

# Planning Decisions within Edinburgh

## WEEKLY PLANNING BULLETIN

Date: **15 September 2025**

## Decision List

Applications contained in **this** Decision List were determined during the week ending **15 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](#)

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[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](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**

25/04579/TPO (Treework)	Approx. 250m of roadside trees, crown lift to 6m over road and pavement. at 1 Millburn Tower Gogar Station Road Edinburgh EH12 9BS	Millburn Estates., FAO: Andrew Boyd Millburn Tower Gogar Station Rd Gogar Edinburgh EH12 9BS	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>12 September 2025</b>
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Community Council: Ratho + District

25/03495/FUL (Planning Permission)	Front porch. Rear deck. Window alterations. at 51 Silverknowes View Silverknowes Edinburgh EH4 5PS	Mr And Mrs C McLaren., 51 Silverknowes View Edinburgh Scotland EH4 5PS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Silverknowes (Not Active) (pre 28 March 2025)

25/01937/ADV (Advert Consent)	Display of 5x lamppost signs printed 3mm ACM @ 800mm(w) x 1000mm(h). Consortium signage to temporarily redirect customers for the Consortium at West Craigs during the formation of the junction to Maybury Road from Craigs Road. at Proposed Advertising Hoarding 65 Metres North Of 2 Berry Drive Edinburgh	Taylor Wimpey East Scotland., Mr Jake Hyslop 1 Masterton Park, South Castle Drive Dunfermline Fife KY11 8NX	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Corstorphine (pre 28 March 2025)

**Ward No. B02 – Pentland Hills**

25/04044/ADV (Advert Consent)	Fascia & projecting sign. at Unit 9 - 11 Westside Plaza Shopping Centre 6 Westside Plaza Edinburgh EH14 2SW	Ahmed Zohaid., 1 Whelmar House Southway Skelmersdale WN8 6NN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Westerhailes

25/03863/FUL (Planning Permission)	Installation of two external meeting pods within a landscaped area to the rear of the Lyell Centre (in retrospect) at Lyell Building, British Geological Survey Research Avenue South Riccarton Currie	British Geological Survey., FAO: Malcolm Laird The Lyell Centre Research Avenue South Heriot Watt University Campus Edinburgh Scotland EH14 4AP	<b>Local Delegated Decision</b>	<b>NOT DEVELOPMENT</b>	<b>12 September 2025</b>
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Community Council: Currie

25/03633/FUL (Planning Permission)	Proposed conversion of conservatory to extension. at 16 Woodhall Avenue Juniper Green EH14 5BU	Mr And Mrs S Bolam., 16 Woodhall Avenue Juniper Green Edinburgh EH14 5BU	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Juniper Green

25/03289/FUL (Planning Permission)	Front extension. at 25 Whitelea Road Cockburnhill Balerno EH14 7HE	Mr And Mrs S Lynch., 25 Whitelea Road Cockburnhill Balerno EH14 7HE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>12 September 2025</b>
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Community Council: Balerno (pre 28 March 2025)

25/01338/FUL (Planning Permission)	Partial demolition, alteration, and extension to existing detached dwelling house. at Pirnie Ha' Cockburnhill Road Cockburnhill Balerno EH14 7JB	Mr Angus Buchanan-Smith., Pirnie Ha Cockburnhill Road Balerno UK EH14 7JB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Balerno (pre 28 March 2025)

[Wards](#)

### **Ward No.B03 – Drum Brae/Gyle**

25/04367/ADV (Advert Consent)	Sixteen non-illuminated fascia, box and projecting signs. at 3 Lochside Avenue Edinburgh EH12 9GE	LAMIT., 1 Angel Lane London EC4R 3AB	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Corstorphine + Gyle

[Wards](#)

### **Ward No. B04 – Forth**

25/03844/FUL (Planning Permission)	Convert existing garage to bedroom. at 23A Stanley Road Edinburgh EH6 4SE	Mr James Lancaster., 23A Stanley Road Edinburgh EH6 4SE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Trinity

[Wards](#)

