

Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **6 October 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](#)
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[Ward B12 – Leith Walk](#)
[Ward B13 – Leith](#)
[Ward B14 – Craigmillar/Duddingston](#)
[Ward B15 – Southside/Newington](#)
[Ward B16 – Liberton/Gilmerton](#)
[Ward B17 – Portobello/Craigmillar](#)

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

	Erection of new multi-use events and catering space. at Scottish Association Of Young Farmers 19 Royal Highland Centre Ingliston Road Ingliston Newbridge 25/04679/FUL	Thomson Gray. FAO: Ross Williamson Prospect House 5 Thistle Street Edinburgh EH2 1DF	Scottish Association Of Young Farmers Clubs., Young Farmers Centre Ingliston Edinburgh EH28 8NE	Delegated Decision	Registered on: 01/10/2025 <u>Site Notice posted on:</u> 10/10/2025 <u>Advertised on:</u> 10/10/2025 <u>Comments Due by</u> 31.10.2025	Lewis McWilliam lewis.mcwilliam@edinburgh.gov.uk Community Council: Ratho + District Other Developments - Local
Listed Category: C	Proposed change of use of land to form additional garden area (for future PV array). at Carmel Hill Cottage Humble Farm Road Kirkliston EH29 9EG 25/05079/FUL	Whitelaw Associates. FAO: Tom Whitelaw Kitleyknowe Carlops Penicuik EH26 9NJ	Mr Oliver Bamford., Carmel Hill Cottage Humble Farm Road Kirkliston EH39 9EG	Local Delegated Decision	Registered on: 25/09/2025 <u>Comments Due by</u> 24.10.2025	Local1 Team Community Council: Kirkliston Other Developments - Local
	Proposed single storey rear extension. at 20 Cammo Road Cammo Edinburgh EH4 8ED 25/05196/FUL	Iain Cameron Architect. 14 Forthview Terrace Edinburgh EH4 2AE	Mr & Mrs David Lindsay., 20 Cammo Road Edinburgh Lothians EH4 8ED	Local Delegated Decision	Registered on: 30/09/2025 <u>Comments Due by</u> 22.10.2025	James Allanson james.allanson@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Barnton Avenue Conservation Area	Ash tree section fell due to signs of Ash die back. at 54 Barnton Avenue Davidson's Mains Edinburgh EH4 6JL 25/05251/TCO	Fergus Morrison. 4 Barton Park Avenue Edinburgh EH4 6ES	Mrs Maureen Robertson., 54 Barnton Avenue Edinburgh EH4 6JL	Delegated Decision	Registered on: 03/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) 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. B02 – Pentland Hills

1. Planning Applications

	Attic conversion requiring a dormer to the side and all associated site works. at 39 Muir Wood Drive Currie Edinburgh EH14 5EZ 25/05216/FUL	Format Design. Shona Mackay. Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	Mr Allister McIlwrick., 39 Muir Wood Drive Currie Edinburgh EH14 5EZ	Local Delegated Decision	Registered on: 01/10/2025 <u>Comments Due by</u> 27.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Currie 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.B03 – Drum Brae/Gyle

1. Planning Applications

	Proposed side extensions, attic alterations including new dormers and new natural slate roof covering. at 44 Craigmount Gardens Craigmount Edinburgh EH12 8EA 25/05046/FUL	Kenneth Reid Architects. 39 Braid Farm Road Edinburgh EH10 6LE	Mr Ahmed Saadi., 44 Craigmount Gardens Craigmount Edinburgh EH12 8EA	Local Delegated Decision	Registered on: 30/09/2025 <u>Comments Due by</u> 21.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine East +West Craigs Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

	Remove sycamore tag 2548 in rear garden showing poor vitality with decay at the topping cut & evidence of Dryad's Saddle fruiting bodies. at 10 Oakwood Court Clerwood Edinburgh EH12 8WW 25/05168/TPO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mrs Alison McLaughlin., 10 Oakwood Court Clerwood Edinburgh EH12 8WW	Delegated Decision	Registered on: 29/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Corstorphine + Clermiston TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Internal alterations, altering an external door position at utility room to being a window. at 20 Balforn Loan Clerwood Edinburgh EH4 7JY 25/05143/CLP	CUBE RE:treat Architecture. Alison Allan. 80 Barons Hill Avenue Linlithgow EH49 7JG	Mr Scott Bain., 20 Balforn Road Edinburgh Scotland EH4 7JY	Delegated Decision	Registered on: 26/09/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston CLE and CLP submissions
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[Wards](#)

Ward No.B04 – Forth

1. Planning Applications

	Application under Section 42 to remove Condition 1 of planning permission 12/03980/FUL. at 154 West Granton Road Edinburgh EH5 1PE 25/04678/FUL	JLL, Ed. FAO: Owen Brown 7 Exchange Crescent Conference Square Edinburgh EH3 8LL	Ocorian Administration (Guernsey) Limited.	Delegated Decision	Registered on: 25/09/2025 <u>Comments Due by</u> 27.10.2025	Christopher Sillick christopher.sillick@edinburgh.gov.uk Community Council: Granton + District Other Developments - Local
Newhaven Conservation Area	Proposed garden pod, within garden ground. at 28 South Laverockbank Avenue Trinity Edinburgh EH5 3DU 25/04815/FUL	JG Architectural Technology. FAO: James Grieve 27 Dovecot Park Linlithgow EH49 7LH	Urban Pods. FAO: Mr Ross Iwaniec Unit 19 Napier Square Livingston EH54 5DG	Local Delegated Decision	Registered on: 01/10/2025 <u>Site Notice posted on:</u> 10/10/2025 <u>Advertised on:</u> 10/10/2025 <u>Comments Due by</u> 31.10.2025	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Trinity Householder Developments
Trinity Conservation Area	To raise garden wall to neighbour at Nr. 6 to match existing stone walls to neighbour at Nr. 10 and to rear lane. at 8 Netherby Road Trinity Edinburgh EH5 3NA 25/05148/FUL	Bergmark Architects. FAO: Jens Bergmark 3 Walker Street Edinburgh EH3 7JY	Mr R Marshall. 8 Netherby Road Edinburgh EH5 3NA	Local Delegated Decision	Registered on: 29/09/2025 <u>Site Notice posted on:</u> 10/10/2025 <u>Advertised on:</u> 10/10/2025 <u>Comments Due by</u> 31.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Trinity Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Trinity Conservation Area	Seven sycamores (self-seeding) topped to fence height (~ 2m). at 127A Trinity Road Trinity Edinburgh EH5 3LB 25/05206/TCO		Mr Callum Bruce., 127A Trinity Road Edinburgh EH5 3LB	Delegated Decision	Registered on: 06/10/2025	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

[Wards](#)

