh EH3 6TL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 September 2025
---	---	--	---------------------------	---	-------------------------

Community Council: Stockbridge + Inverleith

25/03814/CLP (Certificate of Lawfulness (proposed))	Installation of AC unit to the rear of restaurant. at 58A North Castle Street New Town Edinburgh EH2 3LU	Rusk & Rusk., FAO: Mr & Mrs James & Louise Rusk Cromalt Stables 148 East Clyde Street Helensburgh G84 7AX	Delegated Decision	GRANTED	3 September 2025
--	---	--	---------------------------	----------------	-------------------------

Community Council: New Town + Broughton

25/03741/LBC (Listed Building Consent)	Replacement of existing timber sash and case windows on a like-for-like basis with new windows, custom fitted with slimline IGUs. All historical detail to be matched /reinstated. at 15 London Street Edinburgh EH3 6LZ	Flora Maclay., Whitelee Farm Newtown St Boswells Melrose TD6 0SH	Delegated Decision	GRANTED	4 September 2025
---	--	---	---------------------------	----------------	-------------------------

Community Council: New Town + Broughton

25/03613/FUL (Planning Permission)	Fit out of retail unit, including replacement shopfront windows, doors and signage. at 85 Princes Street New Town Edinburgh EH2 2ER	Sketchers., FAO: Mr Rob Crallan Centrium CT3 Griffiths Way St Albans UK AL1 2RD	Local Delegated Decision	GRANTED	2 September 2025
---------------------------------------	--	---	---------------------------------	----------------	-------------------------

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

25/03500/CLP (Certificate of Lawfulness (proposed))	Removal of existing patio, timber retaining walls and overgrown shrubs from rear garden. Installation of new patio areas, stairs with low level lighting and retaining walls. Installation of new glass safety barrier to existing stone retaining wall. Installation of three new cantilevering timber structures with pendant light fittings over dining area (as amended) at 25A Ainslie Place New Town Edinburgh EH3 6AJ	Mr William Gordon., 25A Ainslie Place Edinburgh UK EH3 6AJ	Delegated Decision	GRANTED	2 September 2025
--	---	--	---------------------------	----------------	-------------------------

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

25/03501/LBC (Listed Building Consent)	Alterations to garden (as amended) at 25A Ainslie Place New Town Edinburgh EH3 6AJ	Mr William Gordon., 25A Ainslie Place Edinburgh United Kingdom EH3 6AJ	Delegated Decision	PERMISSION IS NOT REQUIRED	2 September 2025
---	---	---	---------------------------	-----------------------------------	-------------------------

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

25/03474/LBC (Listed Building Consent)	Proposed internal alterations to premises. at GF 50 Queen Street New Town Edinburgh EH2 3NS	Arheus Dental Ltd., GF 50 Queen Street New Town Edinburgh EH2 3NS	Delegated Decision	WITHDRAWN	3 September 2025
---	---	--	---------------------------	------------------	-------------------------

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

25/03437/LBC (Listed Building Consent)	Change colour of main entrance door from blue to dark grey, change colour of rainwater down pipes from white to black. at 21 Drumsheugh Gardens New Town Edinburgh	Charles White Ltd., Mr Darren Drummond 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	GRANTED	3 September 2025
---	--	--	---------------------------	----------------	-------------------------

Community Council: West End (pre 28 March 2025)

25/03452/LBC (Listed Building Consent)	External and internal alterations associated with change of use to Class 3 restaurant. at 181 - 183 Morrison Street West End Edinburgh EH3 8DZ	Mr David McMillan., 183 Morrison Street Edinburgh EH3 8DZ	Delegated Decision	GRANTED	2 September 2025
---	---	--	---------------------------	----------------	-------------------------

Community Council: West End (pre 28 March 2025)

