

# Planning Decisions within Edinburgh

## WEEKLY PLANNING BULLETIN

Date: **29 September 2025**

## Decision List

Applications contained in **this** Decision List were determined during the week ending **29 September 2025**. Full details of the decision and the application report can be found on the [Planning and Building Standards Online Services](#).

### Wards

[Ward B01 - Almond](#)

[Ward B02 – Pentland Hills](#)

[Ward B03 – Drum Brae/Gyle](#)

[Ward B04 – Forth](#)

[Ward B05 – Inverleith](#)

[Ward B06 – Corstorphine/Murrayfield](#)

[Ward B07 – Sighthill/Gorgie](#)

[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

[Ward B10 – Morningside](#)

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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](mailto:planning@edinburgh.gov.uk)***

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## ***Consultations from Other Authorities***

### **Consultations from East Lothian Council**

### **Consultations from Midlothian Council**

### **Consultations from West Lothian Council**

### **Consultations from Other Authorities Outwith the Lothians**

## **Planning Applications within Edinburgh**

### **Ward No.B01 – Almond**

25/03939/FUL (Planning Permission)	Installation of an external wash bay and associated works. at 23 Cliftonhall Road Newbridge Edinburgh EH28 8PW	Tesla., FAO: Matthew Finnegan 122 Burgemeester Stramanweg Amsterdam Netherlands	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 September 2025</b>
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Community Council: Ratho + District

25/03889/FUL (Planning Permission)	Alterations to remove fascia and amend bin store layout. at 201- 205 Whitehouse Road Cramond Edinburgh	Buzzworks Holdings Ltd., FAO: Mr Colin Blair 34-36 Grange Street Kilmarnock KA1 2DD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 September 2025</b>
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Community Council: Cramond, Barnton + Cammo

25/03389/FUL (Planning Permission)	New replacement entrance porch to be constructed. All external PVC windows and doors to be replaced with aluminium clad timber units. Double storey rear extension. at 75 Corbiehill Road Corbiehill Edinburgh EH4 5AT	Mrs Elaine Pieczonka., 75 Corbiehill Road Corbiehill Edinburgh EH4 5AT	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>24 September 2025</b>
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Community Council: Silverknowes (Not Active) (pre 28 March 2025)

25/03374/FUL (Planning Permission)	Alter layout and create one storey extension to the side of the flat. This is a resubmission following the withdrawal of a previous planning application 24/06183/FUL. at 3 Kellerstain House Gogar Station Road Gogar Edinburgh EH12 9BS	Mr David Parker., Kellerstain House 3 Gogar Station Rd Edinburgh EH12 9BS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>23 September 2025</b>
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Community Council: Ratho (pre 28 March 2025)

25/02810/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as Short-Term Let (STL). at Bonny Views 5 Stoneycroft Road South Queensferry EH30 9HX	Ms Lorna Bark., 6 Stoneycroft Road South Queensferry Scotland EH30 9HX	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>24 September 2025</b>
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Community Council: Queensferry & District (pre 28 March 2025)

24/06254/FUL (Planning Permission)	Extend and re-configure existing dwellinghouse including new garage and other alterations including feature entrance, adjustment to roofs, rendered areas, bays and windows formats. New entrance gate and walls to boundary and other minor and associated works. at 20 Barnton Avenue Edinburgh EH4 6AL	Mr & Mrs U Demarco., 20 Barnton Avenue, Edinburgh EH4 6AL	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>23 September 2025</b>
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Community Council: Cramond

[Wards](#)

### **Ward No. B02 – Pentland Hills**

25/03829/LBC (Listed Building Consent)	The proposal is to make minor alterations to create a larger lobby at main entrance internally and refurbish 2 existing bar areas. Replace existing signage with new more appropriate signage (as amended) at Grey Horse Inn 18 - 20 Main Street Balerno EH14 7EH	Cubit Design Ltd., FAO: Rory McNeill 1 Elcho Place Port Seton EH32 0DL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 September 2025</b>
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Community Council: Balerno

