

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **6 October 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **6 October 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

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

25/04465/TCO (Treework Within a Conservation Area)	x1 Silver Birch approx 4.5-5 meters in Height - Complete removal. at 13 Gospatric Gardens Dalmeny South Queensferry EH30 9BS	Mrs Kirsty Graham., 13 Gospatric Gardens Dalmeny Edinburgh EH30 9BS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 October 2025
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Community Council: Queensferry + District

25/04312/FUL (Planning Permission)	Renovation and extension to existing dwelling. at 5 Malachi Green Kirkliston EH29 9FT	Jenny McConnach., 5 Malachi Green Kirkliston EH29 9FT	Local Delegated Decision	GRANTED	1 October 2025
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Community Council: Kirkliston

25/04074/FUL (Planning Permission)	Front porch and ramp for accessibility. at 24 Silverknowes Midway Edinburgh EH4 5PP	Mr & Mrs Ralton., 24 Silverknowes Midway Edinburgh EH4 5PP	Local Delegated Decision	GRANTED	3 October 2025
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Community Council: Davidson Mains+Silverknowes (Inactive)

25/03356/FUL (Planning Permission)	Renewal of existing planning consent 22/03165/FUL for erection of 1 No. dwelling. at 1 Wellflats Road Kirkliston Station Kirkliston EH29 9AZ	Mr Grant Phillips., Shoreside House Shoreside Road Crombie KY12 8LQ	Delegated Decision	WITHDRAWN	29 September 2025
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Community Council: Kirkliston

[Wards](#)

Ward No. B02 – Pentland Hills

25/01887/FUL (Planning Permission)	Proposed storey and a half rear extension with glass link and single storey entrance porch with store (as amended) at 29 Belmont Road Juniper Green EH14 5DZ	Mrs Laura Hendry-Kristensen, 29 Belmont Road Juniper Green EH14 5DZ	Committee Decision	GRANTED	3 October 2025
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Community Council: Juniper Green + Baberton Mains

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/04189/CLP (Certificate of Lawfulness (proposed))	Replacement of external wall cladding to existing building. at 24 South Gyle Crescent Edinburgh EH14 9EB	M7 Real Estate Ltd., Blue Fin Building 110 Southwark Street 7th Floor London England SE1 0SU	Delegated Decision	REFUSED	2 October 2025
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Community Council: Corstorphine + Gyle

25/03786/FUL (Planning Permission)	Porch extension to front of existing dwelling. at 7 Clerwood Gardens Edinburgh EH12 8PT	Mr Chris Jack., 7 Clerwood Gardens Edinburgh EH12 8PT	Local Delegated Decision	GRANTED	1 October 2025
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Community Council: Corstorphine + Clermiston

[Wards](#)

Ward No. B04 – Forth

25/03990/FUL (Planning Permission)	Internal reconfiguration that includes the removal of wall to form new master bedroom and en-suite, formation of new shower room, new WC and removal of wall to form larger dining room. Kitchen to move to current living room to form new bedroom. Single storey extension built in rear garden with new living room and bedroom with en-suite. at 388 Ferry Road Edinburgh EH5 3QG	Pauline Aylesbury., 388 Ferry Road Edinburgh EH5 3QG	Local Delegated Decision	GRANTED	30 September 2025
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Community Council: Trinity

25/03924/CLP (Certificate of Lawfulness (proposed))	Installation of replacement door to rear of flat. at PF1 16 Annfield Newhaven Edinburgh EH6 4JF	Mr J McPherson., 16 Annfield Edinburgh EH6 4JF	Delegated Decision	GRANTED	2 October 2025
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Community Council: Trinity

25/03036/CLE (Certificate of Lawfulness (existing))	Addition of 13x photovoltaic panels to roof at 57 Dudley Crescent Newhaven Edinburgh EH6 4QL	Mr Oliver Woodruff., 57 Dudley Crescent Newhaven Edinburgh EH6 4QL	Delegated Decision	GRANTED	30 September 2025
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Community Council: Trinity (pre 28 March 2025)

25/03037/CLE (Certificate of Lawfulness (existing))	Addition of 11x photovoltaic panels to roof at 29 Dudley Crescent Edinburgh EH6 4QJ	Mrs Ruth Evans., 29 Dudley Crescent Edinburgh EH6 4QJ	Delegated Decision	GRANTED	30 September 2025
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Community Council: Trinity (pre 28 March 2025)

[Wards](#)

Ward No. B05 – Inverleith

25/05039/CON (Conservation Area Consent)	Substantial Demolition in a Conservation Area. at 2 - 6 Raeburn Place Stockbridge Edinburgh EH4 1HN	Raeburn Hotel Group., Mr Ross Maclean The Raeburn 112 Raeburn Pl Edinburgh Scotland EH4 1HG	Local Delegated Decision	PERMISSION IS NOT REQUIRED	1 October 2025
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Community Council: Stockbridge + Inverleith

25/04280/TCO (Treework Within a Conservation Area)	Cherry tree -crown reduction up to 1m. (m as amended email 22/9) at 10 Bell Place Stockbridge Edinburgh EH3 5HT	Mr Hamish Whyte., 10 Bell Place Edinburgh UK Eh3 5HT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 October 2025
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Community Council: Stockbridge + Inverleith