Ward No. B05 – Inverleith

1. Planning Applications

World Heritage Site Listed Category: A New Town Conservation Area	Refurbish existing sash & case windows /shutters. Create new master bathroom /kitchen /new utility room. New dressing room /en-suite for master bedroom. New floor finishes to rooms. New fireplace replacing non-original fireplace. Replace non-original glazing in entrance hall. Replace internal oriel window /reintroduction internal glazing above new bathroom door. Existing dado rails/wall panels removed from master bedroom. Upgrading existing under pavement cellars. at 1F 1 Oxford Terrace Stockbridge Edinburgh EH4 1PX 25/04779/LBC	Gilberts Architects. FAO: Darren Taylor 39 Grassmarket Edinburgh EH1 2HS	(1/1) Oxford Terrace Edinburgh EH4 1PX	Delegated Decision	Registered on: 16/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
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Listed Category: C New Town Conservation Area	Application for Change of Use from a Café (Class 3) to a Dental Practice (Class 1A). at 24 - 27 Brandon Terrace Broughton Edinburgh EH3 5DZ 25/04946/FUL	NVDC Architects. FAO: Farahbod Nakhaei Bradbury House 10 High Craighall Road Glasgow G4 9UD	R Mr Abdul Kader., 8 Pilgrim Place Guardbridge KY16 0FP	Delegated Decision	Registered on: 30/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: New Town + Broughton Other Developments - Local
Listed Category: B New Town Conservation Area	The refurbishment of the interiors including partial demolition of internal walls, back structure and fixed furniture. Replacement of doorway to St. Bernard's Row with window and replacement of glazing facing Raeburn Place. at 2 - 6 Raeburn Place Stockbridge Edinburgh EH4 1HN 25/05041/FUL	S And Co. Divya Vijay Shah. Lamb's House 11 Waters Close Edinburgh EH6 6RB	Raeburn Hotel Group., Mr Ross Maclean The Raeburn 112 Raeburn Pl Edinburgh Scotland EH4 1HG	Delegated Decision	Registered on: 22/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: Stockbridge + Inverleith Other Developments - Local
	Proposed extension. at 22 March Road Blackhall Edinburgh EH4 3TB 25/05094/FUL	Geoff MacLean Architect. Petra Kloeckner. Flat 6 17 Orchard Brae Gardens Edinburgh EH4 2HQ	Mr & Mrs Bell., 22 March Road Edinburgh UK EH4 3TB	Local Delegated Decision	Registered on: 01/10/2025 Comments Due by 22.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigleith + Blackhall Householder Developments
Listed Category: B New Town Conservation Area	Construction of new dormer extension and new roof light to rear roof elevation. at 27 Dean Street Stockbridge Edinburgh EH4 1LN 25/05099/FUL	Christopoulou McDonnell Architecture Ltd. Anthony McDonnell. 135-1 Comely Bank Road Edinburgh EH4 1BH	Ms Ellie Pender., Garnock House 16 Kenilworth Road Bridge Of Allan FK9 4DU	Delegated Decision	Registered on: 26/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: Stockbridge + Inverleith Householder Developments

Listed Category: B New Town Conservation Area	Internal alterations and construction of new dormer extension and new rooflight to rear roof elevation. at 27 Dean Street Stockbridge Edinburgh EH4 1LN 25/05100/LBC	Christopoulou McDonnell Architecture Ltd. Anthony McDonnell. 135-1 Comely Bank Road Edinburgh EH4 1BH	Garnock House 16 Kenilworth Road Bridge Of Allan FK9 4DU	Delegated Decision	Registered on: 25/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
Inverleith Conservation Area	Replacement driveway, low level wall, new gateposts and wrought iron gates. at 18 Kinnear Road Inverleith Edinburgh EH3 5PE 25/05154/FUL	Planning Solutions Edinburgh. (Penicuik). Nicholas Morris. Eastfield Business Centre Unit 3 1st Floor, 4C Eastfield Farm Road Penicuik EH26 8EZ	Mr Nick Foley., 18 Kinnear Road Inverleith Edinburgh EH3 5PE	Local Delegated Decision	Registered on: 29/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Stockbridge + Inverleith Householder Developments
World Heritage Site New Town Conservation Area	Retrospective change of use of premises to short-term let accommodation. at Flat 13 32 St Bernard's Crescent Stockbridge Edinburgh EH4 1NS 25/05169/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Roger Brown., Flat 13 32 St Bernard's Crescent Stockbridge Edinburgh EH4 1NS	Local Delegated Decision	Registered on: 29/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Improvement Team Community Council: Stockbridge + Inverleith Other Developments - Local
	Retrospective change of use of premises to short-term let accommodation at Flat 6 6 Orchard Brae Avenue Craigleith Edinburgh EH4 2HP 25/05171/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Brian Simpson., Flat 6 6 Orchard Brae Avenue Craigleith Edinburgh EH4 2HP	Local Delegated Decision	Registered on: 29/09/2025 Comments Due by 24.10.2025	Improvement Team Community Council: Craigleith + Blackhall Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

World Heritage Site New Town Conservation Area	Short term letting use. at PF2 142 St Stephen Street Edinburgh EH3 5AA 25/04562/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 24/09/2025	Improvement Team Community Council: Stockbridge + Inverleith CLE and CLP submissions
New Town Conservation Area	Short term letting use. at Flat 9 5 Dean Bank Lane Edinburgh EH3 5BS 25/04614/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 29/09/2025	Improvement Team Community Council: Stockbridge + Inverleith CLE and CLP submissions
New Town Conservation Area	Short term letting use. at 1F1 47 Raeburn Place Edinburgh EH4 1HX 25/04618/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 24/09/2025	Improvement Team Community Council: Stockbridge + Inverleith CLE and CLP submissions
Listed Category: B Dean Conservation Area	Short term letting use. at Flat 1 27 Dean Path Dean Edinburgh EH4 3AY 25/04701/CLESTL	The Architecture And Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh United Kingdom EH3 6SU	Delegated Decision	Registered on: 01/10/2025	Improvement Team Community Council: West End CLE and CLP submissions
	Short term letting use. at 4F1 11 Rodney Street Broughton Edinburgh EH7 4EN 25/04707/CLESTL	THE Architecture and Planning 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 01/10/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions

New Town Conservation Area	Existing use as a short term let for over 10 years. at Flat 3 15 Henderson Place Stockbridge Edinburgh EH3 5DJ 25/04712/CLESTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Steven MacLennan., 15 Flat 3 Henderson Place Edinburgh EH3 5DJ	Delegated Decision	Registered on: 23/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

World Heritage Site Listed Category: A New Town Conservation Area	The proposals include internal alterations to a listed building, replacement of a window, addition of new vents to external wall, addition of a new cladded service run to the underneath of an existing access bridge. at 15 Dean Terrace Stockbridge Edinburgh EH4 1ND 25/05172/CLP	Jones Robbins Tobin. FAO: Gareth Jones 32 Netherby Road Edinburgh EH5 3LX	Mr AC & Mr AS Hadfield., 15 Dean Terrace Edinburgh EH4 1ND	Delegated Decision	Registered on: 30/09/2025	Craig Zirmer craig.zirmer@edinburgh.gov.uk Community Council: Stockbridge + Inverleith CLE and CLP submissions
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	Partial conversion of existing garage to new utility space. Removal of garage door and replace with door, window and infill panel. at 2 House O'hill Green Corbiehill Edinburgh EH4 5DJ 25/05174/CLP	EK:JN Architects. FAO: Geoff MacLean 129 High Street Linlithgow EH49 7EJ	Mr A & Mrs K Cummings., 2 House O' Hill Green Edinburgh EH4 5DJ	Delegated Decision	Registered on: 30/09/2025	Annmaree Marwick annmaree.marwick@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) CLE and CLP submissions
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[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

1. Planning Applications

	Dormer roof conversion. at 9 Carrick Knowe Gardens Carrick Knowe Edinburgh EH12 7EY 25/05103/FUL	Maxwell72 Architects. Maxwell Davidson. 19 Echline Terrace South Queensferry EH30 9XH	Mr W Steven., 9 Carrick Knowe Gardens Carrick Knowe Edinburgh EH12 7EY	Local Delegated Decision	Registered on: 30/09/2025 <u>Comments</u> <u>Due by</u> 21.10.2025	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

Dean Conservation Area	Dead tree, remove. at 14 Ravelston Park Ravelston Edinburgh EH4 3DX 25/05078/TCO		Mr Vincent Hart., 14 Ravelston Park Ravelston Edinburgh EH4 3DX	Delegated Decision	Registered on: 02/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Murrayfield TCO and TPO submissions
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West Murrayfield Conservation Area	Large overgrown lime tree - Tree to be removed to allow for clear access on driveway at 13 Kinellan Road Murrayfield Edinburgh EH12 6ES 25/05212/TCO	RS Treecare. Mark Reynolds. 4 Shearrie Knowe Gardens Edinburgh EH13 0FN	Mr Mark Reynolds,	Delegated Decision	Registered on: 01/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Murrayfield 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

