

Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **22 September 2025**

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

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

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

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

Planning decisions are on a separate document.

Wards – click on the links below

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

Where can I see the documents?

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

What Can I Comment on?

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

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

EXAMPLES

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

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

How Can I Comment?

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

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

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

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

What Happens to my Comments?

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

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

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

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

Any Questions?

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

Ward No. B01 – Almond

1. Planning Applications

	Proposed attic conversion with dormer window to rear and velux roof windows to front elevation. at 16A Queensferry Road Kirkliston EH29 9AQ 25/04599/FUL	Architectural Design Services. FAO: Les McCaskey 38B High Street East Linton EH40 3AB	John Shaw., 71 Groathill Hill Road North Edinburgh EH4 2SA	Local Delegated Decision	Registered on: 17/09/2025 <u>Comments Due by</u> 08.10.2025	Mykhailo Kovalov mykhailo.kovalov@edinburgh.gov.uk Community Council: Kirkliston Householder Developments
Cramond Conservation Area	Alterations and extension of existing house and installation of PV arrays and air source heat pump. Alterations to boundary and erection of garden shed. at 2 The Glebe Cramond Edinburgh EH4 6NW 25/04777/FUL	Sally Ruel Architect. Sunnyside Studio Heriot EH38 5YE	Mr David & Mrs Helen Smith., 2 The Glebe Edinburgh EH4 6NW	Local Delegated Decision	Registered on: 11/09/2025 <u>Site Notice posted on:</u> 26/09/2025 <u>Advertised on:</u> 26/09/2025 <u>Comments Due by</u> 17.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo Householder Developments
Listed Category: B	Proposed extension. at East Lodge Hermiston House Road Gogar Edinburgh EH12 9GS 25/04847/LBC	Flow Design Architects. FAO: Niall Owen 15 Pitreavie Court Dunfermline KY11 8UU	East Lodge Hermiston House Road Edinburgh EH12 9GS	Delegated Decision	Registered on: 12/09/2025 <u>Site Notice posted on:</u> 26/09/2025 <u>Advertised on:</u> 26/09/2025 <u>Comments Due by</u> 17.10.2025	Craig Zimer craig.zimer@edinburgh.gov.uk Community Council: Ratho + District Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Garage conversion to create playroom. at 66 Ferrymuir Gait Ferrymuir South Queensferry EH30 9DT 25/04811/CLP	HaticeXInterior Design And Architecture. FAO: Dr. Hatice Ellis 5 Morrison Circus Edinburgh EH3 8DX	Mr Iain And Mrs Elizabeth Coutts., 66 Ferrymuir Gait South Queensferry Edinburgh EH30 9DT	Delegated Decision	Registered on: 11/09/2025	Annmaree Marwick annmaree.marwick@edinburgh.gov.uk Community Council: Queensferry + District CLE and CLP submissions
	Proposed garage conversion forming bedroom and accessible shower room. at 17 Parliament Loan Kirkliston EH29 9GZ 25/04922/CLP	Scott Francis Allan Architectural Design. 36 Wallace Avenue Wallyford EH21 8BZ	Mrs Claire Coulter., 17 Parliament Loan Kirkliston EH29 9GZ	Delegated Decision	Registered on: 16/09/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Kirkliston CLE and CLP submissions

[Wards](#)

Ward No. B02 – Pentland Hills

1. Planning Applications

Listed Category: B Ratho Conservation Area	Demolition of existing wooden shed measuring 6m x 3m, replacing it with new shed measuring 5.3m x 2.3m made of black wood composite materials in same location. At the same time the existing summer house, measuring 3m x 4m will be demolished + replaced with garden room measuring 3m x 4m constructed with Hardie plank weatherboard cladding. To be completed in a Monterey Taupe colour with sliding doors. at 18 Baird Road Ratho Newbridge EH28 8RA 25/04761/FUL		Mr Thomas Brazel., 18 Baird Road Ratho Newbridge EH28 8RA	Local Delegated Decision	Registered on: 10/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Ratho + District Householder Developments
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	New side extension. at 93 Weavers Knowe Crescent Currie Edinburgh EH14 5PP 25/04899/FUL	Glanpine Ltd. FAO: Graham Hewat 308 Lanark Road West Currie EH14 5RR	Mr David Stansfield., 93 Weavers Knowe Crescent Currie Edinburgh EH14 5PP	Local Delegated Decision	Registered on: 15/09/2025 <u>Comments</u> <u>Due by</u> 08.10.2025	Householder Team planning.househol der@edinburgh.go v.uk Community Council: Currie Householder Developments
Juniper Green Conservation Area	Proposed roof extension to form additional living accommodation incorporating raising existing pitched roof to front elevation and flat roof extension to upper rear area. at 10 Foulis Crescent Woodhall Juniper Green EH14 5BN 25/05012/FUL	Les McCaskey. Architectural Design Services 38B High Street East Linton EH40 3AB	Mr Matt Wilson., 10 Foulis Crescent Woodhall Juniper Green EH14 5BN	Local Delegated Decision	Registered on: 22/09/2025 <u>Site Notice</u> <u>posted on:</u> 26/09/2025 <u>Advertised</u> <u>on:</u> 26/09/2025 <u>Comments</u> <u>Due by</u> 17.10.2025	Householder Team planning.househol der@edinburgh.go v.uk Community Council: Juniper Green + Baberton Mains Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No.B04 – Forth

1. Planning Applications

	Rear extension and attic conversion. at 1F1, 140 West Granton Road Pilton Edinburgh EH5 1PE 25/04767/FUL	Maxwell72 Architects. 19 Echline Terrace S Queensferry Edinburgh EH30 9XH	Mr R Singh. 47C Ravensheugh Road Musselburgh EH21 7PY	Local Delegated Decision	Registered on: 19/09/2025 <u>Comments Due by</u> 13.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Granton + District Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Newhaven Conservation Area	T1 Maple remove to ground level. at 14A Jessfield Terrace Newhaven Edinburgh EH6 4JP 25/04892/TCO	CF Tree Surgeons. FAO: Calum Ferguson Amulree Neidpath Road Peebles EH45 8NN	Mr Colin Mckendrick., 14/1 Jessfield Terrace Edinburgh EH6 4JP	Delegated Decision	Registered on: 15/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Installation of 53.23kwp solar pv on building rooftop. at 18B Ferry Road Avenue Pilton Edinburgh EH4 4BL 25/04256/CLP	Absolute Solar And Wind Ltd. FAO: Robert Armstrong. Arisaig Farm Gartocharn Loch Lomond And The Trossachs National Park Glasgow G83 8ND	Edinburgh Community Solar Coop C/o Energy4All., Trinity Enterprise Centre Unit 26 Barrow-in-Furness England LA14 2PN	Delegated Decision	Registered on: 18/09/2025	Graham Fraser graham.fraser@edinburgh.gov.uk Community Council: West Pilton + West Granton (Inactive) CLE and CLP submissions
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Ward No. B05 – Inverleith