### **Ward No. B05 – Inverleith**

25/03944/FUL (Planning Permission)	Replacement of existing metal cladding with new timber cladding and overclad of existing render with timber cladding. Installation of new solar panels and replacement of existing plastic rooflight with new double glazed aluminium framed roof light at roof level. at 61 Dean Path Edinburgh EH4 3AT	Mr Angus Thomson., 61 Dean Path Edinburgh EH4 3AT	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>10 September 2025</b>
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Community Council: West End

25/03638/LBC (Listed Building Consent)	Erection of the temporary porch to the north door entrance to Glasshouse 6. The proposed porch would be a temporary structure and fully reversible. at Royal Botanic Garden 20A Inverleith Row Edinburgh EH3 5LR	Royal Botanic Garden Edinburgh., FAO: Rachel Fraser 20A Inverleith Row Edinburgh EH6 5LR	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>10 September 2025</b>
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/03290/FUL (Planning Permission)	Attic conversion at top floor tenement, with new canted, flat roof dormer to street elevation. Roof lights to rear and side elevation. at 3F2 1B Eildon Street Warriston Edinburgh EH3 5JU	Mr Wesley Mackinder., 3F2 1B Eildon Street Warriston Edinburgh EH3 5JU	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/01796/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 1 45 Patriothall Edinburgh EH3 5AY	Ms Hanne Haagenrud., 15 West Castle Road Edinburgh EH10 5AT	<b>Local Delegated Decision</b>	<b>WITHDRAWN</b>	<b>9 September 2025</b>
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/01147/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 45 Well Court Edinburgh EH4 3BE	Ms Fiona Stewart., 45 Well Court Edinburgh EH4 3BE	<b>Committee Decision</b>	<b>REFUSED</b>	<b>11 September 2025</b>
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Community Council: West End (pre 28 March 2025)

[Wards](#)

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

25/04147/CLP (Certificate of Lawfulness (proposed))	Permission is being sought for an event to be hosted within the grounds of Edinburgh Zoo called 'Edinburgh Zoo's Giant Lanterns', which will be in- situ over winter from 14 November 2025 - 22 February 2026. This is a lights trail event with lantern structures of varying size made from steel with painted silks covering lights within. The structures are situated along a 1km route of the lower zoo to form a route guests walk round, with stops for catering opportunities. at Mansion House Edinburgh Zoo 134 Corstorphine Road Murrayfield Edinburgh EH12 6TS	Royal Zoological Society Of Scotland., Miss Lindsay Ross Edinburgh Zoo 134 Corstorphine Road Edinburgh Scotland EH126TS	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Corstorphine + Clermiston

25/03245/FUL (Planning Permission)	Proposed terrace/balcony extension. at 61 Carrick Knowe Avenue Carrick Knowe Edinburgh EH12 7DE	Mr James Boyle., 7 Glebe Grove Corstorphine Edinburgh EH12 7SH	<b>Local Delegated Decision</b>	<b>WITHDRAWN</b>	<b>10 September 2025</b>
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Community Council: Corstorphine (pre 28 March 2025)

[Wards](#)

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

25/03532/FUL (Planning Permission)	Installation of new garden room. at 15 Longstone Street Kingsknowe Edinburgh EH14 2BR	Mrs Donna Layden., 15 Longstone Street Kingsknowe Edinburgh EH14 2BR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>8 September 2025</b>
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Community Council: Longstone

25/00220/CLES TL (Certificate of Lawfulness Existing STL)	Use of the property for commercial visitor accommodation with a maximum occupancy of four persons and a minimum 14 night length of stay. at Flat 12 45 Caledonian Crescent Edinburgh EH11 2AQ	Mr Gulzar, 26 Marjory Place Bathgate EH48 2TR	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>12 September 2025</b>
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Community Council: Gorgie/Dalry

[Wards](#)

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

[Wards](#)

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

[Wards](#)