25/03830/ADV (Advert Consent)	Replace existing signage with new more appropriate signage (as amended) at Grey Horse Inn 18 - 20 Main Street Deanpark Balerno EH14 7EH	The Grey Horse., FAO: Gillian Wilkinson 20 Main Street Balerno EH14 7EH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 September 2025</b>
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Community Council: Balerno

25/03104/FUL (Planning Permission)	Reconfiguration of existing site inc. erection of new office/storage building (class 4) with ancillary external alterations and associated landscaping and works. at Scottish Power Riccarton Mains Road Riccarton Currie EH14 5AA	Scottish Power., 320 St Vincent Street Glasgow G2 5AD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 September 2025</b>
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Community Council: Currie

[Wards](#)

### **Ward No.B03 – Drum Brae/Gyle**

25/03868/FUL (Planning Permission)	Removal of existing porch and formation of new enlarged porch to dwelling house. at 62 Parkgrove Terrace Edinburgh EH4 7NJ	Mr And Mrs Andrew Rennie., 62 Parkgrove Terrace Edinburgh EH4 7NJ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>24 September 2025</b>
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Community Council: Corstorphine + Clermiston

[Wards](#)

### **Ward No. B04 – Forth**

25/04324/CLP (Certificate of Lawfulness (proposed))	Remove fence and use front garden as driveway. at 46 Clark Avenue Edinburgh EH5 3AY	Miss Sarah Grant., 46 Clark Avenue Edinburgh EH5 3AY	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>24 September 2025</b>
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Community Council: Trinity

25/03923/LBC (Listed Building Consent)	Install replacement door to rear of flat. at PF1 16 Annfield Edinburgh EH6 4JF	Mr J McPherson., 16 Annfield Edinburgh EH6 4JF	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 September 2025</b>
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Community Council: Trinity

25/03876/FUL (Planning Permission)	Removal of lino paint and restoration of stone on front elevation of house in a conservation area. The existing paint is damaging the stone and bubbling in places. Proposal is for specialist removal of the lino paint, followed by assessment and repair of the stone beneath. at 37 Dudley Crescent Edinburgh EH6 4QJ	Mr Owen Green., 37 Dudley Crescent Edinburgh EH6 4QJ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 September 2025</b>
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Community Council: Trinity

25/03684/LBC (Listed Building Consent)	Remove partitions to provide revised shower room and enlarged kitchen, new replacement timber frame double glazed sash and case windows and upgrades throughout flat. at GF1 13 Trinity Crescent Edinburgh EH5 3ED	Cameron Smith., GF1 13 Trinity Crescent Edinburgh EH5 3ED	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 September 2025</b>
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Community Council: Trinity (pre 28 March 2025)

[Wards](#)

### **Ward No. B05 – Inverleith**

25/03936/FUL (Planning Permission)	Minor alterations to front garden area to form new run-in to match other properties in the street and provide safe off street parking and charging for small vehicles. at 29 Inverleith Gardens Edinburgh EH3 5PR	Neil Rowan & Christina Arthur., 29 Inverleith Gardens Edinburgh EH3 5PR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 September 2025</b>
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Community Council: Stockbridge + Inverleith

25/03746/FUL (Planning Permission)	Removal of existing timber shed to side of house, together with hedging and fencing to boundary; Construct new detached timber garden building and garden storage to side of existing house and construct new timber fence adjacent to boundary. at 9 Hillpark Way Edinburgh EH4 7ST	Liam & Angela Roarty., 9 Hillpark Way Edinburgh UK EH4 7ST	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>23 September 2025</b>
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Community Council: Craigleith + Blackhall