1. Planning Applications

	Proposal is to install x2 generators, one at the IGC North building and one at the IGC South Building. at Western General Hospital 55 Crewe Road South Edinburgh EH4 2XU 25/04628/FUL	University Of Edinburgh. The Department Of Estates 9 Infirmary Street Edinburgh EH1 1NP	The University Of Edinburgh., The University Court Old College South Bridge Edinburgh EH8 9YL	Local Delegated Decision	Registered on: 12/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Local1 Team Community Council: Craigleith + Blackhall Other Developments - Local
World Heritage Site Dean Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 3 Sunbury Mews Edinburgh EH4 3BX 25/04641/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Alison Genet., 3 Sunbury Mews Edinburgh EH4 3BX	Local Delegated Decision	Registered on: 12/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: West End Other Developments - Local
	Convert attic to include roof dormers front and back, erect a flat roof extension to rear and small porch at front door. at 172 Craigleith Hill Avenue Craigleith Edinburgh EH4 2NA 25/04937/FUL	F.E.M Building Design. FAO: Douglas Mack 8 Plantain Grove Lenzie Glasgow G66 3NE	Mr & Mrs Mr Mahmood & Mrs Fatima Hussain., 172 Craigleith Hill Avenue Edinburgh EH4 2NA	Local Delegated Decision	Registered on: 17/09/2025 Comments Due by 10.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigleith + Blackhall Householder Developments
	Alterations and change of use of vacant care home to form single private house. at Flat 1 10 Columba Road Blackhall Edinburgh EH4 3QT 25/05002/FUL	Whitelaw Associates. FAO: Tom Whitelaw Kitleybrig Kitleyknowe Carlops Penicuik EH26 9NJ	BS Landa., 174 High Street Edinburgh Scotland EH1 1QS	Local Delegated Decision	Registered on: 19/09/2025 Comments Due by 13.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigleith + Blackhall Housing - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: B Stockbridge Conservation Area	Fruiting cherry tree - Reduce crown by approx 1/3 - tree height currently approx 6 metres at 6 Teviotdale Place Edinburgh EH3 5HY 25/04629/TCO		Edwina Wood., 25 Teviotdale Place Edinburgh EH3 5HY	Delegated Decision	Registered on: 17/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
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New Town Conservation Area	5 Maples at Dundas Street frontage reduce the height and spread to previous heading cuts. at 117 Dundas Street New Town Edinburgh EH3 5EF 25/04816/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Hacking And Paterson Management Services., FAO: Mr Robyn Taylor 103 East London Street Edinburgh EH7 4BF	Delegated Decision	Registered on: 18/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

	Existing use as a short term let for over 10 years. at 1F 6 South Learmonth Gardens Stockbridge Edinburgh EH4 1EY 25/04735/CLESTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Stephen McAinsh., 6 1f South Learmonth Gardens Edinburgh UK eh4 1ey	Delegated Decision	Registered on: 09/09/2025	Improvement Team Community Council: Stockbridge + Inverleith CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

Inverleith Conservation Area	Replacement windows, door and roof light to existing property. at 34 Comely Bank Stockbridge Edinburgh EH4 1AJ 25/04866/CLP	David Blaikie Architects. 10 Deanhaugh Street Edinburgh EH4 1LY	Mr C McNaught., 34 Comely Bank Edinburgh EH4 1AJ	Delegated Decision	Registered on: 15/09/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Stockbridge + Inverleith CLE and CLP submissions
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New Town Conservation Area	Take down existing pair of windows and central mullion. Replace lintel if required. Replace windows and mullion with new double glazed french doors with top light. Stone work to be undertaken to match existing quoins to form new door opening. Works include construction of new step and small decking at edge of the building. at PF 60 Eyre Place Edinburgh EH3 5EJ 25/04998/CLP		Mr Gareth Roberts., PF 60 Eyre Place Edinburgh EH3 5EJ	Delegated Decision	Registered on: 19/09/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: New Town + Broughton CLE and CLP submissions
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[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

1. Planning Applications

	The proposal is to form 2 No. flat roofed dormer windows to the roof space to increase the usable floor space of the existing attic bedroom. There will be one dormer to the rear elevation and one to the front. A chimney stack is also to be removed from the roof. at 80 Caroline Terrace Corstorphine Edinburgh EH12 8QU 25/04765/FUL	David Casey Chartered Architectural Technologist. 8 North Platt Crescent Ratho Edinburgh EH28 8JT	Messrs Craig Fusco & Rosey Stewart., 80 Caroline Terrace Corstorphine Edinburgh EH12 8QU	Local Delegated Decision	Registered on: 16/09/2025 Comments Due by 07.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Listed building and Con Area Consents
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	Single storey extension and internal alterations to existing private dwelling house. at 27 Campbell Road Murrayfield Edinburgh EH12 6DT 25/04817/FUL	Studio East Architects. FAO: Morgan Knox 3 King's Place Perth PH2 8AA	Mr And Mrs Courtney., 27 Campbell Road Edinburgh EH12 6DT	Local Delegated Decision	Registered on: 16/09/2025 Comments Due by 07.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Murrayfield Householder Developments
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	Bungalow rear extension of 5.15 x 9.56 metres. 3.2 meters height to the flat roof and 3.8 metres height to the lantern Air source heat pump on the north side of property New entrance door (same style) Double glazing windows to replace existing (same style) Create 2 new windows side south aspect (0.7 x 1.3m and 0.8 x 1.3m) to reflect other side of property Create garage 2x4 metres side north aspect (3.1m aligned to house gutters) at 6 Corstorphine Bank Avenue Corstorphine Edinburgh EH12 8SB 25/04973/FUL		Miss Aude-Aline Eugene., 6 Corstorphine Bank Avenue Corstorphine Edinburgh EH12 8SB	Local Delegated Decision	Registered on: 22/09/2025 <u>Comments</u> <u>Due by</u> 13.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Corstorphine Conservation Area	Large multi-stemmed Leyland Cypress in rear garden. - Remove. at 25 Manse Road Broomhall Edinburgh EH12 7SW 25/04900/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mr David Drummond., 25 Manse Road Broomhall Edinburgh EH12 7SW	Delegated Decision	Registered on: 16/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Corstorphine + Clermiston TCO and TPO submissions
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Listed Category: C Corstorphine Conservation Area	T1 Sycamore - Reduction of decayed limb at 16m to east by up to 2m & remove hanging limb , T2 Sycamore - Prune dead limb within canopy at 16m to west over neighbouring garden at 18 Murray Cottages Broomhall Edinburgh EH12 7UH 25/04958/TCO	Alison Mcmanus. Kaimes West Linton EH46 7BX	David Rainey Trust Housing., 12 Newmart Road Edinburgh EH14 1RL	Delegated Decision	Registered on: 17/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Corstorphine + Clermiston TCO and TPO submissions
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4. Tree Preservation Orders**5. Prior Notification - Telecommunications****6. Certificate of Lawfulness Existing****7. Certificate of Lawfulness Proposed**[Wards](#)**Ward No. B07 – Sighthill/Gorgie****1. Planning Applications**

	Retrospective change of use of premises to short term let accommodation. at PF2 10 Downfield Place Dalry Edinburgh EH11 2EN 25/04880/FULSTL		Mr Craig Dow., PF2 10 Downfield Place Dalry Edinburgh EH11 2EN	Local Delegated Decision	Registered on: 17/09/2025 Comments Due by 10.10.2025	Improvement Team Community Council: Gorgie + Dalry Other Developments - Local
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2. Proposal of Application Notice**3. Trees in Conservation Area****4. Tree Preservation Orders****5. Prior Notification - Telecommunications****6. Certificate of Lawfulness Existing****7. Certificate of Lawfulness Proposed**

	To operate as childminding service a maximum of 6 at 453 Calder Road Sighthill Edinburgh EH11 4AN 25/04293/CLP		Mrs Oghenerukevwe Ojelabi., 453 Calder Road Sighthill Edinburgh EH11 4AN	Delegated Decision	Registered on: 22/08/2025	Christopher Sillick christopher.sillick @edinburgh.gov.uk Community Council: Sighthill, Broomhouse + Parkhead CLE and CLP submissions
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[Wards](#)**Ward No. B08 – Colinton/Fairmilehead****1. Planning Applications**

	The proposal includes a porch extension and the addition of a dormer to the roof. at 67 Bonaly Road Colinton Edinburgh EH13 0PB 25/04871/FUL	Loader Monteith Architects. Office 207, Oxford House 71 Oxford Street Glasgow G5 9EP	Mr And Ms Morna Spence And Simon Mitchell., Flat 8 Lyndon Court 67a Kelvin Road London England N5 2PP	Local Delegated Decision	Registered on: 19/09/2025 Comments Due by 13.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Colinton Householder Developments
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Colinton Conservation Area	Internal and external alterations to house including windows and doors and the formation of new external stair and balcony. at 9 Hailes Avenue Hailes Edinburgh EH13 0NA 25/04928/FUL	Performa Architecture. FAO: Hugo Cunha 36 Ashley Drive Edinburgh EH11 1RP	Mrs Kate Gray., 9 Hailes Avenue Edinburgh EH13 0NA	Local Delegated Decision	Registered on: 16/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Colinton Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Colinton Conservation Area	T1 Crab Apple, T3 and T4 Cherry, T5 Lilac and T6 Hawthorn remove. T2 Birch reduce and shape. at 1A Allermuir Road Colinton Edinburgh EH13 0HE 25/04982/TCO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Off The Rocks Design Ltd., FAO: Mr David Collins 1A Allermuir Road Edinburgh EH13 0HE	Delegated Decision	Registered on: 19/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Colinton TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B09 – Fountainbridge/Craiglockhart