### **Ward No. B10 – Morningside**

25/04133/CLP (Certificate of Lawfulness (proposed))	153.34KWp solar PV installation on building roof (as amended) at Canaan Lane Primary School 35B Canaan Lane Morningside Edinburgh EH10 4SG	Edinburgh Community Solar Coop C/o Energy4All., Trinity Enterprise Centre Unit 26 Burrow-in-Furness England LA14 2PN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>11 September 2025</b>
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Community Council: Morningside

25/03920/LBC (Listed Building Consent)	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with IGU's for one single rear window only. All historical detail to be matched/reinstated. Existing cases to be refurbished in situ. at 108 Polwarth Terrace Edinburgh EH11 1NN	Ms Angela Beaton., 108 Polwarth Terrace Edinburgh EH11 1NN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>10 September 2025</b>
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Community Council: Merchiston

25/03911/FUL (Planning Permission)	Proposed conservatory extension to the rear of the existing property. at 17 South Gillsland Road Edinburgh EH10 5DE	Ms Maryanne Vaughan., 17A Gillsland Road Edinburgh EH10 5DE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Merchiston

25/03739/LBC (Listed Building Consent)	Replace all single glazing with Fineo 7.7mm thick slimline vacuum glazing panels; form new boiler & shower room extract terminal to rear elevation; replace missing portion of cast iron railings to front entrance path; internal wall alterations (as amended). at Marchmont Medical Practice 10 Warrender Park Terrace Edinburgh EH9 1JA	Craig Neilson., 10 Warrender Park Terrace Edinburgh EH9 1JA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Marchmont + Sciennes

25/03740/FUL (Planning Permission)	Change of use from doctor's surgery to private dwelling. Internal alterations and external additions. at Marchmont Medical Practice 10 Warrender Park Terrace Edinburgh EH9 1JA	Craig Neilson., 10 Warrender Park Terrace Edinburgh EH9 1JA	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Marchmont + Sciennes

25/03420/FUL (Planning Permission)	A single storey, stand alone annex to replace an existing garage. at 35 Colinton Road Edinburgh EH10 5EN	Mrs Katrina Morris., 35 Colinton Road Edinburgh Scotland EH10 5EN	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>8 September 2025</b>
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Community Council: Merchiston (pre 28 March 2025)

**Ward No. B11 – City Centre**

25/04450/CLP (Certificate of Lawfulness (proposed))	New public access defibrillator and cabinet located within the external landscape grounds of the Scottish Parliament. Defibrillator cabinet will be located next to existing totem signage outside the main public exit. at Scottish Parliament 1 Horse Wynd Edinburgh EH99 1SP	The Scottish Parliament Corporate Body., The Scottish Parliament Horse Wynd Edinburgh EH99 1SP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>10 September 2025</b>
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Community Council: Old Town

25/04058/FUL (Planning Permission)	Remove butterfly roof and replace with proposed rooftop plant. at 3 Semple Street Edinburgh	EP3 Propco Ltd., Arnold House St Julian's Avenue St Peter Port Guernsey GY1 3NF	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>10 September 2025</b>
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Community Council: Tollcross

25/03954/CLP (Certificate of Lawfulness (proposed))	To join a 1 bedroom studio flat on the lower ground floor to the rest of a main door townhouse comprising ground, first and second floors to create a single dwelling. at 47, 47A Melville Street Edinburgh EH3 7HL	Mr Peter Black., 47 Melville Street Edinburgh EH3 7HL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>12 September 2025</b>
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Community Council: West End (pre 28 March 2025)

25/03919/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 GF 14 Rothesay Place Edinburgh EH3 7SQ	Mr Martin Christopher Graham., 14 Rothesay Place Edinburgh EH3 7SQ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>10 September 2025</b>
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Community Council: West End



25/03855/LBC (Listed Building Consent)	Internal alterations to install a kitchen on the lower first ground and to construct new fire-rated partitions on the ground floor to create a new cafe servery and seating areas. at 71 Hanover Street Edinburgh EH2 1EE	Edinburgh Hotels Services Ltd., 28 Castle Street Edinburgh EH2 3HT	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>12 September 2025</b>
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Community Council: New Town + Broughton