	Removal of existing refrigeration plant and installation of new within new palisade plant enclosure at building rear. at 114 Dalry Road Dalry Edinburgh EH11 2EZ 25/05119/FUL	William Harley. Ancaster Business Centre Cross St Callander FK17 8EA	The Co-op., 4 Angel Street Manchester M4 4HT	Delegated Decision	Registered on: 25/09/2025 <u>Comments</u> <u>Due by</u> 24.10.2025	Local1 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

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

1. Planning Applications

	Construction of 2 storey extension to side of existing house. at 88 Buckstone Road Edinburgh EH10 6UT 25/05183/FUL	Arctec Build Ltd. FAO: Andrew Dodds 4 The Maltings Haddington EH41 4EF	Ms Joanne Mayne., 88 Buckstone Road Edinburgh EH10 6UT	Local Delegated Decision	Registered on: 30/09/2025 <u>Comments Due by</u> 23.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Fairmilehead Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Colinton Conservation Area	T1 Laburnum - removal, tree is in poor health and leaning over the road, T2 Golden Weeping Willow - Crown lift to 2-2.5m above ground level, T3 Douglas Fir - Target prune, clearing branches from phone line, TG1 Mixture of Sycamore and Lleylandhii hedge - Crown lift to 3.5-4m above pavement at 7 Allermuir Road Colinton Edinburgh EH13 0HE 25/05261/TCO	Eskbank Tree Care (12 Sh. HL.). Scott Dunlop 12 Shiel Hall Square Rosewell Midlothian EH24 9DA	Eskbank Tree Care.,	Delegated Decision	Registered on: 03/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Colinton TCO and TPO submissions
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4. Tree Preservation Orders

Colinton Conservation Area	T1 Sycamore limb removal. T2 Western Hemlock crown lift 5-6m. at 79 Woodfield Avenue Colinton Edinburgh EH13 0QP 25/04919/TPO	Eskbank Tree Care. Mr Scott Dunlop. 5 Shiel Hall Grove Rosewell EH24 9EX	Eskbank Tree Care.,	Delegated Decision	Registered on: 03/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Colinton TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B09 – Fountainbridge/Craiglockhart

1. Planning Applications

Listed Category: B West End Conservation Area	Internal alterations to flat. at 34 Rosebank Cottages Fountainbridge Edinburgh EH3 8DA 25/05023/LBC	David Paton Building Consultancy. 13 High Street Loanhead EH20 9RH	34 Rosebank Cottages Edinburgh EH3 8DA	Delegated Decision	Registered on: 30/09/2025 <u>Site Notice posted on:</u> 10/10/2025 <u>Advertised on:</u> 10/10/2025 <u>Comments Due by</u> 31.10.2025	Local1 Team Community Council: Tollcross Listed building and Con Area Consents
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	Change of use of premises to short-term let accommodation. at 36 - 38 Yeaman Place Polwarth Edinburgh EH11 1BT 25/05063/FULSTL		Mr Kevin Edwards, 12 Printonan Crescent Edinburgh EH17 8GF	Local Delegated Decision	Registered on: 25/09/2025 <u>Comments Due by</u> 21.10.2025	Improvement Team Community Council: Merchiston Other Developments - Local
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	Retrospective change of use of premises to short-term let accommodation at Flat 6 39 Watson Crescent Polwarth Edinburgh EH11 1ER 25/05131/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Ms Emma Steel. Flat 6 39 Watson Crescent Polwarth Edinburgh EH11 1ER	Local Delegated Decision	Registered on: 26/09/2025 <u>Comments Due by</u> 21.10.2025	Improvement Team Community Council: Merchiston Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

Craiglockhart Hills Conservation Area	Several European larch's - fell. at Waverley Milestone Residential Home 113 Oxfangs Road North Oxfangs Edinburgh EH14 1EB 25/05245/TCO	TD Tree And Land Services Ltd. FAO: David Balshaw The Giral Old Cambus Cockburnspath Berwickshire TD13 5YR	NHS Lothian., FAO: Christopher Van Rietvelde Milestone 113 Oxfangs Rd N Edinburgh EH14 1EB	Delegated Decision	Registered on: 03/10/2025	Tree Team planningtrees@edi nburgh.gov.uk Community Council: Craiglockhart TCO and TPO submissions
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Slateford Conservation Area	10m Elm tree full removal of one Elm tree affecting retaining wall in rear garden including stump. at 2F3 7 Slateford Road Slateford Edinburgh EH11 1PA 25/05249/TCO	Blaikie Tree Services. David Blaikie 11 Main Street Kirkliston EH29 9BS	Mrs Lorna Lewis., 7 Slateford Road Edinburgh EH11 1PA	Delegated Decision	Registered on: 02/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston 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 98.28kwp solar PV on building rooftop. at 4 Meggetland Wynd Slateford Edinburgh 25/04255/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: 26/09/2025	Graham Fraser graham.fraser@edinburgh.gov.uk Community Council: Craiglockhart CLE and CLP submissions
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[Wards](#)

Ward No. B10 – Morningside

1. Planning Applications

	Retrospective change of use from residential flat (Class 9) to short-term let (sui generis). at 1F3 160 Morningside Road Morningside Edinburgh EH10 4PX 25/05076/FULSTL		Mr Andrew Wall. 1F3 160 Morningside Road Morningside Edinburgh EH10 4PX	Local Delegated Decision	Registered on: 30/09/2025 <u>Comments</u> <u>Due by</u> 24.10.2025	Improvement Team Community Council: Morningside Other Developments - Local
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Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 3F1 58 Marchmont Crescent Marchmont Edinburgh EH9 1HE 25/05130/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Ms Ann Suttie. 3F1 58 Marchmont Crescent Marchmont Edinburgh EH9 1HE	Local Delegated Decision	Registered on: 26/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Improvement Team Community Council: Marchmont + Sciennes Other Developments - Local
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Listed Category: C Marchmont, Meadows And Bruntsfield Conservation Area	Replacement of existing timber sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. All Historical to be matched/reinstated. at 37 Warrender Park Terrace Marchmont Edinburgh EH9 1EB 25/05157/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	37 Warrender Park Terrace Edinburgh United Kingdom EH9 1EB	Delegated Decision	Registered on: 29/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: Marchmont + Sciennes Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

Morningside Conservation Area	Two cypress trees in SW corner of back garden - Crown reduction to reduce height. Selective pruning of side branches to reduce bulk. at 4 Cluny Gardens Morningside Edinburgh EH10 6BQ 25/05084/TCO		Mr Peter Brownsort., 4 Cluny Gardens Morningside Edinburgh EH10 6BQ	Delegated Decision	Registered on: 02/10/2025	Tree Technician planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
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Listed Category: B Merchiston And Greenhill Conservation Area	Beech fell tree to ground level due to Meripilus. at 34 Colinton Road Edinburgh EH10 5DG 25/05179/TCO	Andrew Lawton. 3 3 The Mill Building Duns TD11 3LE	Brendan O'Brien., 34 Colinton Road Edinburgh EH10 5DG	Delegated Decision	Registered on: 30/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
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Listed Category: B Merchiston And Greenhill Conservation Area	Holly section fell. 3x cherry trees crown thin 10% and reduce canopy 0.50-1m. at 10 Church Hill Morningside Edinburgh EH10 4BQ 25/05284/TCO	Taylor Trees. FAO: Angus Taylor 18 1 Falcon Avenue Edinburgh EH10 4AJ	Dr. Anthony Ayles., 10 Church Hill Edinburgh EH10 4BQ	Delegated Decision	Registered on: 06/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
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Listed Category: B Merchiston And Greenhill Conservation Area	T1 Sycamore - remove tree to ground level and grind out stump and surface lateral roots, T2 Cherry - cut back towards boundary by 1.5-2.5m and crown reduce height by 1-2m., T3 Sycamore - fell to ground level and treat with Herbicide to prevent regrowth at 27 Polwarth Terrace Polwarth Edinburgh EH11 1NH 25/05291/TCO	McLaren Tree Surgery Ltd. 51 Silverknowes View Edinburgh EH4 5PS	Mrs Claire Scullion., 27 Polwarth Terrace Edinburgh EH11 1NH	Delegated Decision	Registered on: 06/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston 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. B11 – City Centre

