

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **22 September 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **22 September 2025**. Full details of the decision and the application report can be found on the [Planning and Building Standards Online Services](#).

Wards

[Ward B01 - Almond](#)

[Ward B02 – Pentland Hills](#)

[Ward B03 – Drum Brae/Gyle](#)

[Ward B04 – Forth](#)

[Ward B05 – Inverleith](#)

[Ward B06 – Corstorphine/Murrayfield](#)

[Ward B07 – Sighthill/Gorgie](#)

[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

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[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

[Ward B17 – Portobello/Craigmillar](#)

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

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

25/04532/CLP (Certificate of Lawfulness (proposed))	Alterations to dwelling house to convert existing roofspace to form bedroom and en-suite. Install Velux rooflights to front and rear pitches of existing roof. Fit flush fitting tile vents to the existing roof. at 3 Ferry Gait Gardens Edinburgh EH4 4GQ	Tofayel Hossain & Sonia Popy., 3 Ferry Gait Gardens Edinburgh EH4 4GQ	Delegated Decision	GRANTED	17 September 2025
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Community Council: Muirhouse + Salvesen (Inactive)

25/04309/TPO (Treework)	Poplar tree removal, due to lost limbs in high winds. at 8 Marchfield Park Corbiehill Edinburgh EH4 5BW	Mrs Dawn Curlewis., 8 Marchfield Park Edinburgh EH4 5BW	Delegated Decision	PERMISSION IS NOT REQUIRED	19 September 2025
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Community Council: Davidson Mains+Silverknowes (Inactive)

25/04033/FUL (Planning Permission)	Garage conversion and front extension infill. at 11 Silverknowes Brae Edinburgh EH4 5PH	Mrs E Mcfarlane., 11 Silverknowes Brae Edinburgh EH4 5PH	Local Delegated Decision	GRANTED	17 September 2025
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Community Council: Davidson Mains+Silverknowes (Inactive)

25/03902/FUL (Planning Permission)	Proposed rear extension comprising living /dining area, front porch with bathroom and garden office. at 15 Primrose Gardens South Queensferry EH30 9QQ	Mr Tiago Martins., 15 Primrose Gardens Queensferry South Queensferry EH30 9QQ	Local Delegated Decision	GRANTED	15 September 2025
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Community Council: Queensferry + District

25/03890/TPO (Treework)	Mature Norway maple overhanging Barnton Avenue. Large cavity on the east side of the bole 30% crown reduction. Crown height 12m & radial spread 6m. (2m off height & 2m off radial spread). (Crown reduction amended by email 19 Sept) at Easter Park Lodge Easter Park Drive Davidson's Mains Edinburgh EH4 6JR	Mrs Tracy Ewing., Easter Park Lodge Easter Park Drive Davidson's Mains Edinburgh EH4 6JR	Delegated Decision	GRANTED	19 September 2025
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Community Council: Davidson Mains+Silverknowes (Inactive)

25/03742/FUL (Planning Permission)	Erect a single storey flat roof extension to rear of dwellinghouse. at 2 Hugh Russell Place South Queensferry EH30 9NB	Colin & Sheridan Adams., 2 Hugh Russell Place South Queensferry EH30 9NB	Local Delegated Decision	GRANTED	19 September 2025
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Community Council: Queensferry + District

25/03373/LBC (Listed Building Consent)	Alter internal layout and erect a one storey extension. at 3 Kellerstain House Gogar Station Road Gogar Edinburgh EH12 9BS	Mr David Parker., Kellerstain House 3 9 Gogar Station Road Edinburgh EH12 9BS	Delegated Decision	GRANTED	19 September 2025
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Community Council: Ratho (pre 28 March 2025)

[Wards](#)

Ward No. B02 – Pentland Hills

25/04122/FUL (Planning Permission)	Proposed single storey side extension. at 42 Freeland Road Ratho Newbridge EH28 8NP	Mrs Tokoni Stevenson, 42 Freeland Road Ratho Newbridge EH28 8NP	Local Delegated Decision	GRANTED	15 September 2025
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Community Council: Ratho + District

25/03243/FUL (Planning Permission)	Internal alterations, new rear restaurant / kitchen extension and alterations to the rear garden to The Railway Inn (as amended). at 542 Lanark Road Juniper Green EH14 5EL	JOLA1 LTD., 65 Spylaw Bank Road Edinburgh Scotland EH13 0JB	Local Delegated Decision	GRANTED	19 September 2025
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Community Council: Juniper Green

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

[Wards](#)

Ward No. B04 – Forth

25/04925/LBC (Listed Building Consent)	Proposed minor alterations to existing public house to form new female WC, refurbish male WC and re-upholster existing fixed seating. at Harbour Inn 4 - 6 Fishmarket Square Newhaven Edinburgh EH6 4LW	Greene King Brewing And Retailing Limited., Westgate Brewery Bury St Edmunds Suffolk IP33 1QT	Local Delegated Decision	PERMISSION IS NOT REQUIRED	19 September 2025
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Community Council: Trinity