25/03383/FUL (Planning Permission)	Alteration and extension to rear outbuilding to form garden room. at 1F 4 Oxford Terrace Stockbridge Edinburgh EH4 1PX	Mrs T Allen., 1F 4 Oxford Terrace Stockbridge Edinburgh EH4 1PX	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>24 September 2025</b>
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/03355/LBC (Listed Building Consent)	Alteration and extension to rear outbuilding to form garden room. at 1F 4 Oxford Terrace Stockbridge Edinburgh EH4 1PX	Mrs T Allen., Flat 1 4 Oxford Terrace Edinburgh EH4 1PX	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>24 September 2025</b>
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/02946/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 25 Cheyne Street Edinburgh EH4 1JD	Aruna Ganesan., 25 Cheyne Street Edinburgh EH4 1JD	<b>Committee Decision</b>	<b>REFUSED</b>	<b>22 September 2025</b>
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

[Wards](#)

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

25/04090/FUL (Planning Permission)	Proposal to locate 2 cold water storage tanks in the south stand car park. Tanks are approx' 11x3x3m and will have an adjacent booster set. The client intends to screen the tanks to mitigate any visual effect on adjacent war memorial. Set tight against rear fence they are out with any crowd zone and have a handrail at the exposed slab change of level. at Murrayfield Stadium 102A Roseburn Street Edinburgh EH12 5PJ	Scottish Rugby., SG Murrayfield Stadium Roseburn Crescent Edinburgh EH12 5PJ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 September 2025</b>
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Community Council: Murrayfield

25/03886/FUL (Planning Permission)	Retrospective siting of storage units for community use. at Land 50 Metres West Of 40 Meadow Place Road Edinburgh	Corstorphine Dynamo Community FC SCIO., FAO: Iain Briggs 2 Miller Street Winchburgh Scotland EH526WP	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 September 2025</b>
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Community Council: Corstorphine + Gyle

[Wards](#)

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

25/04293/CLP (Certificate of Lawfulness (proposed))	To operate as childminding service a maximum of 6 at 453 Calder Road Sighthill Edinburgh EH11 4AN	Mrs Oghenerukevwe Ojelabi., 453 Calder Road Sighthill Edinburgh EH11 4AN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>22 September 2025</b>
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Community Council: Sighthill, Broomhouse + Parkhead

25/00711/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 68A Dalry Road Edinburgh EH11 2AY	Inverleaf Ltd., 68A Dalry Road Edinburgh EH11 2AY	<b>Committee Decision</b>	<b>REFUSED</b>	<b>23 September 2025</b>
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Community Council: Gorgie/Dalry

[Wards](#)

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

25/03629/FUL (Planning Permission)	Remove conservatory and form single storey side extension and two storey rear extension. at 104 Swanston Muir Edinburgh EH10 7HY	Mrs Clare Cockburn., 104 Swanston Muir Edinburgh EH10 7HY	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>22 September 2025</b>
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Community Council: Fairmilehead

25/02233/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 30 Oxbgangs Crescent Firrhill Edinburgh EH13 9HL	Ms Clare Palmer., 30 Oxbgangs Crescent Edinburgh EH13 9HL	<b>Committee Decision</b>	<b>REFUSED</b>	<b>22 September 2025</b>
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Community Council: Firrhill

24/04741/FUL (Planning Permission)	Demolish the existing property including garage and create two high specification eco friendly dwelling homes using modular construction to minimise disruption. (AS AMENDED) at 9 Munro Drive Edinburgh EH13 0EG	Mr Ben Di Rollo., 9 Munro Drive Edinburgh EH13 0EG	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 September 2025</b>
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Community Council: Colinton (pre 28 March 2025)

[Wards](#)

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

25/04741/LBC (Listed Building Consent)	We would like to install 2x protruding wall mounted banners and 1x wall mounted cafe sign on the exterior of the building. at 1 Dundee Street Fountainbridge Edinburgh EH3 9FP	Edinburgh Printmakers., FAO: Ms Roseanne Tye Castle Mills 1 Dundee Street Edinburgh EH3 9FP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 September 2025</b>
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Community Council: Merchiston