1. Planning Applications

	Retrospective change of use of premises to short-term let accommodation. at 3F3 74 Angle Park Terrace Gorgie Edinburgh EH11 2JP 25/04818/FULSTL		Mr Philip McAlister., 105 Knockbreda Park Belfast BT6 0HE	Local Delegated Decision	Registered on: 16/09/2025 Comments Due by 10.10.2025	Improvement Team Community Council: Merchiston Other Developments - Local
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	Retrospective change of use from dwelling to short term let. at 3F1 16 Upper Grove Place Fountainbridge Edinburgh EH3 8AU 25/04836/FULSTL	QB Wood Architects. Sarah Brown. The Station Masters Office Station Road South Queensferry EH30 9JP	Mr Hany Metawie., 23 Home Street Edinburgh United Kingdom EH3 9JR	Local Delegated Decision	Registered on: 12/09/2025 <u>Comments</u> <u>Due by</u> 10.10.2025	Improvement Team Community Council: Tollcross Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Replace window with doors. at 8 New Mart Square Slateford Edinburgh EH14 1TJ 25/04902/CLP	Architectural Services. (Dunfermline). FAO: Darren Beresford 237 Baldrigeburn Dunfermline KY12 9EG	Ms Liz Tait., 8 New Mart Square Slateford Edinburgh EH14 1TJ	Delegated Decision	Registered on: 19/09/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Hutchison + Chesser (Inactive) CLE and CLP submissions
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[Wards](#)

Ward No. B10 – Morningside

1. Planning Applications

	Proposed rear ground floor extension with extended and converted attic into habitable accommodation at 35 Greenbank Road Greenbank Edinburgh EH10 5RX 25/04757/FUL.	Domus Design Architects (Nwtmnr). Charles Girdler Coire Na Ciste Station Road Newtonmore PH20 1AR	Mr Scott Girdler 35 Greenbank Road Edinburgh Scotland EH10 5RX	Local Delegated Decision	Registered on: 10/09/2025 <u>Comments</u> <u>Due by</u> 07.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside Householder Developments
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	Front and side extension to existing house and associated works. at 69 Comiston View Pentland Edinburgh EH10 6LZ 25/04938/FUL	QB Wood Architects. FAO: Steven Wootton Station Masters Office South Queensferry Edinburgh EH30 9JP	Mr Sam & Mrs Catherine Walker. 69 Comiston View Edinburgh EH10 6LZ	Local Delegated Decision	Registered on: 17/09/2025 <u>Comments Due by</u> 10.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Fairmilehead Householder Developments
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Merchiston And Greenhill Conservation Area	Instalment of 11 No. of solar panels to previously extended area of property. at 9 Merchiston Place Merchiston Edinburgh EH10 4NP 25/04942/FUL	Helen Lucas Architects. Eilidh McGuigan. 31 - 35 Marchmont Road Edinburgh EH9 1HU	Ms & Mr Janet & Charlie Reid Thomas / Monheim. 9 Merchiston Place Edinburgh Scotland EH10 4NP	Local Delegated Decision	Registered on: 19/09/2025 <u>Site Notice posted on:</u> 26/09/2025 <u>Advertised on:</u> 26/09/2025 <u>Comments Due by</u> 17.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Merchiston Householder Developments
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Merchiston And Greenhill Conservation Area	External alterations to existing garage and workshop: new window and doorway, and replacement of render with timber cladding. at 10 Albert Terrace Morningside Edinburgh EH10 5EA 25/04985/FUL	Crew Architects Ltd. (Coltbridge). G Hanley. 4-6 Coltbridge Avenue Edinburgh EH12 6AH	Dr J Ennis. 10 Albert Terrace Edinburgh EH10 5EA	Local Delegated Decision	Registered on: 18/09/2025 <u>Site Notice posted on:</u> 26/09/2025 <u>Advertised on:</u> 26/09/2025 <u>Comments Due by</u> 17.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Merchiston Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Morningside Conservation Area	Hawthorn and Cherry Tree - Tree is over grown and the span above the tree is now being affected by this at 21 Cluny Gardens Morningside Edinburgh EH10 6BH 25/04441/TCO		Ipsium Utilities., Miss Laura Fullerton Unit 3 Hutton Square Brucefield Industrial Estate Livingston EH54 9DJ	Delegated Decision	Registered on: 16/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
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Plewlans Conservation Area	Mature Birch tree, located in south west corner beside property boundary - Removal of tree. Dismantled carefully to avoid surrounding wall, structures and plants. at 14 Morningside Court Morningside Edinburgh EH10 5NY 25/04445/TCO		Mr Gregory Tett., Bowlins Dell Road Nethy Bridge PH25 3DG		Registered on: 16/09/2025	Community Council: Morningside TCO and TPO submissions
Merchiston And Greenhill Conservation Area	Lambert Nut tree in front garden - reduction of tree by 1.5 meters to bs3998 standard at 25A Merchiston Avenue Merchiston Edinburgh EH10 4PH 25/04833/TCO	Falcon Tree Management Ltd. (Roseace). FAO: Anthony Wood Roseace South Queensferry EH30 9SP	Ms Roma Menlowe., 25A Merchiston Avenue Merchiston Edinburgh EH10 4PH	Delegated Decision	Registered on: 16/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
Merchiston And Greenhill Conservation Area	Dead Dawn Redwood on south boundary. - Remove., Copper Beech by pond. Tree is too large for its position. Previously been topped. - Reduce crown by 30% - reduce height by 2.5m & radial spread by 2.5m. at 27D Greenhill Gardens Bruntsfield Edinburgh EH10 4BL 25/04897/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mr Neil Ballantyne., 27D Greenhill Gardens Bruntsfield Edinburgh EH10 4BL	Delegated Decision	Registered on: 16/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
Morningside Conservation Area	Rowan clear from phone lines. at 13 Cluny Avenue Morningside Edinburgh EH10 4RN 25/04907/TCO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Ms Sarah MacPherson., 13 Cluny Avenue Edinburgh EH10 4RN	Delegated Decision	Registered on: 16/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions

Merchiston And Greenhill Conservation Area	Copper norway maple removal. at 9 Napier Road Merchiston Edinburgh EH10 5AZ 25/04911/TCO	ALBA Tree Surgeons. FAO: Stanislav Kadura 102 Holyrood Road Edinburgh EH8 8AJ	Ms Catriona Kennedy., 9 Napier Road Edinburgh EH10 5AZ	Delegated Decision	Registered on: 16/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
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Merchiston And Greenhill Conservation Area	Al spread by 30% (2m off top and sides)., 2 rear Cherries in crowded central area in rear garden remove. Both have Ganoderma fruiting bodies at their bases., 2 Purple Crab Apples in rear garden crown reduce to previous cuts remove 3-4m regrowth. Cherry tree to west of the diseased Cherry in the W 'shed garden in the rear garden remove. at Flat 2 7 Church Hill Morningside Edinburgh EH10 4BG 25/04930/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik Midlothian EH26 8EZ	Trinity Factoring Services Ltd., FAO: Ms Nikkie Dunlop 209-211 Bruntsfield Place Edinburgh EH10 4DH	Delegated Decision	Registered on: 16/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
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Plewlans Conservation Area	T1 Silver Birch reduce height by no more than 3m and reduce sides by no more than 2m. at 167 Craiglea Drive Morningside Edinburgh EH10 5PT 25/04978/TCO	Maxwell Tree Care. FAO: Paul Maxwell 40 Rowantree Avenue Currie EH1 5AU	Mr Charles Dickson., 167 Craiglea Drive Morningside Edinburgh EH10 5PT	Delegated Decision	Registered on: 19/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Short term let. at 2F1 10 Marchmont Street Marchmont Edinburgh EH9 1EL 25/04785/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Roderick Braine., 17 Astor Close Kingston Upon Thames Surrey KT2 7LT	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: Marchmont + Sciennes CLE and CLP submissions
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Marchmont, Meadows And Bruntsfield Conservation Area	Short term let. at 1F3 63 Montpelier Park Bruntsfield Edinburgh EH10 4ND 25/04794/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Gordon McLaren., Riverside 2 Bay Road Wormit Newport On Tay DD6 8LT	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: Merchiston CLE and CLP submissions
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Marchmont, Meadows And Bruntsfield Conservation Area	Short term let. at Flat 4 75 Leamington Terrace Edinburgh EH10 4JT 25/04800/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mrs Deborah Waulbaum., The Schoolhouse Broughton Biggar ML12 6HQ	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: Merchiston CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B11 – City Centre