25/04306/TCO (Treework Within a Conservation Area)	Cherry tree removal. at 10 Summerside Street Trinity Edinburgh EH6 4NU	Mrs Mary Stewart., 10 Summerside Street Edinburgh EH6 4NU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 September 2025
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Community Council: Trinity

25/04169/WINP A (Prior Approval Windows)	Replacement of existing timber sash and case window for new double glazed Pvcu sliding sash window. at PF1 4 Starbank Road Edinburgh EH5 3BW	Mr & Mrs Gordon., PF1 4 Starbank Road Edinburgh EH5 3BW	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	15 September 2025
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Community Council: Trinity

25/03981/FUL (Planning Permission)	Proposed alterations and garden room extension to existing house. at 2A Wardie House Lane Edinburgh EH5 3RL	Mssrs J Spiers And T Kendrick., Wardie House 2A Wardie House Lane Edinburgh EH5 3RL	Local Delegated Decision	GRANTED	15 September 2025
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Community Council: Trinity

25/03462/FUL (Planning Permission)	Removal of later additions and erection of new extension. at 1 York Road Edinburgh EH5 3EJ	Mr Peter Lee., 1 York Road Edinburgh EH5 3EJ	Local Delegated Decision	GRANTED	18 September 2025
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Community Council: Trinity (pre 28 March 2025)

25/03458/LBC (Listed Building Consent)	Demolition of low quality kitchen extension and garage (1980) to the original historic fabric. New kitchen extension built which provides separation from the original house to allow the original plan form to be read. Minor alterations to the original fabric (as amended). at 1 York Road Trinity Edinburgh EH5 3EJ	Mr Peter Lee., 1 York Road Trinity Edinburgh EH5 3EJ	Delegated Decision	GRANTED	18 September 2025
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Community Council: Trinity (pre 28 March 2025)

[Wards](#)

Ward No. B05 – Inverleith

25/04339/TCO (Treework Within a Conservation Area)	T1 Cherry, reduce canopy NSEW by up to 1m. T2 Elm, remove self-seeded multi stem Elm, too large for space. T3 Cotoneaster, reduce by 1m NSEW. T4 Holly, remove Holly. T6 Elm, remove tree. T7 Tilia, reduce by 1m NSEW. at 2 Inverleith Terrace Lane Edinburgh EH3 5NP	Carla Corrieri., 2 Inverleith Terrace Lane Edinburgh EH3 5NP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 September 2025
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Community Council: Stockbridge + Inverleith

25/04343/CLE (Certificate of Lawfulness (existing))	Conversion of attic into a habitable bedroom and bathroom, including installation of three rooflight windows. at 79 Easter Drylaw Place Edinburgh EH4 2QH	Fedora Binzaru., 79 Easter Drylaw Place Edinburgh EH4 2QH	Delegated Decision	GRANTED	17 September 2025
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Community Council: Drylaw +Telford

25/04162/TCO (Treework Within a Conservation Area)	Please refer to Arboriculture Method Statement - Tree removal, canopy cutting and root protection works at King George V Public Park Logan Street Broughton Edinburgh	Morrison Construction., Mr Stuart Hill Robroyston Oval 1 Robroyston Oval Glasgow G33 1AP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	17 September 2025
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Community Council: New Town + Broughton

25/04115/TCO (Treework Within a Conservation Area)	Ash trees x5, dead-wooding due to Ash dieback. 2x Ash, one Elm & one Lime, crown lifted away from adjacent building to create 3m clearance. at Woodland North Werber Park Edinburgh	The Element Factors., FAO: Simone Myburgh 5 North Werber Park Edinburgh EH4 1SY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	17 September 2025
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Community Council: Stockbridge + Inverleith

25/04032/TCO (Treework Within a Conservation Area)	Beech 1, reduce east canopy back by 3-4m. Beech 2, reduce east canopy back by 1-2m. Beech 3, reduce north east canopy back by 3-4m over garden of number 4. at Treeworks Hamilton Place Stockbridge Edinburgh	Hardie., FAO: Greg Hardie 23 16 Crawford Green Kirkliston EH29 9LD		NOT MAKE A TREE PRESERVATION ORDER	18 September 2025
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Community Council: Stockbridge + Inverleith

25/03951/TPO (Treework)	2x Elm trees, full removal of both due to dutch Elm disease. at 24 Lennox Street Edinburgh EH4 1QA	Dean Tennis Club., FAO: Jan Vettraino 24 Lennox Street Edinburgh EH4 1QA	Delegated Decision	GRANTED	17 September 2025
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Community Council: Stockbridge + Inverleith