25/03536/FUL (Planning Permission)	Application for planning permission to demolish existing attached garage and rear living space to erect new side extension with pitched roof to match existing. Remove chimneys and works to include all associated site works.(as amended). at 25 Craiglockhart Grove Wester Craiglockhart Edinburgh EH14 1ET	Mr Brian & Maureen Dillon., 25 Craiglockhart Grove Wester Craiglockhart Edinburgh EH14 1ET	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>24 September 2025</b>
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Community Council: Craiglockhart

25/02895/ADV (Advert Consent)	Advertisement of the following types: Projecting sign. Wall-mounted flat sign. at 1 Dundee Street Edinburgh EH3 9FP	Edinburgh Printmakers., FAO: Roseanne Tye Castle Mills 1 Dundee Street Edinburgh EH3 9FP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 September 2025</b>
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Community Council: Tollcross (pre 28 March 2025)



25/01373/FUL (Planning Permission)	The proposal is for a new residential development of 11 No. dwellings at Ford's Road. at Land 60 Metres West Of 1 Ford's Road Stenhouse Edinburgh	Lar Housing Trust., FAO: Mr Philip Walker F3 Buchan House Carnegie Campus Enterprise Way Dunfermline KY11 8PL	<b>Committee Decision</b>	<b>REFUSED</b>	<b>22 September 2025</b>
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Community Council: Stenhouse (pre 28 March 2025)

25/00998/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F2 5 Gibson Terrace Polwarth Edinburgh EH11 1AU	Property Bee Holdings Ltd., 5 1F2, Gibson Terrace Edinburgh EH11 1AU	<b>Committee Decision</b>	<b>REFUSED</b>	<b>22 September 2025</b>
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Community Council: Merchiston (pre 28 March 2025)

[Wards](#)

### **Ward No. B10 –Morningside**

25/05005/LBC (Listed Building Consent)	This proposal is to have a full electrical rewire of the property performed. The current wiring and fuseboard is completely outdated, and multiple sockets have issues with the earth cables when tested. Existing ceiling lights, switches, and plug sockets require rewiring. The fusebox also needs replaced and updated. at 1F1 64 Warrender Park Road Marchmont Edinburgh EH9 1EX	Mr Calum Blacklock., 1F1 64 Warrender Park Road Edinburgh Scotland EH9 1EX	<b>Delegated Decision</b>	<b>PERMISSION IS NOT REQUIRED</b>	<b>25 September 2025</b>
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Community Council: Marchmont + Sciennes

25/04039/FUL (Planning Permission)	Change of use application from retail, flower shop (Class 1A, non-food) to new tea room (Class Use 3). at 92 Marchmont Crescent Edinburgh EH9 1HD	David Armstrong Reed., 18 Cowan Terrace Penicuik EH26 0HB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 September 2025</b>
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Community Council: Marchmont + Sciennes

25/03839/FUL (Planning Permission)	Replace existing flat roof with low pitch standing seam zinc pitched roof. at 3 South Ettrick Road Edinburgh EH10 5BQ	Ms Antonietta Crolla., 3 South Ettrick Road Edinburgh EH10 5BQ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>22 September 2025</b>
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Community Council: Merchiston

25/03761/TCO (Treework Within a Conservation Area)	T2Betula pendula close to front driveway tree removal. T1Fagus sylvatica f. purpurea at end of from driveway reduction of tree by 1.5m to bs3998 standard. T3 Fagus sylvatica in corner of back garden reduction of tree canopy by 1m to bs3998 standard. T4 Prunus avium in back garden crown reduction by 1m all works to bs 3998 standard. at 12A Abbotsford Park Morningside Edinburgh EH10 5DZ	Mr Margaret McBryde., 12A Abbotsford Park Edinburgh EH10 5DZ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>22 September 2025</b>
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Community Council: Merchiston

25/03776/LBC (Listed Building Consent)	Create driveway in garden grounds. Replace existing mesh and posts to top of walls with railings and add an electric, sliding gate in the style of original gates and cages. Replace unused greenhouse with metal storage facility for bikes and garden tools with a similar overall size of greenhouse. at 20 Merchiston Avenue Edinburgh EH10 4NY	Mr Colin MacDonald., 20 Merchiston Avenue Edinburgh EH10 4NY	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>24 September 2025</b>
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Community Council: Merchiston