25/03805/LBC (Listed Building Consent)	Downtaking of existing office WC's and non-original internal stud partitions on second floor, and construction of new WC and tea prep. at 50 Melville Street Edinburgh EH3 7HF	Drum Property Group., 13 Melville Street Edinburgh United Kingdom EH3 7PE	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>10 September 2025</b>
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Community Council: West End

25/03787/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, projecting sign. at GF 8 - 10 South St Andrew Street New Town Edinburgh EH2 2AZ	Roti King., 40 Doric Way London NW1 1LH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: New Town + Broughton

25/03781/FUL (Planning Permission)	Proposed colour change to shopfront, replacement delivery door and new HVAC plant and ductwork on rear elevation and roof. at GF 8 - 10 South St Andrew Street Edinburgh EH2 2AZ	Roti King., 40 Doric Way London NW1 1LH	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>12 September 2025</b>
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Community Council: New Town + Broughton

25/03692/LBC (Listed Building Consent)	Change front door from split double door opening to a single door. at 20 Drumsheugh Gardens Edinburgh EH3 7RN	Charles White Ltd., FAO: Darren Drummond 14 New Mart Road Edinburgh EH14 1RL	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>12 September 2025</b>
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Community Council: West End

25/03670/FUL (Planning Permission)	Replacement of existing timber-framed single glazed sash windows with uPVC double glazed sash-lookalike windows, matching the original design and proportions to preserve the appearance of the listed building and surrounding conservation area. at 1F3 15 St Mary's Street Edinburgh EH1 1TA	Travelling Workshop Limited., FAO: Dmytro Kliuchnyk 2F1 35 Ferry Road Edinburgh EH6 4AD	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>11 September 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/03654/ADV (Advert Consent)	Illuminated Fascia sign x1 at 79 Princes Street New Town Edinburgh EH2 2ER	Monsoon Accessorize., FAO: Mr Ben Parrish 1 Nicholas Road Notting Hill Village London W11 4AN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03657/LBC (Listed Building Consent)	Adding signage to facade and redecorating existing metal glazing frames. at 79 Princes Street New Town Edinburgh EH2 2ER	Monsoon Accessorize., FAO: Mr Ben Parrish 1 Nicholas Road Notting Hill Village London W11 4AN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>12 September 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03594/LBC (Listed Building Consent)	Proposed internal alterations to premises. at GF 50 Queen Street New Town Edinburgh EH2 3NS	Arheus Dental Ltd., 50 GF Queen Street New Town Edinburgh EH2 3NS	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>10 September 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03560/LBC (Listed Building Consent)	Replacement of existing curtain walling, integral louvres and spandrel panels with same. at 83 George Street New Town Edinburgh EH2 3ES	UK Commercial Property Finance., 72 Broadwick Street Carnaby London W1F 9QZ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03455/LBC (Listed Building Consent)	Conservation repairs and stone cleaning to the Cenotaph and related arcades. at City Chambers 253 High Street Old Town Edinburgh EH1 1YJ	The City Of Edinburgh Council (CEC)., Karl Chapman Head Of Heritage, Culture. Usher Hall Lothian Road Edinburgh United Kingdom EH1 2EA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/03426/FUL (Planning Permission)	Build a low stone garden wall to retain an existing level area. Lay a new patio in the upper area. Install a corten steel edge to the border in the upper area. at 2 Donaldson Crescent Wester Coates Edinburgh EH12 5FB	Mr Paul Doyle., East Lodge 2 Donaldson Crescent Edinburgh EH12 5FB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>12 September 2025</b>
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Community Council: West End (pre 28 March 2025)