25/03758/LBC (Listed Building Consent)	PV panels to roof over south aisle. Replacement of defective plaster to south aisle ceiling with breathable insulation and lime plaster. Installation of cafe style fitment and servery counter including new services and connections to existing drainage and water supplies. Infilling of 3 No. arches between south aisle and nave to provide protection of organ, nave during works. at St James Church 57A Inverleith Row Edinburgh EH3 5PX	Members Of The Vestry., Rev Jane MacLaren St James Church Inverleith Row Edinburgh Scotland EH3 5PX	Delegated Decision	GRANTED	17 September 2025
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Community Council: Stockbridge + Inverleith

25/03673/FUL (Planning Permission)	Reinstatement and widening of existing historical opening within stone boundary wall. New hardwood timber vehicle gates. New sett driveway. at 39 Inverleith Place Edinburgh EH3 5QD	Andrew & Kay Hunter., 39 Inverleith Place Edinburgh EH3 5QD	Delegated Decision	GRANTED	16 September 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/03675/LBC (Listed Building Consent)	Reinstate and widen existing opening within existing stone boundary wall, form new hardwood timber gates, form new sett driveway. at 39 Inverleith Place Edinburgh EH3 5QD	Andrew & Kay Hunter., 39 Inverleith Place Edinburgh EH3 5QD	Delegated Decision	GRANTED	15 September 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/03202/LBC (Listed Building Consent)	Internal alterations to include new dressing areas, kitchen, bedroom and shower room. at 2F 2 Henderson Row Stockbridge Edinburgh EH3 5DS	Mrs Elitsa Ivanova., 2F, 2Henderson Row Edinburgh EH3 5DS	Delegated Decision	GRANTED	18 September 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02857/LBC (Listed Building Consent)	The proposed works comprise roof alterations to allow for a new roof terrace, as well as internal alterations on the second floor. (AS AMENDED) at 1F 14 Inverleith Terrace Edinburgh EH3 5NS	Mr Ian Sharpe., 1F 14 Inverleith Terrace Inverleith Edinburgh EH3 5NS	Delegated Decision	GRANTED	15 September 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/04373/TCO (Treework Within a Conservation Area)	T1 Lawson Cypress - sectional fell to ground level and replace with an Apple tree. at 1F1 2 Roseburn Street Roseburn Edinburgh EH12 5NW	Mrs Tracy Beattie., 2 Roseburn Street Roseburn Edinburgh EH12 5NW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 September 2025
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Community Council: Murrayfield

25/03754/FUL (Planning Permission)	Erect an external reading room and raise height of boundary wall and garden wall. at 41 Murrayfield Road Edinburgh EH12 6EU	Mr Craig Paterson., 41 Murrayfield Road Murrayfield Edinburgh EH12 6EU	Local Delegated Decision	GRANTED	15 September 2025
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Community Council: Murrayfield

25/03573/CLP (Certificate of Lawfulness (proposed))	Minor alteration to existing rainwater pipe with installation of a rectangular hopper and pipework. at 3 Ravelston Park Ravelston Edinburgh EH4 3DX	Mr Derek White., 3 Ravelstone Park Edinburgh EH4 3DX	Local Delegated Decision	GRANTED	17 September 2025
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Community Council: Murrayfield (pre 28 March 2025)

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/04427/TCO (Treework Within a Conservation Area)	Oak Tag No 0456 - Crown Reduction - Reducing the height and spread of the tree by up to 3 metres ,Remove all stubs, , Horse chestnut tag No 0482 - Fell to ground level. at Main Building Merchiston Castle School 294 Colinton Road Edinburgh EH13 0PT	Merchiston Castle School., Mr Paul Willson 294 Colinton Rd Edinburgh Edinburgh City EH13 0PU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 September 2025
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Community Council: Colinton

25/04325/TCO (Treework Within a Conservation Area)	T1 Yew removal, tree is close to building and home owner anxious about kids eating berries. at 21 Barnshot Road Edinburgh EH13 0DJ	Eskbank Tree Care., FAO: Scott Dunlop 12 Shiel Hall Square Rosewell EH24 9DA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 September 2025
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Community Council: Colinton

25/04193/TCO (Treework Within a Conservation Area)	Douglas Fir - Remove deadwood from crown. at 24 Dreghorn Loan Redford Edinburgh EH13 0DE	Mrs Caroline O'Reilly., 24 Dreghorn Loan Edinburgh Scotland EH13 0DE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 September 2025
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Community Council: Colinton

25/03984/TCO (Treework Within a Conservation Area)	Conifer & common Ash, trim overhanging branches by 2.5 metres back to the boundary & reduce the height by 3.5m to stop shading & allow sunlight to solar panels. at 15 Woodhall Road Edinburgh EH13 0DT	Mr Paul Greaves., 2A Barnshot Road Edinburgh EH13 0DH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 September 2025
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Community Council: Colinton