[Wards](#)

### **Ward No. B11 – City Centre**

25/04505/TCO (Treework Within a Conservation Area)	T1 Goat Willow, H:12, W:6, pollard Goat Willow to H6, W:4. T2 Ash tree, H:7 W:3, dismantle Ash tree, growing through decking steps & poison stump with eco plugs. at 24A Drummond Place Edinburgh EH3 6PN	Julie Thurrott., 24A Drummond Place Edinburgh EH3 6PN	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>24 September 2025</b>
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Community Council: New Town + Broughton

25/03925/LBC (Listed Building Consent)	Internal alterations to create additional bedroom , relocation of kitchen and install new en-suite shower room, replace existing non original windows to the front elevation with new timber sash and case windows. at 3D Scotland Street Edinburgh EH3 6PP	T Norbury & M Kennedy Brown., 3D Scotland Street Edinburgh EH3 6PP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 September 2025</b>
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Community Council: New Town + Broughton

25/03736/TCO (Treework Within a Conservation Area)	European Lime, crown reduction by up to 2 - 3m at 14 Circus Lane Stockbridge Edinburgh EH3 6SU	Kevan McDonald., 14 Circus Lane Edinburgh EH3 6SU	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>23 September 2025</b>
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/03726/ADV (Advert Consent)	Projecting and internal signage at 70 Rose Street Edinburgh EH2 2NN	Lucy & Yak Ltd., Unit 3 Newton Road Hoyland Barnsley S74 0FP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 September 2025</b>
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Community Council: New Town + Broughton

25/03620/LBC (Listed Building Consent)	The proposals seek to make internal and minor external alterations. at 4 India Buildings Victoria Street Edinburgh EH1 2EX	India Building Limited., 7 Castle Street Edinburgh EH2 3AH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 September 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/03621/FUL (Planning Permission)	Change of use from nightclub to spa operation. at 4 India Buildings Victoria Street Edinburgh EH1 2EX	India Building Limited., 7 Castle Street Edinburgh EH2 3AH	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 September 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/02618/CLES TL (Certificate of Lawfulness Existing STL)	The property has been in use as a short-term let for in excess of 10 years. at 2F1 29 Frederick Street Edinburgh EH2 2ND	Mr Scott Hume., 1753 Shettleston Road Glasgow G32 9AR	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 September 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02227/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 2 24 Lochrin Place Tollcross Edinburgh EH3 9QS	Inverleaf Ltd., 24 Flat 2 Lochrin Place Edinburgh EH3 9QS	<b>Committee Decision</b>	<b>REFUSED</b>	<b>22 September 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

25/02236/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 1F2 100 West Bow Edinburgh EH1 2HH	Mr Daniel James., 1F2 100 West Bow Old Town Edinburgh EH1 2HH	<b>Committee Decision</b>	<b>REFUSED</b>	<b>22 September 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/01692/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 3F2 17 Union Place Edinburgh EH1 3NQ	Mr Erhan Tatar., 3F2 17 Union Place Edinburgh EH1 3NQ	<b>Committee Decision</b>	<b>REFUSED</b>	<b>22 September 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01141/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 8 4 Carrubber's Close 135 High Street Edinburgh EH1 1SJ	Eripsa Limited., Flat 8 4 Carrubber's Close 135 High Street Edinburgh EH1 1SJ	<b>Committee Decision</b>	<b>REFUSED</b>	<b>23 September 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/00954/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 4 124 Lothian Road Edinburgh EH3 9BG	Mr Silviu Martin-Ciubotaru., Flat 4 124 Lothian Road Edinburgh EH3 9BG	<b>Committee Decision</b>	<b>REFUSED</b>	<b>22 September 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