1. Planning Applications

Listed Category: B	Retrospective change of use of premises to short-term let accommodation. at Flat 7 124 Lothian Road West End Edinburgh EH3 9BG 25/04204/FULSTL	Gilberts. FAO: Douglas Thomson. 39 Grassmarket Edinburgh EH1 2HS	Mr Lewis Paulo., 5 Cuguen Place Lasswade Edinburgh EH18 1AD	Local Delegated Decision	Registered on: 15/09/2025 Comments Due by 10.10.2025	Improvement Team Community Council: Tollcross Other Developments - Local
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World Heritage Site Listed Category: B New Town Conservation Area	Retrospective change of use from residential flat to short term let. at 1F1 103 Rose Street New Town Edinburgh EH2 3DT 25/04442/FULSTL	The Architecture And Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Local Delegated Decision	Registered on: 18/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
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World Heritage Site	Change of use from Class 3 restaurant seating area and toilets to Sui Generis short term let accommodation. at 97 Shandwick Place Edinburgh EH2 4SD	Format Design. FAO: Shona Mackay Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	Mr T Pia., 97 Shandwick Place Edinburgh EH2 4SD	Local Delegated Decision	Registered on: 15/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: West End (pre 28 March 2025) Other Developments - Local
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World Heritage Site	The proposed permission is part of the Edinburgh's Christmas presentation across the City, as part of contract with City of Edinburgh Council. This permission covers live activity in East Princes Street Gardens and The Mound precinct between 27 October 2025 and 18 January 2025, including the installation and dismantle periods. The necessary licenses and permissions would be sought and in place as agreed with City of Edinburgh Council departments. at East Princes Street Gardens Princes Street New Town Edinburgh		Unique Assembly Limited., Mr Nik Whybrew Assembly Roxy 2 Roxburgh Place Edinburgh EH8 9SU	Delegated Decision	Registered on: 22/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Nicola Orr nicola.orr@edinburgh.gov.uk Community Council: Old Town Other Developments - Local
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World Heritage Site New Town Conservation Area	Temporary change of use and siting of performance units, catering units and other associated removeable structures for Edinburgh's Christmas Festival recurring period of 2 years for Edinburgh's Christmas 2025 / 26. Dates will be in line with activation period of Edinburgh's Christmas in line with City of Edinburgh Council programme. at West Princes Street Gardens Princes Street Edinburgh 25/04660/FUL		Unique Assembly Limited., FAO: Nik Whybrew Assembly Roxy 2 Roxburgh Place Edinburgh EH8 9SU	Delegated Decision	Registered on: 22/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Nicola Orr nicola.orr@edinburgh.gov.uk Community Council: Old Town Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Repair of slate roof and mineral felt areas on a like for like basis. Chimney and masonry repairs. Replacement downpipe. at 4 - 8A Mansfield Place Broughton Edinburgh EH3 6NB 25/04692/LBC	F3 Building Surveyors Ltd. FAO. Katherine Glancy. 99 Giles Street Edinburgh EH6 6BZ	8 8A Mansfield Place Edinburgh Scotland EH3 6NB	Delegated Decision	Registered on: 18/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Old Town Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 2F1 17 Grassmarket Old Town Edinburgh EH1 2HS 25/04693/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	GLV Investments Ltd., 17 2f1 Grassmarket Edinburgh EH1 2HS	Local Delegated Decision	Registered on: 09/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: Old Town Other Developments - Local

World Heritage Site Old Town Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 3F1 17 Grassmarket Old Town Edinburgh EH1 2HS 25/04695/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	GLV Investments Ltd., 3F1 17 Grassmarket Old Town Edinburgh EH1 2HS	Local Delegated Decision	Registered on: 11/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: Old Town Other Developments - Local
West End Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 1F2 196 Morrison Street West End Edinburgh EH3 8EB 25/04700/FULSTL		Mr Peter McCrudden., 1F2 196 Morrison Street West End Edinburgh EH3 8EB	Local Delegated Decision	Registered on: 15/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: West End Other Developments - Local
World Heritage Site Old Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at Flat 15 89 Holyrood Road Old Town Edinburgh EH8 8BA 25/04726/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr William Watson., Flat 15 89 Holyrood Road Old Town Edinburgh EH8 8BA	Local Delegated Decision	Registered on: 09/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: Old Town Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Scaffolding shroud incorporating advertising display panels and amended illumination. at 47 - 52 Princes Street New Town Edinburgh EH2 2DF 25/04731/ADV	Westbrook Services Limited. FAO: Jonathan Robinson. 21 Meadway Harrold Bedfordshire MK43 7DR	MediaCo Out Of Home Limited., Mr Joe Arshed Churchill Point Churchill Way Trafford Park, Manchester M17 1BS	Delegated Decision	Registered on: 09/09/2025 Comments Due by 30.09.2025	Laura O'Brien laura.o'brien@edinburgh.gov.uk Community Council: New Town + Broughton Advertisements

Listed Category: C Marchmont, Meadows And Bruntsfield Conservation Area	Retrospective change of use of premises to short term let accommodation. at 16 Leven Terrace Tollcross Edinburgh EH3 9LW 25/04732/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Scott Paterson., 16 Leven Terrace Tollcross Edinburgh EH3 9LW	Local Delegated Decision	Registered on: 09/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: Tollcross Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at 9A Alva Street New Town Edinburgh EH2 4PH 25/04738/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Manse Estates Ltd., 9a 9A Alva Street Edinburgh UK EH2 4PH	Local Delegated Decision	Registered on: 09/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: West End Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Retrospective change of use of premises to short-term let accommodation. at GF 8 Gloucester Place Stockbridge Edinburgh EH3 6EF 25/04745/FULSTL	LarnerMcGrath. FAO: Alice Salomonsson 3 Walker Street Edinburgh EH3 7JY	Shanti Hospitality (UK) Limited.,	Local Delegated Decision	Registered on: 16/09/2025 Comments Due by 10.10.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: B Old Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at 4F 150 High Street Old Town Edinburgh EH1 1QS 25/04750/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Darren Hobbs., 150 F4 High Street Edinburgh EH1 1QS	Local Delegated Decision	Registered on: 15/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: Old Town Other Developments - Local