1. Planning Applications

World Heritage Site West End Conservation Area	Proposed external alterations including the addition of a balcony, roof deck, glass balustrade and change of double-glazed window to glazed external door. at 20 Castle Terrace Edinburgh EH1 2DB 25/04568/FUL	JLL. FAO: Owen Brown 7 Exchange Crescent Conference Square Edinburgh EH3 8LL	Quilter Business Services Ltd., Senator House 85 Queen Victoria Street London EC4V 4AB	Delegated Decision	Registered on: 29/09/2025 <u>Site Notice posted on:</u> 10/10/2025 <u>Advertised on:</u> 10/10/2025 <u>Comments Due by</u> 31.10.2025	Local1 Team Community Council: Tollcross Other Developments - Local
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	Retrospective change of use of premises to short-term let accommodation. at Flat 3 18 St John's Hill Edinburgh EH8 9UQ 25/04606/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Lukasz Koscielniak., Flat 3 18 St John's Hill Edinburgh EH8 9UQ	Local Delegated Decision	Registered on: 23/09/2025 <u>Comments</u> <u>Due by</u> 21.10.2025	Improvement Team Community Council: Old Town Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Internal alterations to refurbish (+ change of use) existing class 7 hostel to class 7 aparthotel including minor alterations for fire regulations compliance at 20 Broughton Place Broughton Edinburgh EH1 3RX 25/04858/FUL	Helen Kelly Architect. 35 Raeburn Place Edinburgh EH4 1HX	BP20 Ltd., The Auction Rooms 22 Queen Street Edinburgh EH2 1JX	Delegated Decision	Registered on: 18/09/2025 <u>Site Notice posted on:</u> 10/10/2025 <u>Advertised on:</u> 10/10/2025 <u>Comments</u> <u>Due by</u> 31.10.2025	Local1 Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: A Old Town Conservation Area	Brass plaque - 300 x 260 - non-illuminated. at 11 Bank Street Old Town Edinburgh EH1 1YZ 25/04865/ADV	Butterfield Signs Ltd. Nichola Gott. 174 Sunbrdige Road Bradford West Yorkshire BD1 2RZ	Lloyds Banking., Miss N G 25 Gresham Street London EC2V 7HN	Delegated Decision	Registered on: 29/09/2025 <u>Comments</u> <u>Due by</u> 20.10.2025	Weronika Myslowiecka weronika.myslowiecka@edinburgh.gov.uk Community Council: Old Town Advertisements
World Heritage Site Listed Category: B West End Conservation Area	Internal and external alterations including forming internal partitions, installation of a lift, changes to rooflights, replacing two doors with windows and adding secondary glazing. at 24 Canning Street West End Edinburgh EH3 8EG 25/04870/LBC	56three Architects. FAO. Gordon Beaton. 14 Alva Street Edinburgh EH2 4QG	CBC House 24 Canning Street Edinburgh Scotland EH3 8EG	Delegated Decision	Registered on: 25/09/2025 <u>Site Notice posted on:</u> 10/10/2025 <u>Advertised on:</u> 10/10/2025 <u>Comments</u> <u>Due by</u> 31.10.2025	Improvement Team Community Council: West End Listed building and Con Area Consents

World Heritage Site Listed Category: A New Town Conservation Area	Change of use from office to hotel including external alterations and associated works. at 14 - 17 Atholl Crescent West End Edinburgh EH3 8HA 25/04915/FUL	CBRE. (Castle St). Hannah Munro. 7 Castle Street Edinburgh EH2 3AH	Atholl Crescent Propco Ltd.,	Delegated Decision	Registered on: 25/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Nicola Orr nicola.orr@edinburgh.gov.uk 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 1F2 45 Grassmarket Old Town Edinburgh EH1 2HS 25/04992/FULSTL		Mrs Taiba Green., 14 Almondhill Steading Kirkliston EH29 9LA	Local Delegated Decision	Registered on: 01/10/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Improvement Team Community Council: Old Town Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	The proposal is for the conversion of the double garage into a single short term let unit. at 146 Rose Street South Lane New Town Edinburgh EH2 4BB 25/05003/FULSTL	NGP Architecture Ltd. Federation House 222 Queensferry Road Edinburgh EH4 2BN	Mr Jonathan Finn., 104 Rose Street Edinburgh EH2 2NN	Local Delegated Decision	Registered on: 19/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Internal alterations. at 23 Alva Street New Town Edinburgh EH2 4PS 25/05016/LBC	I10 Design. FAO: Andrew Fisher C/o F L Walker & Company 2 Woodside Place Glasgow G3 7QF	1 Wemyss Place Edinburgh EH3 6DH	Delegated Decision	Registered on: 22/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: West End Listed building and Con Area Consents

World Heritage Site Listed Category: C New Town Conservation Area	Alterations to shopfront for signage. at GF 107 George Street New Town Edinburgh EH2 3ES 25/05019/FUL	Stephen Boyd - Boyd Design. 2/3 535 Eglinton Street Glasgow G5 9RN	RM Williams Ltd., FAO: Paul Giannangeli 102 New Bond St London W1S 1SS	Delegated Decision	Registered on: 24/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: B Old Town Conservation Area	Proposed internal alterations, new front doors, rear extension and 2 rear dormer windows, the reinstatement of the fire exit along with landscaping to rear. at 12, 14 Forrest Road Old Town Edinburgh EH1 2QN 25/05037/LBC	Ian Forbes Architect. (Leith Wk). FAO: Ian Forbes Studio 2, The Red Stonestone 130 Leith Walk Edinburgh EH6 5DT	6 Albyn Place Edinburgh EH2 4NL	Delegated Decision	Registered on: 30/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: Old Town Listed building and Con Area Consents
World Heritage Site Listed Category: B Old Town Conservation Area	Internal alterations to form new larger kitchen with door opening and addition to new en-suite to rear bedroom. at 4F1 35 Jeffrey Street Old Town Edinburgh EH1 1DH 25/05049/LBC	GLM. (Torphichen Street). David Johnson. 20 Torphichen Street Edinburgh EH3 8JB	2 Upper Tachbrook Street London England SW1V 1SH	Local Delegated Decision	Registered on: 22/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: Old Town Listed building and Con Area Consents
World Heritage Site Listed Category: B Old Town Conservation Area	Proposed, new front doors, rear extension and 2 rear dormer windows, the reinstatement of the fire exit along with landscaping to rear. at 12, 14 Forrest Road Old Town Edinburgh EH1 2QN 25/05050/FUL	Ian Forbes Architect. FAO: Ian Forbes Studio 2, The Red Stonestone 130 Leith Walk Edinburgh EH6 5DT	Signature Pubs Ltd., Mr Nic Wood 6 Albyn Place Edinburgh Scotland EH2 4NL	Delegated Decision	Registered on: 30/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: Old Town Other Developments - Local