25/03376/ADV (Advert Consent)	Advertisement of the following types : Fascia sign, projecting sign. at 4 South Charlotte Street New Town Edinburgh EH2 4AW	Coyote Ugly Uk Ltd., Mr Steve Lewis. Coyote Ugly 78 St Mary St Cardiff CF10 1FA	Delegated Decision	GRANTED	4 September 2025
----------------------------------	--	--	---------------------------	----------------	-------------------------

Community Council: West End (pre 28 March 2025)

25/03369/LBC (Listed Building Consent)	New signage: The scheme is basically the removal of the existing signage and replacement of new in the same locations. There is to be no physical changes to the original fabric of the Listed Building, all changes are reversible and installed so as not to be detrimental to the original structure. at 4 South Charlotte Street New Town Edinburgh EH2 4AW	Coyote Ugly Bars UK., FAO: Mr Steve Lewis 78 St Mary St, Cardiff CF10 1FA	Delegated Decision	GRANTED	4 September 2025
---	--	---	---------------------------	----------------	-------------------------

Community Council: West End (pre 28 March 2025)

25/03325/LBC (Listed Building Consent)	Proposed alterations to top floor flat. Removal of one wall to form kitchen / dining space, infill of 1 No. door opening, refurbishment of existing bathroom and new en-suite installed in existing boxroom (as amended). at 3F2 22 Dundas Street New Town Edinburgh EH3 6JN	Mr Jack Dockerty., 22 3F2 Dundas Street Edinburgh EH3 6JN	Delegated Decision	GRANTED	4 September 2025
---	--	--	---------------------------	----------------	-------------------------

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

25/03271/LBC (Listed Building Consent)	Replacement of existing single glazed windows with new vacuum double glazed units. at GF 14 Abercromby Place Edinburgh EH3 6LB	Mr & Mrs Lockhart., GF 14 Abercromby Place Edinburgh EH3 6LB	Delegated Decision	WITHDRAWN	2 September 2025
---	--	---	---------------------------	------------------	-------------------------

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

25/01583/LBC (Listed Building Consent)	Removal and replacement of outdated sanitary and kitchen fittings and the formation of new openings in office walls. Introduction of bicycle storage externally and a shower and lockers internally to improve office facilities. The ancillary mews building (not listed but within curtilage of the listed townhouse) accessed from Queensferry St Lane, is currently being used as storage for the office building and is proposed to be vertically extended to provide additional office space for the property. (AS AMENDED) at 6 Queensferry Street Lane, 11 Alva Street New Town Edinburgh	Silvermills Estates And Land Ltd., 11 Alva Sreet Edinburgh Scotland EH2 4PH	Delegated Decision	GRANTED	3 September 2025
---	--	---	---------------------------	----------------	-------------------------

Community Council: West End (pre 28 March 2025)

25/01584/FUL (Planning Permission)	Townhouse refurbishment of sanitary and kitchen facilities and formation of new openings in office walls. Introduction of bicycle storage externally and a shower and lockers internally to improve office facilities. Mews the ancillary mews building (within the curtilage of the listed townhouse) accessed from Queensferry S Lane, is currently being used as storage / garage for the office building and is proposed to be vertically extended to provide additional office space for the property. (AS AMENDED) at 6 Queensferry Street Lane, 11 Alva Street Edinburgh	Silvermills Estates And Land Ltd., 11 Alva Sreet Edinburgh EH2 4PH	Local Delegated Decision	GRANTED	4 September 2025
---------------------------------------	---	---	---------------------------------	----------------	-------------------------

Community Council: West End (pre 28 March 2025)

25/01283/FULS TL (Planning Permission STL)	Proposed change of use (first and second floor) from ancillary retail accommodation to form two separate short term let properties including replacement external door and new roof light (as amended). at 49 George Street New Town Edinburgh	Tarras Park Properties (North) Ltd., 27 Silvermills Court Henderson Place Lane Edinburgh EH3 5DG	Local Delegated Decision	GRANTED	2 September 2025
---	--	---	---	----------------	-----------------------------