25/03943/FUL (Planning Permission)	Proposed single storey rear extension. at 29 Oxfangs Farm Avenue Edinburgh EH13 9PX	Ashleigh Hall., 29 Oxfangs Farm Avenue Edinburgh EH13 9PX	Local Delegated Decision	GRANTED	15 September 2025
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Community Council: Firrhill (Inactive)

25/03796/TPO (Treework)	Elm T4585 Remove sub dominant stem as indicated in Survey and remove hangers. Holly T4592 crown reduce by 2.5m. Laterally and height. Sycamore T4595 remove. Lime T4602 remove. at Woodland West Mill Road Colinton Edinburgh	James Gibb Residential Factors., FAO: Ms Stephenie Paterson 23 Alva Street Edinburgh EH2 4PS	Delegated Decision	GRANTED	19 September 2025
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Community Council: Colinton

25/03722/FUL (Planning Permission)	Extend and convert garage to living accommodation. at 26 Swanston View Edinburgh EH10 7DQ	Euan Moffat & Abby Little., 26 Swanston View Edinburgh EH10 7DQ	Local Delegated Decision	GRANTED	17 September 2025
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Community Council: Fairmilehead

25/03154/FUL (Planning Permission)	Proposal to erect detached dwelling house. (as amended) at 2 Buckstone View Edinburgh EH10 6PE	Paul & Carly Stevenson., 2 Buckstone View Edinburgh EH10 6PE	Local Delegated Decision	GRANTED	16 September 2025
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Community Council: Fairmilehead

25/03167/TPO (Treework)	Sycamore - Reduce width of crown by 1 metre and height of crown by 1.5m, Horse Chestnut - Reduce height of crown by 1m and width of crown by 1m at 4 Underwoods Grove Colinton Edinburgh EH13 0QW	Underwood Grove Residents Assoc., Mr Robert Anderson 4 Underwoods Grove Colinton Edinburgh EH13 0QW	Delegated Decision	GRANTED	19 September 2025
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Community Council: Colinton (pre 28 March 2025)

25/02913/TPO (Treework)	Mature Leyland Cypress - Dismantle and remove, Two Scot's Pines - Prune lower overhanging branches back to main stems up to 4m in height. at 35 Barnshot Road Colinton Edinburgh EH13 0DJ	Mr Michael Hogg., 33 Barnshot Road Edinburgh Scotland EH13 0DJ	Delegated Decision	GRANTED	16 September 2025
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Community Council: Colinton (pre 28 March 2025)

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/04163/TCO (Treework Within a Conservation Area)	Tree tag 1087, Horse Chestnut, Cat B, H15m, on attached tree survey plan (drawing no. TP-01), felling of tree-damaged during storm. at Land 30 Metres West Of 17 Craiglea Place Edinburgh	Qmile Group., 5 Melville Street Edinburgh EH3 7PE	Delegated Decision	WITHDRAWN	17 September 2025
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Community Council: Craiglockhart

25/04101/TPO (Treework)	Tree tag 1087, Horse Chestnut, Cat B, H15m, on attached tree survey plan (drawing no. TP-01), felling of tree-damaged during storm. at Land 30 Metres West Of 17 Craiglea Place Edinburgh	Qmile Group., 5 Melville Street Edinburgh EH3 7PE	Delegated Decision	GRANTED	17 September 2025
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Community Council: Craiglockhart

25/03757/TPO (Treework)	T1 Birch crown reduce all over by 1-2m to contain. T2 Pine remove lowest limb growing over garden to allow more light to property. at 3 Rattray Way Greenbank Edinburgh EH10 5TU	Mr Brian Ret., 3 Rattray Way Edinburgh EH10 5TU	Delegated Decision	GRANTED	17 September 2025
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Community Council: Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

25/04419/TCO (Treework Within a Conservation Area)	Cherry (Prunus) - 20% crown thin with a 1.5m reduction at 8A Church Hill Morningside Edinburgh EH10 4BQ	Mr Simon Edgar., 8A Church Hill Morningside Edinburgh EH10 4BQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 September 2025
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Community Council: Merchiston

25/04408/TCO (Treework Within a Conservation Area)	T1 Birch - Reduce, Raise to 2.5m over path and thin by 15%, T2 Willow - Raise to 2.5m and thin by 30%. at 18 Spottiswoode Road Marchmont Edinburgh EH9 1BQ	Ms Guinevere Williams., 18 Spottiswoode Road Marchmont Edinburgh EH9 1BQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 September 2025
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Community Council: Marchmont + Sciennes