World Heritage Site Listed Category: B Old Town Conservation Area	Change of use from flatted dwelling to short term let. at Flat 13 51 Cockburn Street Old Town Edinburgh EH1 1BS 25/05108/FULSTL	Format Design. FAO: Shona Mackay Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	Mr K Aslam., 51 Flat 13, Cockburn Street Edinburgh EH1 1BS	Local Delegated Decision	Registered on: 25/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Improvement Team Community Council: Old Town Other Developments - Local
World Heritage Site Listed Category: B Old Town Conservation Area	Change of use from flatted dwelling to short term let. at 2F1 38 Cockburn Street Old Town Edinburgh EH1 1PB 25/05109/FULSTL	Format Design. FAO: Shona Mackay Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	Mr K Aslam., 38 2F1, Cockburn Street Edinburgh EH1 1PB	Local Delegated Decision	Registered on: 25/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Improvement Team Community Council: Old Town Other Developments - Local
World Heritage Site Listed Category: A Old Town Conservation Area	Change of use from flatted dwelling to short term let. at Flat 3 227 High Street Old Town Edinburgh EH1 1PE 25/05115/FULSTL	Format Design. FAO: Shona Mackay Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	Mr K Aslam., 227 Flat 3, High Street Edinburgh EH1 1PE	Local Delegated Decision	Registered on: 25/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Improvement Team Community Council: Old Town Other Developments - Local
World Heritage Site Old Town Conservation Area	Change of use from flatted dwelling to short term let. at 201 Webster's Land Tollcross Edinburgh EH1 2RU 25/05117/FULSTL	Format Design. FAO: Shona Mackay Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	Mr K Aslam., 201 Webster's Land Edinburgh EH1 2RU	Local Delegated Decision	Registered on: 25/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	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 3F2 95 Broughton Street Broughton Edinburgh EH1 3RZ 25/05123/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Ms Susan Wall., 95 Flat 7 Broughton Street Edinburgh UK EH1 3RZ	Local Delegated Decision	Registered on: 29/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	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 Flat 5 1 New Assembly Close 142 High Street Edinburgh EH1 1QQ 25/05126/FULSTL	STL Solutions. Craig Douglas. Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Ms Jane Golder., Flat 5 1 New Assembly Close 142 High Street Edinburgh EH1 1QQ	Local Delegated Decision	Registered on: 26/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Improvement Team Community Council: Old Town Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	Retrospective change of use of premises to short-term let accommodation. at Flat 1 21 Broughton Street Broughton Edinburgh EH1 3JU 25/05136/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Ms Kate McKay., Flat 1 21 Broughton Street Broughton Edinburgh EH1 3JU	Local Delegated Decision	Registered on: 29/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	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 Flat 4 3 Merchant Street Old Town Edinburgh EH1 2QD 25/05138/FULSTL	STL Solutions. Craig Douglas. Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Jordan Robb., Flat 4 3 Merchant Street Old Town Edinburgh EH1 2QD	Local Delegated Decision	Registered on: 26/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Improvement Team Community Council: Old Town Other Developments - Local

World Heritage Site Old Town Conservation Area	Advertisement of the following types: Projecting Sign. at Costa Coffee 78 South Bridge Old Town Edinburgh EH1 1HN 25/05141/ADV	SEA Design Group. 13D Princes Drive Industrial Estate Kenilworth CV8 2FD	Costa Coffee Ltd., Mr Jason Lyte 3 Knaves Beech Business Centre Davies Way Loudwater HP10 9QR	Delegated Decision	Registered on: 26/09/2025 Comments Due by 17.10.2025	Local1 Team Community Council: Old Town Advertisements
World Heritage Site Listed Category: C Old Town Conservation Area	Change of use from flatted dwelling to short term let at 1F1 6 Forrest Road Old Town Edinburgh EH1 2QN 25/05150/FULSTL	Format Design. FAO: Shona Mackay Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	Mr K Aslam., 1F1 6 Forrest Road Old Town Edinburgh EH1 2QN	Local Delegated Decision	Registered on: 29/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Improvement Team Community Council: Old Town Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	Change of use from Class 1 (Shop) to restricted yoga/pilates & spin bike Class 11 (Assembly & Leisure). at GF 26 Howe Street New Town Edinburgh EH3 6TG 25/05165/FUL	WT Architecture. FAO: William Tunnell 4-6 Gote Lane South Queensferry EH30 9PS	URBN Fitness Ltd., FAO: James Wilson 35 - 36 Haddington Place Edinburgh EH7 4AG	Delegated Decision	Registered on: 29/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Change of use of flat to short term let (in retrospect). at 48A North Castle Street New Town Edinburgh EH2 3LU 25/05180/FULSTL	Suzanne McIntosh Planning Limited. 45C Bath Street Edinburgh EH15 1HB	Mr Richard Godden., Jenson Heights 35 Flat 16 Caledonia Road London N1 1XP	Local Delegated Decision	Registered on: 01/10/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	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 1 12 Lady Lawson Street Old Town Edinburgh EH3 9DS 25/05187/FULSTL		Mr Duncan Forbes., 55 Whitehouse Road Edinburgh EH46PE	Local Delegated Decision	Registered on: 01/10/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Improvement Team Community Council: Tollcross Other Developments - Local
Listed Category: B Coltbridge And Wester Coates Conservation Area	Car park signage. at Dunstane House Hotel 4 West Coates Wester Coates Edinburgh EH12 5JQ 25/05194/ADV		Parkingeye Ltd., Mr Yaseen Laher. 40 Eaton Avenue Matrix Park Chorley United Kingdom PR7 7NA	Delegated Decision	Registered on: 30/09/2025 Comments Due by 21.10.2025	Weronika Myslowiecka weronika.myslowiecka@edinburgh.gov.uk Community Council: Murrayfield Advertisements
World Heritage Site Listed Category: B New Town Conservation Area	Removal and replacement of 3No. antennas, supports and 3No. GRP chimney shrouds and all ancillary development. Installation of 3No. antennas, supports and 3No. GRP chimney shrouds and all ancillary development. at 42 Frederick Street New Town Edinburgh EH2 1EX 25/05204/LBC	Galliford Try Telecoms. Jodie Kane. 2 Lochside View PO Box 17452 Edinburgh EH12 1LB	Hive 2 1530 Arlington Business Park Theale RG7 4SA	Delegated Decision	Registered on: 01/10/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents

World Heritage Site West End Conservation Area	The proposal is for a change of use from a commercial office use to short term let visitor accommodation. The proposed works involves entirely internal alterations and will not affect the external appearance of the building. at 36 Atholl Crescent Lane West End Edinburgh EH3 8ET 25/05207/FULSTL	Gilberts. FAO: Doug Fraser 39A Grassmarket Edinburgh EH1 2HS	UK Bar Ltd., FAO: Blair Pringle 60 Constitution Street Edinburgh EH6 6RR	Local Delegated Decision	Registered on: 01/10/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Improvement Team Community Council: West End Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

Marchmont, Meadows And Bruntsfield Conservation Area	Ash Tree - Removal, 2 Ash trees to be removed - Removal at 38 Gillespie Crescent Bruntsfield Edinburgh EH10 4HX 25/05170/TCO	Jack Sneddon 33 Blair Road East Calder Livingston EH53 0TU	Mr John Derry., 38 Gillespie Crescent Bruntsfield Edinburgh EH10 4HX	Delegated Decision	Registered on: 30/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Tollcross 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: B New Town Conservation Area	Use as short term let. at 2F1A 12 Union Street Edinburgh EH1 3LU 25/04550/CLESTL		Cara Norfolk., 2F1A 12 Union Street Edinburgh EH1 3LU	Delegated Decision	Registered on: 23/09/2025	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	Use for short term letting. at Flat 6 71 Canongate Edinburgh EH8 8BS 25/04571/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 24/09/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
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World Heritage Site Listed Category: B New Town Conservation Area	Short term letting use. at 43A Cumberland Street Edinburgh EH3 6RA 25/04572/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 25/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
World Heritage Site Listed Category: B Old Town Conservation Area	Short term letting use. at Flat 3 51 Cockburn Street Edinburgh EH1 1BS 25/04573/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 24/09/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
World Heritage Site Old Town Conservation Area	Short term letting use. at Flat 12 7 Castle Wynd South Edinburgh EH1 2JT 25/04574/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 24/09/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
World Heritage Site Listed Category: B New Town Conservation Area	Use of residential flat for short term letting. at 70 Broughton Street Edinburgh EH1 3SA 25/04575/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 24/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
World Heritage Site Old Town Conservation Area	Short term letting use. at Flat 3 7 Castle Wynd South Edinburgh EH1 2JT 25/04577/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 24/09/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
World Heritage Site New Town Conservation Area	Short term letting use. at 17 Dublin Street Lane North Edinburgh EH3 6NT 25/04585/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 24/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions

World Heritage Site Old Town Conservation Area	Short term letting use. at 7 King's Stables Lane Edinburgh EH1 2LQ 25/04586/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 24/09/2025	Improvement Team Community Council: Tollcross CLE and CLP submissions
World Heritage Site Old Town Conservation Area	Short term letting use. at Flat 1 2 Heriot Bridge Edinburgh EH1 2HR 25/04587/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 24/09/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
World Heritage Site Listed Category: C Old Town Conservation Area	Short term letting use. at 1F3 7 Johnston Terrace Edinburgh EH1 2PW 25/04588/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 24/09/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
World Heritage Site West End Conservation Area	Short term letting. at BF1 16 Spittal Street Edinburgh EH3 9DT 25/04619/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 24/09/2025	Improvement Team Community Council: Tollcross CLE and CLP submissions
World Heritage Site Listed Category: B Old Town Conservation Area	Short term letting use. at /11 2 Lady Stair's Close 477 Lawnmarket Edinburgh EH1 2PA 25/04702/CLESTL	The Architecture And Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 01/10/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
World Heritage Site Old Town Conservation Area	Short term letting use. at Flat 1 43 New Street Old Town Edinburgh EH8 8BH 25/04708/CLESTL	The Architecture And Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 01/10/2025	Improvement Team Community Council: Old Town CLE and CLP submissions

World Heritage Site	Short term letting. at Flat 5 108A West Bow Old Town Edinburgh EH1 2HH	The Architecture And Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 01/10/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
Listed Category: B						
Old Town Conservation Area	25/04710/CLESTL					
World Heritage Site	A certificate of lawfulness confirming the premises' existing use as short-term accommodation. at 3F1 12 Castle Street New Town Edinburgh EH2 3AT		Miss Bonjour Investments Limited., Miss Fan Zhang 85 Great Portland Street London United Kingdom W1W 7LT	Delegated Decision	Registered on: 29/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
Listed Category: B						
New Town Conservation Area	25/04737/CLESTL					
World Heritage Site	We are applying for a certificate of lawfulness for existing short term accommodation use, operational since 2021. at Flat 4 108A West Bow Old Town Edinburgh EH1 2HH		Bonjour Investments Limited., FAO: Fan Zhang 85 Great Portland Street London W1W 7LT	Delegated Decision	Registered on: 30/09/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
Listed Category: B						
Old Town Conservation Area	25/04848/CLESTL					
	Continued use of premises as short-term let accommodation. at Flat 15 4 Dumbiedykes Road Dumbiedykes Edinburgh EH8 9UR		Jonathan Hunter., 2 Newton Manse Court Dalkeith EH22 1SR	Delegated Decision	Registered on: 26/09/2025	Improvement Team Community Council: Southside CLE and CLP submissions
	25/04891/CLESTL					
World Heritage Site	Existing use of the property as evidenced for 10 years since 2015. at Flat 5 3 James' Court 493 Lawnmarket Edinburgh EH1 2PB	Covell Matthews Architects Ltd. (Rutland Sq). 15 Rutland Square Edinburgh EH1 2BE	Mr C&P Hunter.,	Delegated Decision	Registered on: 24/09/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
Listed Category: A						
Old Town Conservation Area	25/04910/CLESTL					

World Heritage Site Listed Category: A New Town Conservation Area	We are applying for a certificate of lawfulness for existing short-term accommodation use, operational since May 2020. at 49A North Castle Street New Town Edinburgh EH2 3BG 25/04949/CLESTL		Bonjour Investments Limited., Miss Fan Zhang. 85 Great Portland Street London United Kingdom W1W 7LT	Delegated Decision	Registered on: 26/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
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Marchmont, Meadows And Bruntsfield Conservation Area	Existing use as a short term let for over 10 years. at 1F1 24 Bruntsfield Place Bruntsfield Edinburgh EH10 4HJ 25/05113/CLESTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Hassam Omar Sulhunt., 24 1f1 Bruntsfield Edinburgh EH10 2HJ	Delegated Decision	Registered on: 25/09/2025	Improvement Team Community Council: Tollcross CLE and CLP submissions
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New Town Conservation Area	Short term let. at 3A Broughton Place Lane Broughton Edinburgh EH1 3RS 25/05195/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Jay Storic, 12 Priestfield Avenue Edinburgh United Kingdom EH16 6JJ	Delegated Decision	Registered on: 01/10/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B12 – Leith Walk

1. Planning Applications

New Town Conservation Area	Retrospective change the use of the property from residential (Class 9) to short term let visitor accommodation (sui generis). at 6 Windsor Street Lane Hillside Edinburgh EH7 5JZ 25/04874/FULSTL		Lochside Homes Ltd., FAO: James Hamilton 6 Windsor Street Lane Edinburgh EH7 5JZ	Local Delegated Decision	Registered on: 29/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Improvement Team Community Council: Leith Central Other Developments - Local
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Listed Category: B Pilrig Conservation Area	Proposed minor internal alterations to lower ground, ground and first floors in retrospect. at 26 Pilrig Street Pilrig Edinburgh EH6 5AJ 25/05111/LBC	Covell Matthews Architects Ltd. 15 Rutland Square Edinburgh EH1 2BE	8 Johns Place Edinburgh EH6 7EL	Delegated Decision	Registered on: 25/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: Leith Central Listed building and Con Area Consents
Listed Category: A New Town Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 3A Hillside Crescent Hillside Edinburgh EH7 5DY 25/05139/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Tracey Stevenson., 3A Hillside Crescent Hillside Edinburgh EH7 5DY	Local Delegated Decision	Registered on: 29/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Improvement Team Community Council: Leith Central Other Developments - Local
Pilrig Conservation Area	Partial demolition of rear offshoot to be replaced by new extension and new external stair. at 18 Cambridge Gardens Pilrig Edinburgh EH6 5DJ 25/05153/FUL	HAAR. Matthew Johnson. 92 Constitution Street Edinburgh EH6 6RP	Beth Whittington., 18 Cambridge Gardens Edinburgh EH6 5DJ	Local Delegated Decision	Registered on: 29/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Leith Central Householder Developments
	Retrospective change of use from residential flat (Sui Generis) to short term let holiday accommodation (Sui Generis). at Flat 4 9 Heriothill Terrace Broughton Edinburgh EH7 4DZ 25/05197/FULSTL	McFadzean Studio. Douglas McFadzean. 40 Charlotte Dundas Court Grangemouth FK3 9EB	Mr Eddie Sanjuan., 22 Denham Green Terrace Edinburgh EH5 3PD	Local Delegated Decision	Registered on: 30/09/2025 Comments Due by 24.10.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: A New Town Conservation Area	Silver Birch, 30% crown reduction. Cherry, section dismantle of Ivy-covered Cherry. at 10A Annandale Street Broughton Edinburgh EH7 4AN 25/05262/TCO	Cameron Rowberry. Cameron Rowberry 97 Polwarth Terrace Edinburgh EH111NW	Mr Alex Wallace., 10A Annandale Street Broughton Edinburgh EH7 4AN	Delegated Decision	Registered on: 03/10/2025	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