25/00968/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 3F2 62 Thistle Street Edinburgh EH2 1EN	Dr Sharada Laidlay., 3F2 62 Thistle Street Edinburgh EH2 1EN	<b>Committee Decision</b>	<b>REFUSED</b>	<b>22 September 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00679/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 7 Great King Street Edinburgh EH3 6QW	Premier Commercial Properties (UK) LLP., 7 Great King Street Edinburgh EH3 6QW	<b>Committee Decision</b>	<b>REFUSED</b>	<b>22 September 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00653/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 9 5 Drummond Street Edinburgh EH8 9TT	Ms Jana Fitzpatrick., 5 Flat 9, Drummond Street Edinburgh EH8 9TT	<b>Committee Decision</b>	<b>REFUSED</b>	<b>23 September 2025</b>
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

### **Ward No. B12 – Leith Walk**

25/04461/TCO (Treework Within a Conservation Area)	T1 Elm, pollard at 4m above crown break. T2 Elm, cut back fork overhanging garden to main trunk & reduce one other lateral branch by approx. 3m. at 36 Hillside Crescent, Neighbouring Garden To West Edinburgh EH7 5EF	Mrs Moira., 1F1 36 Hillside Crescent Edinburgh EH7 5EF	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 September 2025</b>
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Community Council: Leith Central

25/04082/LBC (Listed Building Consent)	Installation of internal wall insulation and draught- proofing around existing windows. Minor alterations to the frames of 4 No. arcaded timber framed sash and case windows. Rooflights replaced with triple glazed units to match existing. New mechanical ventilation extract and a new ventilation grill within the slopes of a dormer. at Flat 18 4 Lochend Road Edinburgh EH6 8BR	Andrew Waugh., Flat 18 4 Lochend Road Edinburgh EH6 8BR	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 September 2025</b>
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Community Council: Leith Central

25/03870/FUL (Planning Permission)	Replacement existing uPVC windows, panels and rainwater goods. at 3, 22, 24 Academy Park, 14 Lochend Road Edinburgh	Harbour Homes Scotland Ltd (Scotland)., 108 Constitution Street Edinburgh EH6 6AZ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>24 September 2025</b>
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Community Council: Leith Central

25/01729/FULS TL (Planning Permission STL)	Retrospective change of use from residential flat (Sui Generis) to short term let holiday accommodation (Sui Generis). at Flat 14 10 Pilrig Heights Pilrig Edinburgh EH6 5BB	Mr George McRae., 43 Silverknowes Terrace Edinburgh EH4 5HJ	<b>Committee Decision</b>	<b>REFUSED</b>	<b>22 September 2025</b>
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Community Council: Leith Central

25/00702/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 75 Brunswick Street Edinburgh EH7 5HS	EMDG Holdings Ltd., 75 Brunswick Street Edinburgh EH7 5HS	<b>Committee Decision</b>	<b>REFUSED</b>	<b>22 September 2025</b>
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Community Council: Leith Central

[Wards](#)

### **Ward No. B13 – Leith**

25/03966/LBC (Listed Building Consent)	Proposed replacement of existing single glazed windows to narrow profile double glazing. at 2F1 39 Constitution Street Edinburgh EH6 7BG	Andrew Shaw., 2F1 39 Constitution Street Edinburgh EH6 7BG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>23 September 2025</b>
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Community Council: Leith Links

25/03379/FUL (Planning Permission)	Change of use from Class 1 retail to Class 3 cafe. at 1 Western Harbour Midway Newhaven Edinburgh EH6 6LD	Mr Yazaldes Afonso Nascimento., Flat 6 8 Westen Harbour Midway Edinburgh EH6 6LD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>22 September 2025</b>
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Community Council: Leith Harbour And Newhaven

25/00539/LBC (Listed Building Consent)	Proposed business (office), general industrial, storage or distribution, training facility with ancillary retail, food & drink and associated development including parking including; alterations to existing sheds, pumping house; and dockside features and fabric. at Land 170 Metres West Of 31 Bath Road Edinburgh	Forth Ports Limited., Head Office Prince Of Wales Dock Edinburgh EH6 7DX	<b>Committee Decision</b>	<b>GRANTED</b>	<b>22 September 2025</b>
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Community Council: Leith Harbour And Newhaven