World Heritage Site Listed Category: B Old Town Conservation Area	Retrospective planning permission as the property is already in use as a short term visitor/worker accommodation. at Flat 3 1 New Assembly Close 142 High Street Edinburgh EH1 1QQ 25/04756/FULSTL	Raza Properties. FAO: Shahid Raza 16 Silverbirch Glade Adamrae Livingston EH54 9JS	Miss Humaira Raza., 1 3 New Assembly Close Edinburgh EH1 1QQ	Local Delegated Decision	Registered on: 16/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: Old Town Other Developments - Local
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	Retrospective change of use of premises to short-term let accommodation. at 29 Tarvit Street Tollcross Edinburgh EH3 9JY 25/04770/FULSTL		Mrs Henan Sun., 49 Badger Way, Edinburgh EH17 8XD	Local Delegated Decision	Registered on: 15/09/2025 Comments Due by 10.10.2025	Improvement Team Community Council: Tollcross Other Developments - Local
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World Heritage Site Old Town Conservation Area	Retrospective change of use to short term let. at 1F3 13 King's Stables Road Old Town Edinburgh EH1 2JY 25/04783/FULSTL	QB Wood Architects. FAO: Steven Wootton Station Masters Office South Queensferry Edinburgh EH30 9JP	Carl Capital., FAO: Ms Vinny Vohra Tredavoe Moles Hill Surrey KT22 0QB	Local Delegated Decision	Registered on: 11/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: Tollcross Other Developments - Local
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World Heritage Site Old Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at Flat 3 5 Lady Wynd Old Town Edinburgh EH1 2LH 25/04820/FULSTL		Mr Brendan Reilly., 5 Flat 3 Lady Wynd Edinburgh EH1 2LH	Local Delegated Decision	Registered on: 11/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: Old Town Other Developments - Local
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World Heritage Site Listed Category: A New Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at 1F 2 Abercromby Place New Town Edinburgh EH3 6JX 25/04828/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Oskar Neudorfer., 2 2/2 Abercromby Place, Edinburgh EH3 6JX	Local Delegated Decision	Registered on: 12/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site West End Conservation Area	Retrospective change of use of premises to short term let accommodation. at Flat 9 36 Grindlay Street Old Town Edinburgh EH3 9AP 25/04829/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Jeff Thornton., 36 Flat 9 Grindlay Street Edinburgh EH3 9AP	Local Delegated Decision	Registered on: 12/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: Tollcross Other Developments - Local
	Retrospective change of use from dwelling to short term let. at 41 Viewcraig Gardens Dumbiedykes Edinburgh EH8 9UW 25/04841/FULSTL	QB Wood Architects. Sarah Brown. The Station Masters Office Station Road South Queensferry EH30 9JP	Mr Hany Metawie, 23 Home Street Edinburgh United Kingdom EH3 9JR	Local Delegated Decision	Registered on: 12/09/2025 Comments Due by 10.10.2025	Improvement Team Community Council: Southside Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	Internal and external alterations, including roof and rear extension, to form part of new serviced apartments. at 72 - 77 Princes Street And 1-5 Hanover Street New Town Edinburgh EH2 2DF 25/04852/LBC	LBA. FAO: Sam Morman Unit 2 The Stables Orwell Farm Kinross KY13 9HB	FAO: Mr Stuart Moffat 28 Thistle Street Edinburgh EH2 1EN	Delegated Decision	Registered on: 12/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Nicola Orr nicola.orr@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents

World Heritage Site Listed Category: A New Town Conservation Area	Internal alterations to refurbish existing building including minor alterations for fire regulations compliance. at 20 Broughton Place Broughton Edinburgh EH1 3RX 25/04855/LBC	Helen Kelly Architect. 35 Raeburn Place Edinburgh EH4 1HX	The Auction Rooms 22 Queen Street Edinburgh EH2 1JX	Delegated Decision	Registered on: 12/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	To replace existing single glazing with slim line double glazing and alter walls to kitchen. at 54 Albany Street Broughton Edinburgh EH1 3QR 25/04856/LBC	Crichton Wood Architects. Stableblock 2 Binny Stables Binny House Ecclesmachan EH52 6NL	54 Albany Street Edinburgh EH1 3QR	Delegated Decision	Registered on: 12/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Alter existing windows to Rose Street Elevation by introducing a transom to 2 windows and adding a transom and 2 opening sections to 1 window. at 18B Frederick Street New Town Edinburgh EH2 2HB 25/04867/LBC	David Bell Architect. FAO: David Bell 1 John's Place Edinburgh EH4 2WL	18B Frederick Street Edinburgh EH2 2HB	Delegated Decision	Registered on: 15/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Replacement of existing timber windows on a like-for-like basis with new windows, custom-fitted with slimline IGUs. All historical detail to be matched / reinstated. at 1F 10 Walker Street New Town Edinburgh EH3 7LA 25/04878/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	1F 10 Walker Street, Edinburgh EH3 7LA	Delegated Decision	Registered on: 15/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Local1 Team Community Council: West End Listed building and Con Area Consents

World Heritage Site New Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at 3 Atholl Crescent Lane West End Edinburgh EH3 8ET 25/04927/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Steven AcLennan., 3 Atholl Crescent Lane Edinburgh EH3 8ET	Local Delegated Decision	Registered on: 16/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: West End Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Alterations to internal layout and replacement of windows with timber framed double glazed windows. at 2F 9 Moray Place New Town Edinburgh EH3 6DS 25/04943/LBC	Studio IMA Ltd. FAO: Iain MacLeod 21 Morton Street Joppa Edinburgh EH15 2HN	9 Moray Place Edinburgh EH3 6DS	Delegated Decision	Registered on: 18/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site New Town Conservation Area	Proposed installation of security gates across access road to private residential car park. at 81 East London Street Broughton Edinburgh EH7 4BQ 25/04951/FUL	Surveying Solutions Ltd. Gregor Brown. 34 - 36 Rose Street North Lane Edinburgh EH2 2NP	Co-Owners Of 81-91 East London Street.,	Local Delegated Decision	Registered on: 17/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local

World Heritage Site	External alterations to remove ATMs from the North Bridge frontage, change fascia/ signage to coordinate with the Carlton Hotel overall signage and internal alterations to form dining space in former ATM room at 29 - 31 North Bridge Old Town Edinburgh EH1 1SB	City Architecture Office Ltd. Moray Royles. 4 Caledonian Place Edinburgh EH11 2AS	Cav Antonio Crolla 3 Priestfield Road North Edinburgh EH16 5HS	Delegated Decision	Registered on: 18/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Local1 Team Community Council: Old Town Listed building and Con Area Consents
Listed Category: B						
Old Town Conservation Area						
	25/04965/LBC					

2. Proposal of Application Notice

3. Trees in Conservation Area

World Heritage Site	Conifer tree in back garden - Removal of tree due to outgrown space and included bark at union. at 3F1 38 Broughton Street Broughton Edinburgh EH1 3SB	Falcon Tree Management Ltd. (Roseace). FAO: Anthony Wood Roseace South Queensferry EH30 9SP	Ms Ruth Yee., 38 Broughton Street Broughton Edinburgh EH1 3SB	Delegated Decision	Registered on: 15/09/2025	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions
Listed Category: A						
New Town Conservation Area						
	25/04834/TCO					

World Heritage Site	Eucalyptus in rear gdn. Remove branches overhanging neighbours gdn & low branch overhanging patio. - Remove 2 sub-dominant low-level stems. Reduce crown height from 10m down to 7m & shape. at 26 Regent Terrace Calton Hill Edinburgh EH7 5BS	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Ms Melissa Wallace., 26 Regent Terrace Calton Hill Edinburgh EH7 5BS	Delegated Decision	Registered on: 17/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions
Listed Category: A						
New Town Conservation Area						
	25/04896/TCO					

World Heritage Site	Golden Cypress reduce and shape. at Charlotte Square Gardens 48 Charlotte Square New Town Edinburgh	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	National Trust For Scotland., FAO: Mrs Georgina Mackie Charlotte Square Edinburgh Scotland EH2 4DR	Delegated Decision	Registered on: 16/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions
Listed Category: A						
New Town Conservation Area						
	25/04906/TCO					

World Heritage Site Old Town Conservation Area	Large Birch tree in courtyard section dismantle to ground level grind out and remove stump. at 41 Holyrood Road Old Town Edinburgh 25/04987/TCO	Ground Control Ltd. Laura Smith. Kingfisher House 1 Woodbrook Crescent Billericay CM12 0EQ	Unite Students., 41 Holyrood Road Edinburgh EH8 8FF	Delegated Decision	Registered on: 19/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Old Town TCO and TPO submissions
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World Heritage Site Listed Category: A New Town Conservation Area	One Elm - Removal of the elm tree located in the communal garden at 15 Royal Crescent. at 1F3 15 Royal Crescent Broughton Edinburgh EH3 6QA 25/05010/TCO		Ms Emily Lekkas., 15 Royal Crescent Broughton Edinburgh EH3 6QA	Delegated Decision	Registered on: 19/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