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

25/01252/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 6 7 Castle Wynd South Edinburgh EH1 2JT	Calton Living Ltd., 7 Flat 6, Castle Wynd South Edinburgh UK EH1 2JT	Local Delegated Decision	WITHDRAWN	2 September 2025
---	--	--	---	------------------	-----------------------------

Community Council: Old Town (pre 28 March 2025)

25/01097/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 22 Randolph Lane New Town Edinburgh EH3 7TD	Ms Isla Hackney., 22 Randolph Lane Edinburgh EH3 7TD	Committee Decision	REFUSED	5 September 2025
---	--	---	-------------------------------	----------------	-----------------------------

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

25/01105/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F1 13 Union Street Broughton Edinburgh EH1 3LT	Mr Simon Denison., 1F1 13 Union Street Broughton Edinburgh EH1 3LT	Committee Decision	REFUSED	5 September 2025
---	---	---	-------------------------------	----------------	-----------------------------

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

24/00489/FUL (Planning Permission)	Change of use from vacant offices on 2nd and 3rd floors to form 10 room boutique hotel (Class 7) (as amended). at 95 - 96 Princes Street Edinburgh EH2 2ER	Tobar Group Limited., FAO: Hesham Tobar Flat 5 Craigflower House Craigflower Court Torryburn KY12 8AY	Committee Decision	GRANTED WITH LEGAL AGREEMENT	4 September 2025
--	--	--	-------------------------------	---	-----------------------------

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

[Wards](#)

Ward No. B12 – Leith Walk

25/03304/FUL (Planning Permission)	Proposals are to construct a temporary 2.4m high metal/mesh fence around the building perimeter, for public safety and building security whilst adjacent redevelopment works are ongoing. The application relates to the fence only and does not relate to any works to the building. at 165 Broughton Road Warriston Edinburgh EH7 4LG	City Of Edinburgh Council (CEC)., Mr Kyle Drummond Waverley Court 4 East Market Street Edinburgh EH8 8BG	Local Delegated Decision	GRANTED	3 September 2025
---------------------------------------	--	---	---------------------------------	----------------	-------------------------

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

25/03306/LBC (Listed Building Consent)	Relates only to temporary fence to external areas. The external space will be in use by the artist studios and longer term by the residents of the new housing site. at 165 Broughton Road Edinburgh EH7 4LG	City Of Edinburgh Council., FAO: Kyle Drummond Waverley Court 4 Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	3 September 2025
---	--	--	---------------------------	----------------	-------------------------

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

25/02815/FUL (Planning Permission)	Application for planning permission for change of use from commercial property to HMO with 5no. ensuite bedrooms. at 42 - 44 Albion Road Leith Edinburgh EH7 5QU	Lova Homes Limited., Mr Ollie Hughes 21 McDonald Road Edinburgh Scotland EH7 4LX	Local Delegated Decision	GRANTED	4 September 2025
---------------------------------------	---	---	---------------------------------	----------------	-------------------------

Community Council: Leith Central

24/06327/CLPS TL (Certificate of Lawful Use Proposed STL)	Part-time, short-term lettings set at a maximum of 160 days per annum on an owner occupier flat. at 1F1 108 Mcdonald Road Edinburgh EH7 4NQ	Mr Stuart Simpson., Flat 1F1 108 McDonald Road Edinburgh EH7 4NQ	Delegated Decision	REFUSED	3 September 2025
--	---	--	---------------------------	----------------	-------------------------

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

[Wards](#)

Ward No. B13 – Leith

25/03895/LBC (Listed Building Consent)	Alter layout of flat, fit boiler flue terminal and extract vent terminal. at 1F2 1 Maritime Street Edinburgh EH6 6SB	S W Hooley Ltd., FAO: Mr Sean Hooley 9 Church Hill Edinburgh EH10 4BG	Delegated Decision	PERMISSION IS NOT REQUIRED	2 September 2025
---	--	---	---------------------------	-----------------------------------	-------------------------