25/04218/TCO (Treework Within a Conservation Area)	Conifer - Prune the top of the tree reducing it's height, Storm damaged Wild Cherry tree - Cut back to branch where most of branch has snapped. at 35 Midmar Gardens Morningside Edinburgh EH10 6DY	Mr Peter Allbut., 35 Midmar Gardens Edinburgh United Kingdom EH106DY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 September 2025
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Community Council: Morningside

25/04187/TCO (Treework Within a Conservation Area)	T1 Bay laurel Pre-Height:5m Pre-Width:3.5m Post-Height:4m Post Width:2.8m - T1 Bay laurel- trim, shape and tidy. at 120 - 122 Thirlestane Road Marchmont Edinburgh EH9 1AS	BDP Limited., Miss Kathryn Irvine The Grosvenor 72 Gordon Street Glasgow United Kingdom G1 3RS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 September 2025
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Community Council: Marchmont + Sciennes

25/04139/TCO (Treework Within a Conservation Area)	Malus purpurea front garden tree. Poor condition. Tree 5 metres height; Diam c270mm; Circ c850mm. - Removal of the tree due to root-zone forcing movement to wall/gate pier now leaning into Street. at 8 Greenhill Gardens Bruntsfield Edinburgh EH10 4BW	Mr Julian Farrar, 8 Greenhill Gardens Bruntsfield Edinburgh EH10 4BW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 September 2025
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Community Council: Merchiston

25/04103/TCO (Treework Within a Conservation Area)	Mature Lime, dismantle & remove. at 5A Morningside Place Edinburgh EH10 5ES	Lesley Reid., 5A Morningside Place Edinburgh EH10 5ES	Delegated Decision	WITHDRAWN	18 September 2025
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Community Council: Morningside

25/03986/FUL (Planning Permission)	Single storey rear extension. at 24 Greenbank Loan Greenbank Edinburgh EH10 5SJ	Ms Aisleen McNamara., 24 Greenbank Loan Edinburgh EH10 5SJ	Local Delegated Decision	GRANTED	15 September 2025
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Community Council: Morningside

25/03862/FUL (Planning Permission)	Change of use from offices (Class 4) to assembly & leisure (Class 11). at 34 - 36 Argyle Place Edinburgh EH9 1JT	Play Works Edinburgh Ltd., 5 South Charlotte Street Edinburgh EH2 4AN	Local Delegated Decision	GRANTED	17 September 2025
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Community Council: Marchmont + Sciennes

25/03817/FUL (Planning Permission)	Extension to previously approved change of use application for land to the front of 45 Greenbank Drive from public amenity land to private garden/ driveway. Represents corrected boundary to align with the neighbouring properties. at Land 10 Metres North Of 45 Greenbank Drive Greenbank Edinburgh	Mr Dylan Mason., 5/4 Rannoch Grove Edinburgh EH4 7EH	Local Delegated Decision	GRANTED	17 September 2025
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Community Council: Morningside

25/03724/FUL (Planning Permission)	Single storey flat roof extension to rear of existing outshoot. at 83 Comiston Drive Edinburgh EH10 5QT	Robert Young., 83 Comiston Drive Edinburgh EH10 5QT	Local Delegated Decision	GRANTED	17 September 2025
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Community Council: Morningside

[Wards](#)

Ward No. B11 – City Centre

25/04347/TCO (Treework Within a Conservation Area)	1 Two Lawson Cypress H 10m, S 10m, 1st tree DBH 27/28cm, 2nd tree DBH 32/33cm. - Reduce height by up to 3 metres. Selective pruning to reduce radius by 50cm., 2 Cedar. Height 15m, spread 9m, DBH 480mm. - Remove the tree to ground level. at 10A Wester Coates Gardens Edinburgh EH12 5LT	Mrs Jane Ardu., 10A Wester Coates Gardens Wester Coates Edinburgh EH12 5LT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 September 2025
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Community Council: Murrayfield

25/04359/TCO (Treework Within a Conservation Area)	T1 Beech, remove. at Treeworks Abercromby Place Edinburgh	Royal Scots Club., FAO: Caroline Roussot Queen Street Gardens East Edinburgh EH3 6EU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 September 2025
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Community Council: New Town + Broughton

25/04177/TCO (Treework Within a Conservation Area)	Removal of trees T5391 laburnum, T5394 laburnum, T5401 Swedish whitebeam and T5395 elder. T5396 lime: 3 metre crown reduction and reduce from cables to create 1.2 metre clearance. T5397 maple and T5400: reduce from adjacent cables to create 1 metre clearance. at 4 Rothesay Place New Town Edinburgh EH3 7SL	The Walker Garden., Ms Linda Cunningham The Walker Garden Rothesay Place Edinburgh EH3 7SL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 September 2025
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Community Council: West End