World Heritage Site Listed Category: C New Town Conservation Area	Short term let. at 3F 108 Rose Street North Lane New Town Edinburgh EH2 4LT 25/04378/CLESTL	Contour Town Planning. (Harrison Rd). FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Elliot Neave., Flat 5 56 Belford Road Edinburgh EH4 3BR	Delegated Decision	Registered on: 29/08/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
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World Heritage Site Listed Category: B Old Town Conservation Area	Existing use as a short term let for over 10 years. at 3F2 16 Johnston Terrace Edinburgh EH1 2PR 25/04664/CLESTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Keith Coghill., 3F2 16 Johnston Terrace Edinburgh EH1 2PR	Delegated Decision	Registered on: 09/09/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
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World Heritage Site Listed Category: A New Town Conservation Area	Short term let (change of use to short term let took place within the last 10 years but is not material change of use). at Flat 2 12B Rutland Square Edinburgh EH1 2BB 25/04698/CLESTL		Mr Sholto Campbell., Flat 2 12B Rutland Square Edinburgh EH1 2BB	Delegated Decision	Registered on: 12/09/2025	Improvement Team Community Council: West End CLE and CLP submissions
World Heritage Site Listed Category: B Old Town Conservation Area	The property has been used continuously as a short term let (entire property) since 02/10/15 to present day. at Flat 2 5 Drummond Street Southside Edinburgh EH8 9TT 25/04755/CLESTL		Mr Ian Ryce., 21 Balgonie Place, Markinch Glenrothes KY7 6AB	Delegated Decision	Registered on: 10/09/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
World Heritage Site Listed Category: A New Town Conservation Area	Short term let. at 32A Royal Circus Stockbridge Edinburgh EH3 6SS 25/04758/CLESTL	Contour Town Planning. (Harrison Rd). FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mrs Dana McDonald, 296 North Deeside Road Cults Aberdeen AB15 9SB	Delegated Decision	Registered on: 10/09/2025	Improvement Team Community Council: Stockbridge + Inverleith CLE and CLP submissions
World Heritage Site Old Town Conservation Area	Application for the issue of a certificate of lawfulness confirming its existing use as short term let visitor accomadation. at Flat 1 53 Lothian Street Old Town Edinburgh EH1 1HB 25/04784/CLESTL		BMZ Dynamix Ltd., FAO: Mr Zeeshan Langah 12 Blackchapel Road Edinburgh EH15 3QU	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
World Heritage Site Listed Category: A New Town Conservation Area	Short term let. at 2F 3 Albyn Place New Town Edinburgh EH2 4NG 25/04787/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mrs Emma Biggar., Chapelton Castle Douglas DG7 3ET	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions

World Heritage Site Old Town Conservation Area	Short term let. at Flat 4 12 Old Tolbooth Wynd Old Town Edinburgh EH8 8EQ 25/04790/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Tim Buxbaum., Brook Cottage The Avenue Lower Ufford Suffolk IP13 6DZ	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
World Heritage Site Listed Category: A New Town Conservation Area	Short term let. at Flat 2 3 Greenside End Greenside Row Greenside Edinburgh EH1 3AZ 25/04791/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Christopher Jones., 120 High Street Portsmouth PO1 2HW	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
New Town Conservation Area	Short term let. at Flat 6 87 East London Street Broughton Edinburgh EH7 4BQ 25/04792/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Ms Wendy Davies., Synton Mains Ashkirk Selkirk TD7 4PA	Delegated Decision	Registered on: 16/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
World Heritage Site Listed Category: C Old Town Conservation Area	Short term let. at 2F4 7 Johnston Terrace Old Town Edinburgh EH1 2PW 25/04795/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr John Lund., 17 Dalziel Drive Glasgow G41 4JA	Delegated Decision	Registered on: 16/09/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
	This property has continuously been used for as short term let over 10 years. at PF1 10 Drumdryan Street Tollcross Edinburgh EH3 9LA 25/04796/CLESTL		Ms Radka Bodnarova., Thistle Place 1f2 4 Thistle Place Edinburgh EH11 1JH	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: Tollcross CLE and CLP submissions
World Heritage Site Listed Category: A New Town Conservation Area	Short term let. at 2F2 41A Broughton Street Broughton Edinburgh EH1 3JU 25/04797/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Devan Kaloo., 55 Harper Road London SE1 6AP	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions

World Heritage Site	Short term let. at 1F1 11 Torphichen Street West End Edinburgh EH3 8HX	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mrs Rhona Greig., 17 Garngaber Avenue Lenzie G66 4LJ	Delegated Decision	Registered on: 16/09/2025	Improvement Team Community Council: West End CLE and CLP submissions
Listed Category: B						
West End Conservation Area	25/04798/CLESTL					

Listed Category: B	Short term let. at 3F2 93 Morrison Street West End Edinburgh EH3 8BX	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Martin Maida., Brimscombe Victoria Road Stroud GL5 2QY	Delegated Decision	Registered on: 18/09/2025	Improvement Team Community Council: Tollcross CLE and CLP submissions
West End Conservation Area	25/04799/CLESTL					

World Heritage Site	Short term let. at Flat 75 89 Holyrood Road Old Town Edinburgh EH8 8BA	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Peter Barnes., 44 Woodsome Road London NW5 1RZ	Delegated Decision	Registered on: 16/09/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
Old Town Conservation Area	25/04801/CLESTL					

World Heritage Site	Short term let. at GF1 40 Cumberland Street Stockbridge Edinburgh EH3 6RG	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Ms Caroline Ward., 16 Midshore Pitenweem KY10 2NL	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
New Town Conservation Area	25/04802/CLESTL					

World Heritage Site	Short term let. at 6A Cumberland Street Stockbridge Edinburgh EH3 6SA	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Alan Whitelaw., Craigduff North Kessock Inverness IV1 3YQ	Delegated Decision	Registered on: 15/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
Listed Category: B						
New Town Conservation Area	25/04803/CLESTL					

World Heritage Site	Short term let. at 2F2 3 Great King Street New Town Edinburgh EH3 6QW	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Ms Claire Johnstone., 50 Fawnbrake Avenue London SE24 0BY	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
Listed Category: A						
New Town Conservation Area	25/04804/CLESTL					

World Heritage Site New Town Conservation Area	Short term let. at 14 Cumberland Street South West Lane Stockbridge Edinburgh EH3 6RB 25/04805/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Robert Dalrymple., Broadwoodside Gifford EH41 4JQ	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
World Heritage Site Listed Category: A New Town Conservation Area	Short term let. at 4A Doune Terrace Stockbridge Edinburgh EH3 6DY 25/04807/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Adrian Hill., Moat Manor Brook Street Kingston Blount Chinnor OX39 4RZ	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
World Heritage Site Listed Category: C Old Town Conservation Area	Use of the property as a short term let providing self-catering visitor accommodation. at 3F3 86 West Bow Old Town Edinburgh EH1 2HH 25/04810/CLESTL		Mr Brandon Wright., Whitehill Ninemileburn EH26 9LZ	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
World Heritage Site Listed Category: A New Town Conservation Area	Confirming its existing use as short-term let visitor accommodation (sui generis). at 3F 1 Albyn Place New Town Edinburgh EH2 4NG 25/04835/CLESTL		Mr Cyrus Moosavi., Flat 3 4 Royal Circus Edinburgh EH3 6SR	Delegated Decision	Registered on: 12/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions

7. Certificate of Lawfulness Proposed

Ward No. B12 – Leith Walk

1. Planning Applications

Listed Category: B New Town Conservation Area	Retrospective change of use from dwelling to short term let. at 1F3 3 Montgomery Street Hillside Edinburgh EH7 5JU 25/04782/FULSTL	QB Wood Architects. FAO: Sarah Brown The Station Masters Office Station Road South Queensferry EH30 9JP	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Local Delegated Decision	Registered on: 11/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: Leith Central Other Developments - Local
Pilrig Conservation Area	It proposed to replace the existing garden shed and hard-landscaped area to the rear of the property with a flexible garden room space. at 33 Cambridge Avenue Pilrig Edinburgh EH6 5AW 25/04837/FUL		Mr Alain Schreiber., 33 Cambridge Avenue Pilrig Edinburgh EH6 5AW	Local Delegated Decision	Registered on: 12/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Leith Central Householder Developments
	Change of use from residential flat to short term let (retrospective). at Flat 2 1 Allanfield Hillside Edinburgh EH7 5YG 25/04872/FULSTL		Scottish Stays., FAO: Mr Pier Rovella 40 Logie Green Road Edinburgh EH7 4HD	Local Delegated Decision	Registered on: 15/09/2025 Comments Due by 10.10.2025	Improvement Team Community Council: Leith Central Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