Community Council: Leith Harbour + Newhaven

25/03743/CLP (Certificate of Lawfulness (proposed))	Conversion of internal garage to incorporate into dwelling. Infill of existing garage door opening with masonry and window. at 58 Easter Hermitage Edinburgh EH6 8DR	Elder Memorial Free Church., FAO: Derek Lamont 58 Easter Hermitage Edinburgh EH6 8DR	Delegated Decision	GRANTED	2 September 2025
--	--	--	---------------------------	----------------	-------------------------

Community Council: Leith Links

25/02425/LBC (Listed Building Consent)	Replace existing windows with new timber frame slim profile double glazed units. at Flat 4 16 Chapel Lane Edinburgh EH6 6SG	C/O TJ Ross., 10 Faraday Road Glenrothes KY6 2RU	Delegated Decision	GRANTED	1 September 2025
---	---	---	---------------------------	----------------	-------------------------

Community Council: Leith Harbour And Newhaven

24/05691/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years at Flat 63 102 Commercial Street Edinburgh EH6 6LT	Mr Richard Lindop., Flat 63 102 Commercial Street Edinburgh EH6 6LT	Delegated Decision	GRANTED	3 September 2025
--	---	--	---------------------------	----------------	-------------------------

Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/01002/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F1 18 Waverley Park Abbeyhill Edinburgh EH8 8ET	BOS Property Limited., 18 1F1, Waverley Park Edinburgh EH8 8ET	Committee Decision	REFUSED	5 September 2025
---	--	---	---------------------------	----------------	-------------------------

Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B15 – Southside/Newington

25/04265/TCO (Treework Within a Conservation Area)	Cedar tree - Crown reduction. Current height 17m; proposed height 16m. Current width 15m; proposed with 13m., Birch tree - Crown reduction. Current height 9m; proposed height 7.5m. Current width 6m; proposed with 5m., Lawson Cypress - Removal at 2 South Lauder Road Grange Edinburgh EH9 2LL	Ms Kathryn Pidcock., 2 South Lauder Road Grange Edinburgh EH9 2LL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 September 2025
--	--	---	-------------------------------	---	-----------------------------

Community Council: Grange + Prestonfield

25/04066/TCO (Treework Within a Conservation Area)	T1 Rowan, front garden 62/1 Blacket Place, routine prune & shape, reduce in height by 1m. T2 Purple Cherry, rear garden 62/1 Blacket Place, routine prune & shape, reduce in height by 1.5m and sides by up to 1m slightly thin by 10%. at Flat 1 62 Blacket Place Edinburgh EH9 1RJ	Alan Paterson., Flat 1 62 Blacket Place Edinburgh EH9 1RJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 September 2025
--	--	--	-------------------------------	---	-----------------------------

Community Council: Grange + Prestonfield

25/04070/TCO (Treework Within a Conservation Area)	Damaged Apple tree, reduce remaining by 1-1.5m max to alleviate weight. at 4 St Catherine's Place Edinburgh EH9 1NU	Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 September 2025
--	---	---	-------------------------------	---	-----------------------------

Community Council: Marchmont + Sciennes

25/03891/CLE (Certificate of Lawfulness (existing))	The driveway has been in use for at least 50 years. at 10 St Thomas Road Grange Edinburgh EH9 2LQ	Mr Murray Shilland., 10 St Thomas Road Edinburgh EH9 2LQ	Delegated Decision	GRANTED	3 September 2025
--	---	---	-------------------------------	----------------	-----------------------------

Community Council: Grange + Prestonfield

25/03498/LBC (Listed Building Consent)	Proposed new door will be a six panel traditionally constructed Georgian style door in meranti and painted black. at 4 West Mayfield Newington Edinburgh EH9 1TQ	Mrs Emma Holmes., 4 West Mayfield Newington Edinburgh EH9 1TQ	Delegated Decision	GRANTED	2 September 2025
---	---	---	---------------------------	----------------	-------------------------