25/03114/LBC (Listed Building Consent)	Internal alterations to flat including reorganisation of bath /shower room layouts at top floor, relocation of existing kitchen to current dining room at middle floor. at 1F 23 Northumberland Street Edinburgh EH3 6LR	Thomas Devaney & Graeme Watson., 1F 23 Northumberland Street Edinburgh EH3 6LR	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02873/FUL (Planning Permission)	Change of use from office to hotel incorporating associated works including re-roofing. at Albany House 58 Albany Street Broughton Edinburgh EH1 3QR	Artisan Albany House Limited., 13 Hill Street Edinburgh EH2 3JP	<b>Local Delegated Decision</b>	<b>GRANTED WITH LEGAL AGREEMENT</b>	<b>12 September 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02620/FUL (Planning Permission)	Alterations and new garden studio. at 11 Mackenzie Place Edinburgh EH3 6TS	Mr & Mrs Edwards., 11 Mackenzie Place Edinburgh EH3 6TS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02332/CLES TL (Certificate of Lawfulness Existing STL)	Continued use as a short term let. at 2F3 22 William Street Edinburgh EH3 7NH	Ms Hanne Haagenrud., 15 West Castle Road Edinburgh EH10 5AT	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>9 September 2025</b>
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Community Council: West End (pre 28 March 2025)

25/02287/LBC (Listed Building Consent)	Conversion of existing office spaces at 46 and 48 Melville Street back into residential use, subdividing No. 46 into three distinct residential units with No. 48 reinstated as a single townhouse. Additionally, the construction of a new annexe mews building to rear of No. 48, accommodating a garage at ground level with living quarters above. at 46, 48 Melville Street Edinburgh EH3 7HF	Drum Property Group., 13 Melville Street Edinburgh EH3 7PE	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: West End (pre 28 March 2025)

25/02288/FUL (Planning Permission)	Conversion of existing office spaces at 46 and 48 Melville Street back into residential use, subdividing No. 46 into three distinct residential units, with No. 48 reinstated as a single townhouse. Construction of a new annexe mews building to the rear of No. 48, accommodating a garage at ground level with living quarters above. at 46, 48 Melville Street Edinburgh EH3 7HF	Drum Property Group., 13 Melville Street Edinburgh EH3 7PE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>10 September 2025</b>
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Community Council: West End (pre 28 March 2025)

25/00723/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F1 100 West Bow Edinburgh EH1 2HH	Mr Andrew Khaleeli., 2F1 100 West Bow Edinburgh EH1 2HH	<b>Committee Decision</b>	<b>REFUSED</b>	<b>11 September 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/00361/FULS TL (Planning Permission STL)	Alterations and change of use from offices to 7 short term let flats. at 4 Hope Street Edinburgh EH2 4DB	Gregor Global Ltd., 4A Drumsheugh Gardens Edinburgh EH3 7QJ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>10 September 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

[Wards](#)

### **Ward No. B12 – Leith Walk**

25/03697/LBC (Listed Building Consent)	Replacing all single glazed windows with double glazed windows of a similar style (sash & case). at 3F1 3 Montgomery Street Edinburgh EH7 5JU	Graham Manditsch., Flat 7 3 Montgomery Street Edinburgh EH7 5JU	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>12 September 2025</b>
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Community Council: Leith Central

25/03558/LBC (Listed Building Consent)	Internal alterations at attic layouts to form new bathroom and additional bedroom and insulated roof, replacement windows to existing dormer, replacement roof light and new roof light. To flat level adaptation of existing openings to from connected kitchen and dining room, and replacement of existing window glazing. Alteration of partition between hallway and existing kitchen. at 1F1 223 Ferry Road Edinburgh EH6 4SP	Ms Freya Heath., 223 Ferry Road Agra Lodge - Flat 1F1 Edinburgh EH6 4SP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Leith Central

25/01044/FULS TL (Planning Permission STL)	Demolition, rebuild and change of use from derelict mews property to create two self contained holiday let apartments. at 9 Montgomery Street Lane Edinburgh	Burgh Property., 146 Duddingston Road West Edinburgh EH16 4AP	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>11 September 2025</b>
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Community Council: Leith Central

25/01045/LBC (Listed Building Consent)	Demolish dilapidated C listed property and rebuild using salvageable stone work along with new stone and slate roof to match existing. at 9 Montgomery Street Lane Edinburgh	Burgh Property., 146 Duddingston Road West Edinburgh EH16 4AP	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>11 September 2025</b>
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Community Council: Leith Central

[Wards](#)