Pilrig Conservation Area	Elderberry in rear garden remove. at 41 Cambridge Gardens Pilrig Edinburgh EH6 5DH 25/04981/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Propop., MR Ben Gettel 7 Palmerston Place Lane Edinburgh EH12 5AE	Delegated Decision	Registered on: 19/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Leith Central TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

	Application for the issue of a certificate of lawfulness confirming its existing use as short term let visitor accommodation. at 1F2 44 Pitt Street Bonnington Edinburgh EH6 4DA 25/04781/CLESTL	Kenneth Reid Architects. 39 Braid Farm Road Edinburgh EH10 6LE	Mr Aykut Aygun., 5A Annandale Street Edinburgh EH7 4AW	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: Leith Central CLE and CLP submissions
New Town Conservation Area	Short term let. at 18 Brunswick Street Hillside Edinburgh EH7 5JD 25/04806/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mrs Rosemary Caffyn., 19 Woodcrest Road Purley CR8 4JD	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: Leith Central CLE and CLP submissions
	Existing use of flat as short term let since May 2015 continuously. at Flat 5 5 Albion Gardens Leith Edinburgh EH7 5QL 25/04845/CLESTL		Ms Xin Luo., 3 Brock View Currie Edinburgh EH14 5TW	Delegated Decision	Registered on: 12/09/2025	Improvement Team Community Council: Leith Central CLE and CLP submissions

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B13 – Leith

1. Planning Applications

Listed Category: B Leith Conservation Area	Proposal for the temporary use of 2 No. transparent domes external to and for the use of customers using Mara Bar. The temporary use would be from Oct 2025 to March 2026. at 58 Shore Edinburgh EH6 6RA 25/04311/FUL	FourWard Architecture & Masterplanning Ltd. FAO: Nathan Ward 49 Carlops Road Penicuik EH26 9EP	Keasim Dundee T/a Mara., FAO: Mr Simon Keane Malones 242 Morrison Street Edinburgh Scotland EH3 8DT	Local Delegated Decision	Registered on: 22/08/2025 <u>Site Notice posted on:</u> 26/09/2025 <u>Advertised on:</u> 26/09/2025 <u>Comments Due by</u> 17.10.2025	Local1 Team Community Council: Leith Harbour + Newhaven Other Developments - Local
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	Fascia sign. at 65A Ocean Drive Edinburgh EH6 6BP 25/04561/ADV		Red Earth Tattoo., FAO: Abby Coleman 65A Ocean Drive Edinburgh EH6 6BP	Delegated Decision	Registered on: 03/09/2025 <u>Comments</u> <u>Due by</u> 24.09.2025	Local1 Team Community Council: Leith Harbour + Newhaven Advertisements
Listed Category: B Leith Conservation Area	Replace the existing damaged bathroom timber window with a new double glazed timber reeded window to match existing as near as possible. at Flat 6 78 North Junction Street Edinburgh EH6 6HT 25/04582/LBC		Flat 6 78 North Junction Street Edinburgh EH6 6HT	Delegated Decision	Registered on: 05/09/2025 <u>Site Notice</u> <u>posted on:</u> 26/09/2025 <u>Advertised</u> <u>on:</u> 26/09/2025 <u>Comments</u> <u>Due by</u> 17.10.2025	Local1 Team Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents
Listed Category: C Leith Conservation Area	Propose to upgrade two existing timber sash and cases windows. at 36 Prince Regent Street Newhaven Edinburgh EH6 4AT 25/04736/LBC		36 Prince Regent Street Edinburgh EH6 4AT	Delegated Decision	Registered on: 09/09/2025 <u>Site Notice</u> <u>posted on:</u> 26/09/2025 <u>Advertised</u> <u>on:</u> 26/09/2025 <u>Comments</u> <u>Due by</u> 17.10.2025	Local1 Team Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents
	Build up existing vehicular access in boundary wall , form new vehicular access in same,from new pedestrian access in same, form free draining hard standing within garden ground. at 49 Lochend Road Lochend Edinburgh EH6 8DQ 25/04823/FUL	David Hogg. 5 Glanville Place Edinburgh EH3 6SZ	Mr Tony Landa., 49 Lochend Road Edinburgh EH68DQ	Local Delegated Decision	Registered on: 11/09/2025 <u>Comments</u> <u>Due by</u> 07.10.2025	Householder Team planning.househol der@edinburgh.go v.uk Community Council: Leith Links Householder Developments

Leith Conservation Area	Retrospective change of use from dwelling to short term let. at 3F2 49 Elbe Street South Leith Edinburgh EH6 7HP 25/04842/FULSTL	QB Wood Architects. Sarah Brown. The Station Masters Office Station Road South Queensferry EH30 9JP	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Local Delegated Decision	Registered on: 12/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: Leith Links Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

1. Planning Applications

	Erection of a brown timber boundary fence and gate. at 1 Farrer Terrace Edinburgh EH7 6SE 25/04608/FUL		Mr Bogdan Handrea., 1 Farrer Terrace Edinburgh EH7 6SE	Local Delegated Decision	Registered on: 18/09/2025 Comments Due by 13.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank Householder Developments
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	Retrospective change of use from dwelling to short term let. at Flat 2 4 Milton Street Abbeyhill Edinburgh EH8 8HF 25/04716/FULSTL	QB Wood Architects. FAO: Sarah Brown The Station Masters Office Station Road South Queensferry EH30 9JP	Mr M Shoaira., Flat 25 3 Western Harbour Way Edinburgh EH6 6LP	Local Delegated Decision	Registered on: 09/09/2025 Comments Due by 10.10.2025	Improvement Team Community Council: Craigentinny + Meadowbank Other Developments - Local
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	4m externally illuminated totem sign. at 23C Seafield Road East Craigentinny Edinburgh EH15 1ED 25/04969/ADV	Tarasigns Limited. Jonathon Peasley St Peters Place, Western Road Lancing West Sussex BN15 8SB	Arnold Clark., Mrs Patrycja Fredyk. Arnold Clark Omoda Seafield Road East Edinburgh EH15 1ED	Delegated Decision	Registered on: 19/09/2025 <u>Comments</u> <u>Due by</u> 10.10.2025	Local1 Team Community Council: Craigentinny + Meadowbank Advertisements
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Installation of 50.96kwp solar pv on building rooftop. at Seafield Waste And Cleansing Depot 1 Fillyside Road Craigentinny Edinburgh EH7 6RD 25/04273/CLP	Absolute Solar And Wind Ltd. FAO: Robert Armstrong Arisaig Farm Gartocharn Loch Lomond And The Trossachs National Park Glasgow G83 8ND	Edinburgh Community Solar Coop C/o Energy4All., Trinity Enterprise Centre Unit 26 Barrow-in-Furness LA14 2PN	Delegated Decision	Registered on: 17/09/2025	Graham Fraser graham.fraser@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank CLE and CLP submissions
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[Wards](#)