Community Council: Grange/Prestonfield

25/03411/FUL (Planning Permission)	Erection of hardwood conservatory. at 11B Grange Road Grange Edinburgh EH9 1UQ	Ms Karen Mclean., 11B Grange Road Grange Edinburgh EH9 1UQ	Local Delegated Decision	GRANTED	2 September 2025
---------------------------------------	---	--	---------------------------------	----------------	-------------------------

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

25/03412/LBC (Listed Building Consent)	Erection of hardwood conservatory. at 11B Grange Road Grange Edinburgh EH9 1UQ	Ms Karen Mclean, 11B Grange Road Grange Edinburgh EH9 1UQ	Delegated Decision	GRANTED	2 September 2025
---	---	---	---------------------------	----------------	-------------------------

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

25/03089/LBC (Listed Building Consent)	Repaint exterior main doors, install metal cross at head of NE tower and install gates and railings to either side of church, lift and set aside pews, changes to church floor and heating system and install icon screen around sanctuary. at 2 Craigmillar Park Mayfield Edinburgh EH16 5LZ	The Edinburgh Orthodox Community Of St Andrew., FAO: Bishop Raphael Pavouris 2 Meadow Lane Edinburgh EH8 9NR	Delegated Decision	PERMISSION IS NOT REQUIRED	1 September 2025
---	--	--	---------------------------	-----------------------------------	-------------------------

Community Council: Grange/Prestonfield

25/03090/FUL (Planning Permission)	Repaint exterior main doors, install metal cross at head of NE tower and install gates and railings to either side of church. at 2 Craigmillar Park Mayfield Edinburgh EH16 5LZ	The Edinburgh Orthodox Community Of Saint Andrew., FAO: Bishop Raphael Pavouris 2 Meadow Lane Edinburgh EH8 9NR	Local Delegated Decision	GRANTED	2 September 2025
---------------------------------------	--	---	---------------------------------	----------------	-------------------------

Community Council: Grange/Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/04231/LBC (Listed Building Consent)	An existing en-suite bathroom will be enlarged to create a new guest and family bathroom, designed to be future-proofed for full wheelchair accessibility. A previously infilled window will be reopened to provide natural ventilation and reinstate the original layout. at 11 Brunstane Road North Edinburgh EH15 2DL	Saira Nicholson-Kapasi., 11 Brunstane Road North Edinburgh EH15 2DL	Local Delegated Decision	PERMISSION IS NOT REQUIRED	2 September 2025
---	--	--	---------------------------------	-----------------------------------	-------------------------

Community Council: Portobello (Inactive)

25/03568/ADV (Advert Consent)	Advertisement of the following types : Four non-illuminated fascia signs (as amended).. at 5 Little France Drive Inch Edinburgh EH16 4UU	The University Court The University Of Edinburgh., Old College South Bridge Edinburgh EH8 9YL	Delegated Decision	GRANTED	2 September 2025
----------------------------------	---	---	---------------------------	----------------	-------------------------

Community Council: Craigmillar

25/03363/LBC (Listed Building Consent)	The proposed works involve the replacement of the existing single glazed timber sash and case windows with new timber single glazed sash and case windows. The current windows have significantly deteriorated due to age and environmental exposure. They are no longer fit for purpose, exhibiting poor thermal performance, visible material degradation, and operational difficulties that compromise both the appearance and functionality of the property. at 4 East Brighton Crescent Edinburgh EH15 1LR	Mrs Alison Stewart., 4 East Brighton Crescent Edinburgh EH15 1LR	Delegated Decision	GRANTED	2 September 2025
---	---	---	---------------------------	----------------	-------------------------

Community Council: Portobello (pre 28 March 2025)

21/02322/FUL (Planning Permission)	Proposed Alterations and Extensions (as amended). at 1 Cleekim Road Edinburgh EH15 3HU	Mr Javaid Akhtar., 1 1 Cleekim Rd Edinburgh EH15 3HU	Householder fast track	GRANTED	2 September 2025
---------------------------------------	--	---	-------------------------------	----------------	-------------------------

Community Council: Craigmillar

[Wards](#)