Leith Conservation Area	Short term letting use. at 2F2 10 Crichton Place Edinburgh EH7 4NZ 25/04570/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 24/09/2025	Improvement Team Community Council: Leith Central CLE and CLP submissions
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	Short term letting use. at 2F1 7 London Road Edinburgh EH7 5AP 25/04615/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 25/09/2025	Improvement Team Community Council: Leith Central CLE and CLP submissions
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Listed Category: B	Short term letting use. at Flat 15 3 Papermill Wynd Edinburgh EH7 4QL 25/04616/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 29/09/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
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	Short term letting use at Flat 3, 54 Pitt Street, Edinburgh at 1F1 54 Pitt Street Bonnington Edinburgh EH6 4DA 25/04617/CLESTL	THE Architecture + Planning. 24 North Silver Street Aberdeen AB10 1RL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	Registered on: 01/10/2025	Improvement Team Community Council: Leith Central CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B13 – Leith

1. Planning Applications

Listed Category: C Leith Conservation Area	Change of use and redevelopment of 111 Constitution Street and warehouse at 18-25 John's Lane to create serviced apartments and commercial floorspace with ancillary landscaping and works. at 111 - 115 Constitution Street 18-25 John's Lane South Leith Edinburgh 25/03541/FUL	Pritchett Planning Consultancy. FAO: Phil Pritchett PO Box 8052 Edinburgh EH16 5ZF	K&S Mir Limited., 8 John's Place Edinburgh UK EH6 7EP	Delegated Decision	Registered on: 26/08/2025 <u>Site Notice posted on:</u> 10/10/2025 <u>Advertised on:</u> 10/10/2025 <u>Comments Due by</u> 31.10.2025	Graham Fraser graham.fraser@ed inburgh.gov.uk Community Council: Leith Links Other Developments - Local
	Proposed coating of existing terracotta tiles with Black Keim Mineral Paint at Ocean Terminal 98 Ocean Drive North Leith Edinburgh 25/04768/FUL	CBRE. FAO: Alison Ewing 7 Castle Street Edinburgh EH2 3AH	Ocean Terminal Limited., 7 Castle Street Edinburgh EH2 3AH	Delegated Decision	Registered on: 30/09/2025 <u>Comments Due by</u> 27.10.2025	Kenneth Bowes kenneth.bowes@e dinburgh.gov.uk Community Council: Leith Harbour + Newhaven Other Developments - Local
	Prior Approval for electronic communication code operators. at Telecoms Apparatus 17 Metres East Of 112 Salamander Street South Leith Edinburgh 25/05055/TELE	Perry Williams Ltd. Rachel Gormley. Dunkirk Avenue Desborough NN14 6DE	Freshwave Facilities Limited., 50 Cowcross Street London EC1M 3HP	Delegated Decision	Registered on: 23/09/2025 <u>Comments Due by</u> 17.10.2025	Adam Gloser adam.gloser@edin burgh.gov.uk Community Council: Leith Links Telecommunicatio ns
	Proposed equipment upgrades and improvement works. at 20 Marine Esplanade South Leith Edinburgh EH6 7RF 25/05062/FUL	SLR Consulting Limited (Jacksons). Abigail Brown. The Tun 4 Jackson's Entry Edinburgh United Kingdom EH8 8PJ	Veolia., Kingswood House Kingswood Crescent Cannock WS11 8JP	Delegated Decision	Registered on: 02/10/2025 <u>Comments Due by</u> 27.10.2025	Catriona Reece- Heal catriona.reece- heal@edinburgh.g ov.uk Community Council: Leith Harbour + Newhaven Other Developments - Local

	Change of use from shop unit to studio flat, kitchen, shower room, en-suite added to existing layout, no external alterations. at 7 Salamander Street South Leith Edinburgh EH6 7HZ 25/05082/FUL	Venn Architectural Services Ltd. Stuart Smith. 16 Hamilton Drive West Edinburgh EH15 1NR	Trinity Glazing., 4A Stewartfield Industrial Estate Edinburgh EH6 5RQ	Delegated Decision	Registered on: 24/09/2025 <u>Comments Due by</u> 21.10.2025	Local1 Team Community Council: Leith Harbour + Newhaven Housing - Local
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Listed Category: C Leith Conservation Area	Replacement of existing sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. All historical detail to be matched/reinstated. at 33 Madeira Street Newhaven Edinburgh EH6 4AJ 25/05089/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	33 Madeira Street Edinburgh United Kingdom EH6 4AJ	Delegated Decision	Registered on: 24/09/2025 <u>Site Notice posted on:</u> 10/10/2025 <u>Advertised on:</u> 10/10/2025 <u>Comments Due by</u> 31.10.2025	Local1 Team Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents
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Listed Category: C Leith Conservation Area	Replace and reinstate windows, new vent and foul pipe. at 191 Great Junction Street North Leith Edinburgh EH6 5LQ 25/05167/LBC	Architectural Services. FAO: Darren Beresford 237 Baldrigeburn Dunfermline KY12 9EG	191 Great Junction Street Leith EH6 5LQ	Delegated Decision	Registered on: 29/09/2025 <u>Site Notice posted on:</u> 10/10/2025 <u>Advertised on:</u> 10/10/2025 <u>Comments Due by</u> 31.10.2025	Local1 Team Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents
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Listed Category: C Leith Conservation Area	Internal alterations to existing flat. at 105 Portland Street Newhaven Edinburgh EH6 4AY 25/05184/LBC	Raymond Bryan. 1 John's Place Edinburgh EH6 7EL	105 Portland Street Edinburgh EH6 4AY	Delegated Decision	Registered on: 30/09/2025 <u>Site Notice posted on:</u> 10/10/2025 <u>Advertised on:</u> 10/10/2025 <u>Comments Due by</u> 31.10.2025	Local1 Team Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents
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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

	Retrospective change of use from dwelling to short term let. at PF2 21 Milton Street Abbeyhill Edinburgh EH8 8HA 25/04838/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: 25/09/2025 <u>Comments</u> <u>Due by</u> 21.10.2025	Improvement Team Community Council: Craigentinny + Meadowbank Other Developments - Local
New Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at Flat 5A 1 West Norton Place Abbeyhill Edinburgh EH7 5AW 25/04851/FULSTL		Miss Anisa Hussein., 2 2 Mountwise Newquay TR7 2BD	Local Delegated Decision	Registered on: 01/10/2025 <u>Site Notice</u> <u>posted on:</u> 10/10/2025 <u>Advertised</u> <u>on:</u> 10/10/2025 <u>Comments</u> <u>Due by</u> 31.10.2025	Improvement Team Community Council: Leith Central Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

Duddingston Conservation Area	2m clearance from neighbours' house, following BS 3998:2010, Holly approx 10m tall prune back to boundary wall following BS 3998:2010. at 21 The Causeway Duddingston Edinburgh EH15 3QA 25/05155/TCO		Mr Alex Bryant., 14 Alnwickhill Terrace Edinburgh EH16 6YD	Delegated Decision	Registered on: 02/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Northfield + Willowbrae TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

Listed Category: C	We are applying for a certificate of lawfulness for existing short-term accommodation use, operational since Jan 2021. at 1F2 14 Earliston Place Abbeyhill Edinburgh EH7 5SU 25/04950/CLESTL		Bonjour Residences Ltd., Miss Fan Zhang 5 South Charlotte Street Edinburgh United Kingdom EH2 4AN	Delegated Decision	Registered on: 30/09/2025	Improvement Team Community Council: Craigentinny + Meadowbank CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B15 – Southside/Newington