### **Ward No. B13 – Leith**

25/04086/TCO (Treework Within a Conservation Area)	Sycamore tree in car park area, thin inner canopy by 20% & reduce overall height by 2 metres. at Treeworks Junction Place Edinburgh	Wheatley Group., FAO: Sarah Selcraig 8 New Mart Road Edinburgh EH14 1RL	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>10 September 2025</b>
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Community Council: Leith Harbour + Newhaven

25/03977/CLE (Certificate of Lawfulness (existing))	Loft extension, roof retiled and installation of solar panels. at 1 East Restalrig Terrace Edinburgh EH6 8ED	Ms Emma Gillies., 1 East Restalrig Terrace Edinburgh EH6 8ED	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Leith Links

25/03875/FUL (Planning Permission)	Proposed single storey rear extension. at 5 Prospect Bank Grove Lochend Edinburgh EH6 7NU	Mr Naeem Anwar., 5 Prospect Bank Grove Lochend Edinburgh EH6 7NU	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Leith Links

25/03652/ADV (Advert Consent)	Advertisement of the following types: Fascia sign (as amended). at Ocean Terminal 98 Ocean Drive North Leith Edinburgh	Gutterball Ltd., FAO: Mr Graeme Smith 70 Victoria Road Darlington DL1 5JG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>12 September 2025</b>
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Community Council: Leith Harbour And Newhaven

[Wards](#)

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

25/04168/ADV (Advert Consent)	Fascia sign. at 62B Craigentinny Avenue North Edinburgh EH6 7LH	MK SUBS EH6 5AE LTD., FAO: Fury Ameen 23 Dumbreck Road Glasgow G41 5LJ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>11 September 2025</b>
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Community Council: Craigentinny + Meadowbank

25/03909/LBC (Listed Building Consent)	Replacement of existing timber sash windows on a like-for-like basis with new windows, custom fitted with slimline IGUs. All historical detail to be matched /reinstated. at 6 Old Church Lane Edinburgh EH15 3PX	Mr Keir Bloomer., 6 Old Church Lane Duddingston Edinburgh EH15 3PX	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>11 September 2025</b>
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Community Council: Northfield + Willowbrae

25/02932/FUL (Planning Permission)	Replace the existing wall and roof with new roof, and skylights and replace the existing windows, doors and roller shutter doors with new shop front, including new fire exit doors and sectional shutter doors. at Unit 4 3 Seafield Way Edinburgh EH15 1TB	The Royal London Mutual Insurance Society Limited., 80 Fenchurch Street London England EC3M 4BY	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Craightinny/Meadowbank

25/02933/FUL (Planning Permission)	Replace the existing wall and roof with new roof, and skylights and replace the existing windows, doors and roller shutter doors with new shop front, including new fire exit doors and sectional shutter doors. at Unit 3 3 Seafield Way Edinburgh EH15 1TB	The Royal London Mutual Insurance Society Limited., 80 Fenchurch Street London EC3M 4BY	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Craightinny/Meadowbank

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

25/03946/LBC (Listed Building Consent)	Replacement windows: The existing windows are replacements that are inconsistent with the original proportions and method of opening comprising tall horizontal pivoting sashes over a low level fixed pane. Proposed windows will replicate the original windows material, colour, method of opening, proportions, and frame details. at 1F2 80 South Clerk Street Edinburgh EH8 9PT	Ms Constance Crowe., 80 South Clerk Street Edinburgh EH8 9PT	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>10 September 2025</b>
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Community Council: Southside

25/03873/FUL (Planning Permission)	Single storey pitched roof garage on side elevation with 2 conservation style roof windows. at 7 Hatton Place Edinburgh EH9 1UD	Mr Tim White., 7 Hatton Place Sciennes Edinburgh EH9 1UD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Marchmont + Sciennes

25/03729/LBC (Listed Building Consent)	Proposal to form new laboratory and cleanroom facilities within the flat and pitched roof 20th century addition to the Villas Building at the Royal Observatory. at Villas Royal Observatory 21 Observatory Road Edinburgh EH9 3HJ	Science & Technology Facilities Council., FAO: Richard Corrigan Copeland House Observatory Road Edinburgh EH9 3HJ	<b>Delegated Decision</b>	<b>PERMISSION IS NOT REQUIRED</b>	<b>9 September 2025</b>
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Community Council: Grange + Prestonfield