25/04061/LBC (Listed Building Consent)	Replacement windows to existing flat. at 3F1 11 York Place Edinburgh EH1 3EB	The Firm Of 11 York Place., 10 - 16 Cluny Drive Edinburgh EH10 6DP	Delegated Decision	GRANTED	17 September 2025
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Community Council: New Town + Broughton

25/03824/LBC (Listed Building Consent)	Internal alterations to the existing layout. New open plan lounge /kitchen /dining area layout. at Flat 2 10 Magdala Crescent Edinburgh EH12 5BE	Ms A Sevy., Flat 2 10 Magdala Crescent New Town Edinburgh EH12 5BE	Delegated Decision	GRANTED	17 September 2025
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Community Council: West End

25/03779/LBC (Listed Building Consent)	Proposed alterations and fit-out of existing hairdressers to create restaurant - installation of external extract duct. at GF 8 - 10 South St Andrew Street Edinburgh EH2 2AZ	Roti King., 40 Doric Way London NW1 1LH	Delegated Decision	GRANTED	16 September 2025
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Community Council: New Town + Broughton

25/03611/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, projecting sign (as amended) at 57 Frederick Street New Town Edinburgh EH2 1LH	Frederick Street Dental Care., FAO: Mr S Arshad 57 Frederick Street Edinburgh EH2 1LH	Delegated Decision	GRANTED	15 September 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03380/LBC (Listed Building Consent)	Replacement of existing sash and case windows with new 'like for like' double glazed windows. Minor internal reconfiguration to first and second floor bathrooms, and basement bedroom (as amended). at 40 Royal Terrace Calton Hill Edinburgh EH7 5AH	Mrs Karen Cotton., 40 Royal Terrace Calton Hill Edinburgh EH7 5AH	Delegated Decision	GRANTED	15 September 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03343/LBC (Listed Building Consent)	Install replacement sash and case windows and internal alterations including relation of bathrooms. at 2F 18 Nelson Street New Town Edinburgh EH3 6LG	Ms Amanda Taffinder & Ms Sibel Turham., Flat 2 18 Nelson Street Edinburgh EH3 6LG	Delegated Decision	GRANTED	19 September 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02947/FUL (Planning Permission)	Addition of external lighting to Omni Centre. at Omni Centre 61 Leith Street New Town Edinburgh	ECF Omni S.A.R.L., Omni Centre 61 Leith Street New Town Edinburgh	Local Delegated Decision	GRANTED	19 September 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02905/FUL (Planning Permission)	Creation of 3 new window openings and new ventilation grills to rear elevation (as amended). at 65 High Street Old Town Edinburgh	Carrubbers Christian Centre., 65 High Street Edinburgh EH1 1SR	Delegated Decision	GRANTED	15 September 2025
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Community Council: Old Town (pre 28 March 2025)

25/02878/FULS TL (Planning Permission STL)	Change of use from offices to 4 Units short term lets studio apartments (sui generis). at 9 Forrest Road Edinburgh EH1 2QH	Mrs Jemima Elliott., Broughton Place Farm Broughton Place Biggar ML12 6HJ	Local Delegated Decision	GRANTED	17 September 2025
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

25/03578/LBC (Listed Building Consent)	Replacement of the existing window sashes on the front and rear elevation including upgrading the glazing from single to slimlite double glazing. at 2F2 1 Windsor Street Hillside Edinburgh EH7 5LA	Mr Lewis Murray., 128 McDonald Road Flat 17 Edinburgh EH7 4QU	Delegated Decision	WITHDRAWN	17 September 2025
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Community Council: Leith Central

25/02880/LBC (Listed Building Consent)	Change modern gas fireplace for Victorian cast iron fireplace and surround sympathetic to the building. at 2F3 14 Brunton Place Broughton Edinburgh EH7 5EJ	Dr Chloe Norman., 2F3 14 Brunton Place Broughton Edinburgh EH7 5EJ	Delegated Decision	REFUSED	17 September 2025
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Community Council: Leith Central

25/02573/CLE (Certificate of Lawfulness (existing))	To confirm use of the land for the display of two non-illuminated 48 sheet advertisements in landscape orientation.. at 100, 102, 104 Leith Walk Edinburgh EH6 5DT	Islam Mohammed., 12 Merchiston Place Edinburgh EH10 4NR	Delegated Decision	REFUSED	16 September 2025
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

25/04301/TCO (Treework Within a Conservation Area)	large mature cherry tree - shall judiciously prune tree to cut it back 1.5m from edge off roof and maintain aesthetic shape. at 76 Duke Street South Leith Edinburgh EH6 8HL	Tesco., Tesco 76 Duke Stree Leith Edinburgh EH6 8HL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 September 2025
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Community Council: Leith Links