1. Planning Applications

Southside Conservation Area	Retrospective change of use from residential (sui generis) to short term visitor accommodation (sui generis). at 193 Pleasance Edinburgh EH8 9RU 25/04260/FULSTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr David Nicoll., Flat 8 11 Hawkhill Close Edinburgh EH6 7FG	Local Delegated Decision	Registered on: 25/09/2025 <u>Site Notice posted on:</u> 10/10/2025 <u>Advertised on:</u> 10/10/2025 <u>Comments Due by</u> 31.10.2025	Improvement Team Community Council: Southside Other Developments - Local
Southside Conservation Area	Display of 3no. painted murals, painted on plywood panels and installed on external elevations of the building. at 7 Boroughloch Southside Edinburgh EH8 9NL 25/05056/ADV		LAYC (Lothian Association Of Youth Clubs)., Ms Laurene Edgar Dunford House 7 Boroughloch Edinburgh EH8 9NL	Delegated Decision	Registered on: 29/09/2025 <u>Comments Due by</u> 20.10.2025	Local1 Team Community Council: Southside Advertisements

Listed Category: C Grange Conservation Area	Single storey rear extension. at 57 Grange Road Grange Edinburgh EH9 1TY 25/05068/FUL	Maxwell72 Architects. FAO: Maxwell Davidson 19 Echline Terrace South Queensferry EH30 9XH	Mr S Glass., 57 Grange Road Grange Edinburgh EH9 1TY	Delegated Decision	Registered on: 30/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: Marchmont + Sciennes Householder Developments
Listed Category: C Grange Conservation Area	Single storey extension to rear. at 57 Grange Road Grange Edinburgh EH9 1TY 25/05070/LBC	Maxwell72 Architects. Maxwell Davidson. 19 Echline Terrace South Queensferry EH30 9XH	57 Grange Road Grange Edinburgh EH9 1TY	Delegated Decision	Registered on: 24/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: Marchmont + Sciennes Listed building and Con Area Consents
	Formation of entrance porch. at 13 Relugas Gardens Grange Edinburgh EH9 2PU 25/05132/FUL	Slorach And Slorach Architects Ltd (Gyle). Caroline Slorach. 5 South Gyle Crescent Edinburgh EH12 9EG	Susan McKinnon., 13 Relugas Gardens Grange Edinburgh EH9 2PU	Local Delegated Decision	Registered on: 29/09/2025 Comments Due by 21.10.2025	Householder Team planning.househol der@edinburgh.go v.uk Community Council: Grange + Prestonfield Householder Developments
Marchmont, Meadows And Bruntsfield Conservation Area	Change of use from dwelling to short term let. at 2F1 23 Melville Terrace Sciennes Edinburgh EH9 1LR 25/05177/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: 01/10/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Improvement Team Community Council: Marchmont + Sciennes Other Developments - Local

Listed Category: A	Balustrade on the roof of the 1894 building needs to be removed for safety reasons. at Crawford Building Royal Observatory 21 Observatory Road Blackford Edinburgh EH9 3HJ 25/05188/LBC	Carter Jonas LLP. FAO: Nicky Brock Mayfield House 256 Banbury Road Oxford OX2 7DE	Mayfield House 256 Banbury Road Oxford OX2 7DE	Delegated Decision	Registered on: 30/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: Grange + Prestonfield Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: B Southside Conservation Area	50-year-old Ash with three stems, roof height, reduce or remove the tree. at 2F2 41 Clerk Street Edinburgh EH8 9JQ 25/04548/TCO		William Baber., 66 Grassmarket Edinburgh EH1 2JR	Delegated Decision	Registered on: 03/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Southside TCO and TPO submissions
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Grange Conservation Area	Re pollard Lime tree Tilia x europaea back to previous pruning points (est 3m). at 3 Relugas Road Grange Edinburgh EH9 2NE 25/05164/TCO		Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	Registered on: 29/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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Blacket Conservation Area	Beech Tree removal of this rapidly growing beech tree. at 34, 36 Mayfield Terrace Edinburgh 25/05186/TCO		John Usher., 36 1 Mayfield Terrace Edinburgh EH9 1RZ	Delegated Decision	Registered on: 30/09/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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Grange Conservation Area	T1 Pine - reduce overall height by approx. 1/3 (5m) and sides by up to 1m. at 15 Blackford Road Edinburgh EH9 2DT 25/05259/TCO	McLaren Tree Surgery Ltd. 51 Silverknowes View Edinburgh EH4 5PS	Mr Robin Adair., 15 Blackford Road Edinburgh Scotland EH9 2DT	Delegated Decision	Registered on: 03/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions
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Grange Conservation Area	T1 Macrocarpa - fell to ground level, T2 Acer - crown reduce all over by 0.5-1.5m to contain and crown lift lower branches by approx. 1m. at 17 Blackford Road Edinburgh EH9 2DT 25/05260/TCO	McLaren Tree Surgery Ltd. 51 Silverknowes View Edinburgh EH4 5PS	Mr John Brown., 17 Blackford Road Edinburgh EH9 2DT	Delegated Decision	Registered on: 03/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

Southside Conservation Area	Short term let. at 13 Salisbury Road Newington Edinburgh EH16 5AA 25/05192/CLESTL	Contour Town Planning. Angus Dodds. 38 Harrison Road Edinburgh EH11 1EQ	Mr Jay Storic., 12 Priestfield Avenue Edinburgh EH16 6JJ	Delegated Decision	Registered on: 01/10/2025	Improvement Team Community Council: Southside CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

	Change of use from Student Accommodation to Class 8(a). For use as Temporary Residential Accommodation. at Northfield House Hotel 115 Lasswade Road Edinburgh EH16 6UD 25/04190/FUL	UNUM Partnership. FAO. Patrick Davies. 1st Floor Rear 77 St Vincent Street Glasgow G2 5TF	1870 Ltd., 14 Rutland Square Edinburgh EH1 2BD	Committee Decision	Registered on: 15/09/2025 <u>Comments</u> <u>Due by</u> 21.10.2025	Graham Fraser graham.fraser@edinburgh.gov.uk Community Council: Liberton + District Other Developments - Local
	Installation of a hand car wash facility on former garage forecourt at 66 Old Burdiehouse Road Burdiehouse Edinburgh EH17 8BL 25/05072/FUL	David Bell Architect. FAO: David Bell 1 John's Place Edinburgh EH4 2WL	Glenburn Car Wash., Mr Muhammad Ahmad. 66 Old Burdiehouse Road Edinburgh EH17 8BL	Local Delegated Decision	Registered on: 29/09/2025 <u>Comments</u> <u>Due by</u> 24.10.2025	Local1 Team Community Council: Liberton + District Other Developments - Local

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	Ancillary accommodation in the rear garden. at 33 Pittville Street Portobello East Edinburgh EH15 2BX 25/05054/LBC	Sonia Browse Architects LLP. 13 Bellfield Lane Edinburgh EH15 2BL	33 Pittville Street Portobello East Edinburgh EH15 2BX	Delegated Decision	Registered on: 23/09/2025 Site Notice posted on: 10/10/2025 Advertised on: 10/10/2025 Comments Due by 31.10.2025	Local1 Team Community Council: Portobello (Inactive) Listed building and Con Area Consents
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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

	Use as short term let visitor's accommodation. at 30 Milligan Road Greendykes Edinburgh EH16 4ZD 25/04675/CLESTL	Host-Ed Ltd. FAO: Agnieszka Kabzinska 5 South Charlotte Street Edinburgh EH2 4AN	Mrs Maria Shakoora., 30 Milligan Road Greendykes Edinburgh EH16 4ZD	Delegated Decision	Registered on: 29/09/2025	Improvement Team Community Council: Craigmillar (Inactive) CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

	Installation of 79.17kwp solar PV on building rooftop. at St John's RC Primary School 18 Duddingston Road Duddingston Edinburgh EH15 1NE 25/04254/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: 26/09/2025	Graham Fraser graham.fraser@edinburgh.gov.uk Community Council: Northfield + Willowbrae CLE and CLP submissions
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[Wards](#)

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

[Wards](#)