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

25/04069/LBC (Listed Building Consent)	Replace some of the existing windows with new double-glazed, timber framed sash and case windows. at 2 Easter Road Edinburgh EH7 5AN	Out Of The Blue Arts & Education Trust., Out Of The Blue Drill Hall 36 Dalmeny Street Edinburgh EH6 8RG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>22 September 2025</b>
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Community Council: Leith Central

25/02225/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F2 19 Royal Park Terrace Edinburgh EH8 8JB	Ms Mary-Ann Carter., 19 1F2 Royal Park Terrace Edinburgh EH8 8JB	<b>Committee Decision</b>	<b>REFUSED</b>	<b>22 September 2025</b>
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Community Council: Craigentinny/Meadowbank

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

25/04449/TCO (Treework Within a Conservation Area)	Silver Birch in the front garden, crown lift to 5m all the way round & clear streetlight. Rear garden neighbour's Copper Beech & Cherry (21 Lauder Road), crown lift to 5m over applicant's garden (27 Dick Place), cutting to boundary line. at 27 Dick Place, 21 Lauder Road Edinburgh	Mrs Liz Macdonald., 27 Dick Place Edinburgh EH9 2JH	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>24 September 2025</b>
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Community Council: Grange + Prestonfield

25/02886/FUL (Planning Permission)	Remove existing concrete cover over entrance steps, form new protective barrier, proposed internal alterations to layout, form new rear door, form steps up to garden. at 16A West Preston Street Edinburgh EH8 9PU	Fouad Alkhamisi., 16A West Preston Street Edinburgh EH8 9PU	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>24 September 2025</b>
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Community Council: Southside (pre 28 March 2025)

25/02887/LBC (Listed Building Consent)	Remove existing concrete cover over entrance steps, form new protective barrier, proposed internal alterations to layout, form new rear door, form steps up to garden. at 16A West Preston Street Edinburgh EH8 9PU	Mr Fouad Alkhamisi., 16A West Preston Street Edinburgh EH8 9PU	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 September 2025</b>
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Community Council: Southside (pre 28 March 2025)

25/02792/FUL (Planning Permission)	Installation of 12 No. proposed antennas on support poles, installation of 2 No. 0.3m dishes and ancillary development thereto on 3.46m high rooftop, maximum height above rooftop 27.10m. at 5 Roxburgh Place Edinburgh EH8 9SU	Cornerstone Telecommunications Infrastructure Limited., Hive 2 1530 Arlington Business Park Theale Berkshire United Kingdom RG7 4SA	<b>Committee Decision</b>	<b>GRANTED</b>	<b>22 September 2025</b>
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Community Council: Southside (pre 28 March 2025)

24/05785/FUL (Planning Permission)	Rear extension and exterior patio to lower ground floor with exterior terrace and enlarged exterior door opening to ground floor plus associated exterior stairs and railings. New vehicle access and driveway to street frontage plus PV panels to roof.(as amended). at 13 Dryden Place Edinburgh EH9 1RP	Mr Phil Creswell., 13 Dryden Place Edinburgh EH9 1RP	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 September 2025</b>
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Community Council: Grange/Prestonfield

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

[Wards](#)

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

25/04287/FUL (Planning Permission)	Alter rear windows and replace the existing roof light with a dormer. at 7 Southfield Road East Edinburgh EH15 1QP	Mike Lambert., 7 Southfield Road East Edinburgh EH15 1QP	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 September 2025</b>
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Community Council: Northfield + Willowbrae



25/03179/FUL (Planning Permission)	Widen existing driveway, reduce existing gradient of drive and removal of silver birch (as amended). at 6 Dalkeith Street Joppa Edinburgh EH15 2HR	Mr Russell Imrie., 6 Dalkeith Street Joppa Edinburgh EH15 2HR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>22 September 2025</b>
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Community Council: Portobello (pre 28 March 2025)

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