25/03632/FUL (Planning Permission)	Internal alterations and increase of ground floor rear openings to existing terraced house. at 31 Mayfield Road Mayfield Edinburgh EH9 2NQ	Mr James & Mrs Margaret Bridson., 31 Mayfield Road Edinburgh EH9 2NQ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Grange/Prestonfield



25/03534/FUL (Planning Permission)	Two storey side extension and alterations to rear fenestration. at 10 Trotter Haugh Grange Edinburgh EH9 2GZ	Mr And Mrs A Robinson., 10 Trotter Haugh Grange Edinburgh EH9 2GZ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Grange/Prestonfield

25/03510/CLP (Certificate of Lawfulness (proposed))	Installation of ballasted roof edge protection. All proprietary systems, galvanised steel railings, recycled uPVC ballast counter weights. Installation only for maintenance purposes. at University Of Edinburgh CH Waddington Building Max Born Crescent Blackford Edinburgh EH9 3BF	Estates Department The University Of Edinburgh., The University Of Edinburgh 9 Infirmary Street Edinburgh EH1 1NP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Grange/Prestonfield

25/03454/FUL (Planning Permission)	Proposed mural. at 7 Boroughloch Southside Edinburgh EH8 9NL	LAYC (Lothian Association Of Youth Clubs)., Ms Laurene Edgar. Dunford House 7 Boroughloch Edinburgh UK EH8 9NL	<b>Local Delegated Decision</b>	<b>NOT DEVELOPMENT</b>	<b>10 September 2025</b>
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Community Council: Southside (pre 28 March 2025)

25/03201/FUL (Planning Permission)	Remove window and doors from existing garden level structural openings at kitchen and construct garden level room on back elevation of house. at 18 James Gall Wynd Mayfield Edinburgh EH16 5FF	Ms Katie Lewis., 18 James Gall Wynd Edinburgh EH16 5FF	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>8 September 2025</b>
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Community Council: Grange/Prestonfield

25/03119/FUL (Planning Permission)	Internal alterations to form kitchen / dining, replacement cupula, replacement driveway gates, new garage door and summerhouse. at 59 Grange Road Edinburgh EH9 1TY	Deborah Atkinson., 59 Grange Road Edinburgh EH9 1TY	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>11 September 2025</b>
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/03120/LBC (Listed Building Consent)	Internal alterations to form new kitchen dining, replacement cupula, replacement driveway gate, new garage door and summerhouse. at 59 Grange Road Edinburgh EH9 1TY	Deborah Atkinson., 59 Grange Road Edinburgh EH9 1TY	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>11 September 2025</b>
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

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

25/03375/FUL (Planning Permission)	Install timber deck on top of existing raised patio - new protective balustrade. at 36 Cadogan Road Alnwickhill Edinburgh EH16 6LY	Mr Keith Adair., 36 Cadogan Road Alnwickhill Edinburgh EH16 6LY	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>9 September 2025</b>
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Community Council: Liberton

[Wards](#)

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

25/03963/FUL (Planning Permission)	Single storey extension to semi-detached dwelling. at 24 Benhar Road Newcraighall Musselburgh EH21 8RR	Mrs Rebecca Power., 24 Benhar Road Musselburgh EH21 8RR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>11 September 2025</b>
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Community Council: Craigmillar (Inactive)

25/03189/PRN (Prior Notification)	New GRP unit (chamber over electrical equipment). at Proposed Telecoms Apparatus South Of 10 Kelly Place Greendykes Edinburgh	SP Energy Networks., FAO: Mrs Suzanne Thomson Telferton House 53 Telferton House, 53 Fishwives Causeway Telferton Industrial Estate Edinburgh EH7 6UX	<b>Delegated Decision</b>	<b>PERMITTED DEVELOPMENT</b>	<b>9 September 2025</b>
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Community Council: Craigmillar

[Wards](#)