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/04006/FUL (Planning Permission)	Existing single storey extension increased to double storey, internal alterations and addition of sunroom in rear garden. at 2 Mountcastle Place Edinburgh EH8 7TB	Gary Graham., 2 Mountcastle Place Edinburgh EH8 7TB	Local Delegated Decision	GRANTED	17 September 2025
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Community Council: Northfield + Willowbrae

25/03856/FUL (Planning Permission)	Proposed single storey extension to provide accessible accommodation. at 31 Christie Miller Avenue Craigentinny Edinburgh EH7 6TB	Mr And Mrs M Ferrand., 31 Christie Miller Avenue Edinburgh Scotland EH7 6TB	Local Delegated Decision	GRANTED	19 September 2025
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Community Council: Craigentinny + Meadowbank

25/03493/FUL (Planning Permission)	Proposed side and rear extension with also new front elevation dormer to existing bedroom on first floor level. at 11 Craigentinny Avenue North Craigentinny Edinburgh EH6 7LJ	Mr Steven Macdonald., 11 Craigentinny Avenue North Edinburgh UK EH6 7LJ	Local Delegated Decision	GRANTED	16 September 2025
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Community Council: Craigentinny/Meadowbank

Ward No. B15 – Southside/Newington

25/04538/TCO (Treework Within a Conservation Area)	2 Yew trees, reduce height by 1-2m, re-wiring any loose ends & removing damaged wires. at 50 Dick Place Edinburgh EH9 2JB	Sophie Dixon., 50 Dick Place Edinburgh EH9 2JB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 September 2025
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Community Council: Marchmont + Sciennes

25/04423/TCO (Treework Within a Conservation Area)	Lawson Cypress - Removal. at 16 Blacket Place Newington Edinburgh EH9 1RL	Ms Felicity Nicol., 16 16 Blacket Place Edinburgh EH9 1RL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 September 2025
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Community Council: Grange + Prestonfield

25/04360/TCO (Treework Within a Conservation Area)	T1 Holly - Light trim to maintain lollipop shape, T2 Norway Maple and T3 Goat Willow - Re-pollard to old cuts. at 25 Wilton Road Mayfield Edinburgh EH16 5NN	Mrs Flora Bennet., 25 25 Wilton Road Edinburgh Scotland EH16 5NN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 September 2025
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Community Council: Grange + Prestonfield

25/04364/TCO (Treework Within a Conservation Area)	T1 Cherry - Reduce, T2 Birch - Reduce. at 18 Hope Terrace Morningside Edinburgh EH9 2AR	Ms Ailsa Stewart., 18 18 Hope Terrace Edinburgh Scotland EH9 2AR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 September 2025
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Community Council: Marchmont + Sciennes

25/04338/TCO (Treework Within a Conservation Area)	Cherry tree, 7m high & 4m wide, reduce & shape the tree to 6m high and 3m wide. Birch tree, prune back one branch away from telephone cable. at 6 Bright's Crescent Edinburgh EH9 2DB	Alasdair Peacock., 6 Bright's Crescent Edinburgh EH9 2DB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 September 2025
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Community Council: Grange + Prestonfield

25/04295/TCO (Treework Within a Conservation Area)	Ornamental plum tree in back garden - Removal of dead tree. Tree at risk of coming down and at risk of damaging property and phone lines at GF 30 Mayfield Gardens Prestonfield Edinburgh EH9 2BZ	Mr Rajesh Chatha., 30/1 Mayfield Gardens Edinburgh EH9 2BZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 September 2025
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Community Council: Grange + Prestonfield

25/04222/TCO (Treework Within a Conservation Area)	Tree 1 - Hawthorn in front garden - Full removal as tree is leaning over a neighbouring garden, Tree 2 - Silver birch in front garden - 30% height reduction equalling 2.5 metres, Tree 3 - Large conifer in front garden - Full removal as it is encroaching on the neighbouring garden, will be replaced with a smaller tree, Tree 4 - Large conifer in front garden - Crown lift up to 4 metres, Tree 5 - Large conifer in back garden - Crown lift up to 3 metres at 13 Oswald Road Grange Edinburgh EH9 2HE	Mr Andrew Ramsay., 13 Oswald Road Grange Edinburgh EH9 2HE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 September 2025
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Community Council: Grange + Prestonfield

25/04114/TCO (Treework Within a Conservation Area)	T1, Leylandii, cut secondary trunk, approx. 5m from shared base as unstable & damaging nearby trees. T2, Eucalyptus, routine prune of epicormic shoots (approx. 3m) as weight risks damaging rest of sideways growing tree. at GF 12 Grange Terrace Edinburgh EH9 2LD	Silas Dich., 12 Grange Terrace Edinburgh EH9 2LD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 September 2025
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Community Council: Grange + Prestonfield