Ward No. B15 – Southside/Newington

1. Planning Applications

World Heritage Site Listed Category: B Southside Conservation Area	The proposal is to create a mural at the locations highlighted on the drawing, enhancing its visual appeal while respecting the structure's integrity. at Kenneth Mackenzie Suite 7 Richmond Place Newington Edinburgh EH8 9ST 25/04279/ADV	University Of Edinburgh Dept. Of Estates. The Department Of Estates 9 Infirmary Street Edinburgh EH1 1NP	The University Court, The University Of Edinburgh., Old College South Bridge Edinburgh United Kingdom EH8 9YL	Delegated Decision	Registered on: 11/09/2025 <u>Comments</u> <u>Due by</u> 02.10.2025	Local1 Team Community Council: Southside Advertisements
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Southside Conservation Area	Retrospective change of use from dwelling to short term let. at 63A Nicolson Street Newington Edinburgh 25/04839/FULSTL	QB Wood Architects. Sarah Brown. The Station Masters Office Station Road South Queensferry EH30 9JP	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Local Delegated Decision	Registered on: 12/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: Southside Other Developments - Local
Marchmont, Meadows And Bruntsfield Conservation Area	Change of use from residential to short term let visitor accommodation (retrospective). at 1F3 14 Moncrieff Terrace Sciennes Edinburgh EH9 1NA 25/04864/FULSTL		Mr Scott McMorris., 9 Spence Street Edinburgh EH165AG	Local Delegated Decision	Registered on: 12/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: Marchmont + Sciennes Other Developments - Local
Craigmillar Park Conservation Area	Retrospective change of use from residential to short term let accommodation (sui generis). at 4B East Suffolk Road Mayfield Edinburgh EH16 5PH 25/04877/FULSTL		Crown Properties (Edinburgh) Limited., Mr Kamran Mirza 4 East Suffolk Road Edinburgh EH16 5PH	Local Delegated Decision	Registered on: 15/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: Grange + Prestonfield Other Developments - Local
Grange Conservation Area	To install a driveway gate. at 44 Findhorn Place Grange Edinburgh EH9 2NT 25/04887/FUL		Mr Jan Felix Freund., 44 Findhorn Place Edinburgh EH9 2NT	Local Delegated Decision	Registered on: 15/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Grange + Prestonfield Householder Developments

World Heritage Site Southside Conservation Area	Advertisement of the following types : Fascia Sign. at University Health Service 6 Bristo Square Southside Edinburgh EH8 9AL 25/04903/ADV	University Of Edinburgh Dept. Of Estates. The Department Of Estates 9 Infirmary Street Edinburgh EH1 1NP	The University Court The University Of Edin. The Uni. Court., The University Of Edinburgh The University Court Old College South Bridge Edinburgh EH8 9YL	Delegated Decision	Registered on: 17/09/2025 <u>Comments Due by</u> 08.10.2025	Local1 Team Community Council: Southside Advertisements
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Craigmillar Park Conservation Area	External alterations to single story rear extension. at 7 West Savile Road Mayfield Edinburgh EH16 5NG 25/04934/FUL	Harford-Cross Architects. Peter Harford-Cross 2-1 56 Great George Street Glasgow G12 8LA	Ms Maeve Strang-Ryan., 7 West Savile Road Mayfield Edinburgh EH16 5NG	Local Delegated Decision	Registered on: 18/09/2025 <u>Site Notice posted on:</u> 26/09/2025 <u>Advertised on:</u> 26/09/2025 <u>Comments Due by</u> 17.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Grange + Prestonfield Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Grange Conservation Area	Rear garden Silver Birch x 2 crown lift by 1m, removing 5 secondary branches on east tree & 7 secondary branches on west tree. at Flat 1 59 Grange Loan Grange Edinburgh EH9 2EG 25/04979/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Charles White Ltd., FAO: Ms Sarah Wilson 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	Registered on: 19/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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Grange Conservation Area	Multi stemmed Ash tree in garage area. Crown lift to 2.5m. Ensure 1m clearance from buildings reduce crown height & crown spread by 30% (7m down to 4.5m & 4m radial spread in, to 2.5m). at 2 Relugas Road Grange Edinburgh EH9 2NE 25/04980/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mrs Jane Main., 2 Relugas Road Grange Edinburgh EH9 2NE	Delegated Decision	Registered on: 19/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

	Short term let. at Flat 2 2 East Parkside St Leonards Edinburgh EH16 5XJ 25/04786/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr David Lawrie., 9 Lonsdale Linton Cambridge CB21 4LT	Delegated Decision	Registered on: 11/09/2025	Improvement Team Community Council: Southside CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

Grange Conservation Area	Proposal is to relocate the gas meter from the existing position on the ground front door to wall mount immediately above existing position and hung on side wall of the ground floor property (No. 36). at 36A Lauder Road Edinburgh EH9 2JF 25/04630/CLP		Mrs Jennifer Macalister Hall., 36A Lauder Road Edinburgh EH9 2JF	Delegated Decision	Registered on: 16/09/2025	Mateusz Grech mateusz.grech@e dinburgh.gov.uk Community Council: Marchmont + Sciennes CLE and CLP submissions
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	Proposed garage conversion forming study, WC and entrance with master bedroom remodelling. at 33 Orrok Park Liberton Edinburgh EH16 5UW 25/04964/CLP	Scott Francis Allan Architectural Design.. FAO. Scott Allan. 36 Wallace Avenue Wallyford East Lothian EH21 8BZ	Mr And Mrs Steven And Pretty Cochrane., 33 Orrok Park Liberton Edinburgh EH16 5UW	Delegated Decision	Registered on: 18/09/2025	Householder Team planning.househol der@edinburgh.go v.uk Community Council: Liberton + District CLE and CLP submissions
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[Wards](#)

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

	Proposed extensions and internal alterations including a new dormer window and roof lights at 55 Howden Hall Road Gracemount Edinburgh EH16 6PL 25/04898/FUL	Gilberts. Douglas Thomson 39 Grassmarket Edinburgh EH1 2HS	Mr Riaz Maheen., 55 Howden Hall Road Edinburgh Unioted Kingdom EH16 6PL	Local Delegated Decision	Registered on: 15/09/2025 <u>Comments</u> <u>Due by</u> 07.10.2025	Householder Team planning.househol der@edinburgh.go v.uk Community Council: Liberton + District Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

1. Planning Applications

Listed Category: C Portobello Conservation Area	Internal alterations, extend single storey utility room to the rear and form new french doors from window on the rear. at 43 Pittville Street Edinburgh EH15 2BX 25/04637/FUL	Planning & Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DA	Mr & Mrs Barrett., 43 Pittville Street Edinburgh EH15 2BX	Local Delegated Decision	Registered on: 09/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Local1 Team Community Council: Portobello (Inactive) Householder Developments
Portobello Conservation Area	Retrospective change of use of a studio flat to short term let accommodation. at 3B Figgate Street Portobello West Edinburgh EH15 1HL 25/04746/FULSTL		Ms Julie McQuatt., 3B Figgate Street Edinburgh EH15 1HL	Local Delegated Decision	Registered on: 17/09/2025 Site Notice posted on: 26/09/2025 Advertised on: 26/09/2025 Comments Due by 17.10.2025	Improvement Team Community Council: Portobello (Inactive) Other Developments - Local
	Alteration to previous consent 24/05317/FUL relocation of three storey 42 bedroom extension 3m east with increase in height by 530mm and removal of tree. at Kings Manor Hotel 100 Milton Road East Joppa Edinburgh EH15 2NP 25/04751/FUL	A.S Associates Ltd. FAO: Allie Arthur 154 High Street Newburgh Fife KY14 6DZ	Edinburgh (Portobello) Hotels Limited., 1-2 Church Road Radisson Red Gatwick Lowfield Heath RH11 0PQ	Local Delegated Decision	Registered on: 10/09/2025 Comments Due by 07.10.2025	Rachel Webster rachel.webster@e dinburgh.gov.uk Community Council: Portobello (Inactive) Other Developments - Local

	The proposal is to form a new single storey wrap around extension to the rear of the building. at 47 Duddingston Avenue Edinburgh EH15 1SQ 25/04764/FUL	David Casey Chartered Architectural Technologist. David Casey. 8 North Platt Crescent Ratho Edinburgh EH28 8JT	Mr & Mrs Graham Mackay., 47 Duddingston Avenue Edinburgh EH15 1SQ	Local Delegated Decision	Registered on: 17/09/2025 <u>Comments Due by</u> 10.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Northfield + Willowbrae Householder Developments
	From new single storey extension to rear of house. Remove existing house roof and form new roof configuration over existing ground floor plan to allow new bedroom accommodation with en-suite at 3 Coillesdene Crescent Joppa Edinburgh EH15 2JH 25/05006/FUL	HLP Architects Ltd. Colin Gibson. 35 Joppa Road Edinburgh EH15 2HB	Mr Alan Gillam., 3 Coillesdene Crescent Joppa Edinburgh EH15 2JH	Local Delegated Decision	Registered on: 19/09/2025 <u>Comments Due by</u> 13.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Portobello (Inactive) Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

[Wards](#)