25/04073/FUL (Planning Permission)	Rear side return extension, internal renovation works, replacement windows and minor landscaping. at 20 Mayfield Terrace Edinburgh EH9 1SA	John Garden., 20 Mayfield Terrace Edinburgh EH9 1SA	Local Delegated Decision	GRANTED	15 September 2025
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Community Council: Grange + Prestonfield

25/04050/LBC (Listed Building Consent)	Replacement of rooflights and reinstatement of felted-over rooflights to house. at 2 South Lauder Road Edinburgh EH9 2LL	Chris & Kathryn Pidcock., 2 South Lauder Road Edinburgh EH9 2LL	Delegated Decision	GRANTED	17 September 2025
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Community Council: Grange + Prestonfield

25/04026/TCO (Treework Within a Conservation Area)	Lime, crown reshaping reducing lateral branches by 1m to the north and 2m to the east; & thinning by 20%, removal of dead wood. Eucalyptus, reshaping. Rowan stump, removal & removal of Conifer. at 3 Minto Street Edinburgh EH9 1RG	Catriona Butler., 3 Minto Street Edinburgh EH9 1RG		NOT MAKE A TREE PRESERVATION ORDER	16 September 2025
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Community Council: Grange + Prestonfield

25/03960/FUL (Planning Permission)	To replace the existing garden shed with a new garden shed. at 1F2 17 Ladysmith Road Blackford Edinburgh EH9 3EX	Dr Massimo Vieno., 17/2 Ladysmith Road Edinburgh EH9 3EX	Local Delegated Decision	GRANTED	15 September 2025
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Community Council: Grange + Prestonfield

25/03587/LBC (Listed Building Consent)	Replacement of security gate, rebuild wall at common pathway to match opposite side and install new timber fence to rear garden 1.8m high. at 28A Mansionhouse Road Edinburgh EH9 2JD	Mr David Maclean., 28A Mansionhouse Road Sciennes Edinburgh EH9 2JD	Delegated Decision	GRANTED	19 September 2025
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/03605/FUL (Planning Permission)	Amendments to 23/07469/FUL, replacement of security gate, rebuild wall at common pathway to match wall at opposite side and install new timber fence to rear garden 1.8m high. at 28A Mansionhouse Road Edinburgh EH9 2JD	Mr David Maclean., 28A Mansionhouse Road Sciennes Edinburgh EH9 2JD	Local Delegated Decision	GRANTED	19 September 2025
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/02221/FUL (Planning Permission)	Subdivision of an overly large flat into four studio flats (as amended). at Flat 7 4 Bernard Terrace Newington Edinburgh EH8 9NX	Mr Mohammed Ali., 16 Pilrig Stret Edinburgh EH6 5AJ	Local Delegated Decision	REFUSED	19 September 2025
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Community Council: Southside (pre 28 March 2025)

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/03731/FUL (Planning Permission)	Construction of single storey extension to rear of dwelling house, formed with flat roof. at 12 Printonan Crescent Edinburgh EH17 8GF	Bruce & Angela Edwards., 12 Printonan Crescent Edinburgh EH17 8GF	Local Delegated Decision	GRANTED	19 September 2025
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Community Council: Liberton + District

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/04825/WINP A (Prior Approval Windows)	6 white timber windows to be replaced with 6 white UPVC windows. at 28 Wilson's Park Portobello West Edinburgh EH15 1HY	Rev. Vizor, 28 Wilson's Park Portobello West Edinburgh EH15 1HY	Delegated Decision	APPROVED	17 September 2025
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Community Council: Portobello (Inactive)

25/04194/CLP (Certificate of Lawfulness (proposed))	Installation of ballasted roof edge protection. All proprietary systems, galvanised steel railings, recycled uPVC ballast counter weights. Installation of KEE walk with guardrail (or equal & approved). Installation only for maintenance purposes. at Institute Of Regeneration And Repair 4 - 5 Little France Drive Inch Edinburgh EH16 4U	Estates Department The University Of Edinburgh., 9 Infirmary Street Edinburgh United Kingdom EH1 1NP	Delegated Decision	GRANTED	15 September 2025
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Community Council: Craigmillar (Inactive)

25/02852/FUL (Planning Permission)	Extend part of rear garden. Propose to move the original fence out 2.1m and a length of 6m. The extended part of the garden will be finished with artificial grass (in retrospect). at 17 Vexhim Park Edinburgh EH15 3SB	Mr David Grant., 17 Vexhim Park Magdalene Edinburgh EH15 3SB	Local Delegated Decision	REFUSED	17 September 2025
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Community Council: Craigmillar

24/02598/FUL (Planning Permission)	Demolition of existing dilapidated building and erection of two new houses and garages. at Land 29 Metres East Of 63 Brunstane Road South Edinburgh	Caledonian Trust Plc., 61A North Castle Street Edinburgh EH2 3LJ	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	18 September 2025
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Community Council: Portobello (pre 28 March 2025)

[Wards](#)