25/03973/FUL (Planning Permission)	Side extension and roof alterations including two dormers. at 9 Craigleith Hill Grove Edinburgh EH4 2JY	Mr Jon Baggs., 9 Craigleith Hill Grove Edinburgh EH4 2JY	Local Delegated Decision	GRANTED	2 October 2025
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Community Council: Craigleith + Blackhall

25/03005/LBC (Listed Building Consent)	Alterations to internal partitions. Replacement of internal door, alterations to staircase balustrade. at 1F 4 Oxford Terrace Stockbridge Edinburgh EH4 1PX	Mrs T Allen., Flat 1 4 Oxford Terrace Edinburgh EH4 1PX	Delegated Decision	GRANTED	2 October 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/03747/FUL (Planning Permission)	Proposed internal alterations to the existing layout, existing rear extension and raised deck to be removed. New flat roof extension to rear with raised patio area for external use. at 34 Ravelston Dykes Edinburgh EH4 3EB	A Nash., 34 Ravelston Dykes Edinburgh EH4 3EB	Local Delegated Decision	GRANTED	2 October 2025
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Community Council: Craigleith + Blackhall

25/02308/FUL (Planning Permission)	Erection of single storey extension and garden shed to rear garden of ground floor flat. at 33 Roseburn Drive Edinburgh EH12 5NR	Ms Emma Norman., 33 Roseburn Drive Edinburgh UK EH12 5NR	Local Delegated Decision	GRANTED	1 October 2025
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Community Council: Murrayfield (pre 28 March 2025)

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/04284/TCO (Treework Within a Conservation Area)	Cherry as per report. reduce north limb back to main stem at 12 Lewis Terrace Dalry Edinburgh EH11 2BT	Mrs Paula Frame., 12 Lewis Terrace Edinburgh EH11 2BT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 October 2025
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Community Council: Gorgie + Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/04492/TPO (Treework)	T1 Beech, reduce to Monopole at 4m. at Treeworks At Bonaly Road Edinburgh	Brian Finlayson., 65 Bonaly Road Edinburgh EH13 0PD	Delegated Decision	GRANTED	1 October 2025
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Community Council: Colinton

25/03676/FUL (Planning Permission)	Proposed single storey side and rear extension and front porch. at 76 Redford Avenue Edinburgh EH13 0BW	Ross McLaren., 76 Redford Avenue Edinburgh EH13 0BW	Local Delegated Decision	GRANTED	30 September 2025
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Community Council: Colinton

25/02945/FUL (Planning Permission)	Replace existing conservatory with extension and internal alterations and garage extension to front (as amended). at 63 Hainburn Park Redford Edinburgh EH10 7HJ	Mrs A Patterson., 63 Hainburn Park Redford Edinburgh EH10 7HJ	Committee Decision	GRANTED	3 October 2025
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Community Council: Fairmilehead

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/04902/CLP (Certificate of Lawfulness (proposed))	Replace window with doors. at 8 New Mart Square Slateford Edinburgh EH14 1TJ	Ms Liz Tait., 8 New Mart Square Slateford Edinburgh EH14 1TJ	Delegated Decision	GRANTED	1 October 2025
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Community Council: Hutchison + Chesser (Inactive)

25/04662/TCO (Treework Within a Conservation Area)	Group of tree's to the south of 14 Syme Rigg (6x Spruce, 2x Dead Pine & 1x Oak) - The tree's will be felled safely to ground level using appropriate dismantling techniques. at 14 Syme Rigg Edinburgh EH10 5GE	Mhairi Berry., 14 Syme Rigg Edinburgh EH10 5GE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	29 September 2025
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Community Council: Craiglockhart

25/04522/CLP (Certificate of Lawfulness (proposed))	Change glazing on front elevation. at 471 Gorgie Road Edinburgh EH11 3AD	Conrad Barrett-Freeman., 89 Rankin Drive Edinburgh EH9 3BG	Delegated Decision	GRANTED	1 October 2025
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Community Council: Hutchison + Chesser (Inactive)

25/04255/CLP (Certificate of Lawfulness (proposed))	Installation of 98.28kwp solar pv on building rooftop. at 4 Meggetland Wynd Slateford Edinburgh	Edinburgh Community Solar Coop C/o Energy4All., Trinity Enterprise Centre Unit 26 Barrow-in-Furness England LA14 2PN	Delegated Decision	GRANTED	3 October 2025
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Community Council: Craiglockhart

25/03892/TPO (Treework)	Lime tag 558 near 3 Redhall House Avenue remove. Has young fruiting bodies of Kretzschmaria deusta at the base. at Treeworks 20 Meters South Of 3 Redhall House Drive Wester Craiglockhart Edinburgh	Hacking And Paterson Management Services., Mr Paul Forsyth 103 East London Street Edinburgh EH7 4BF		GRANTED	3 October 2025
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Community Council: Craiglockhart

25/03691/TPO (Treework)	Six Sitka Spruce, approximately 25m high, fell six trees. Timber cut into lengths, stacked on site. Brash collected and placed into eco piles. at Land To Rear Of 13 Syme Rigg Edinburgh EH10 5GE	Alan Fisher., 13 Syme Rigg Edinburgh EH10 5GE	Delegated Decision	PERMISSION IS NOT REQUIRED	1 October 2025
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Community Council: Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

25/04733/WINP A (Prior Approval Windows)	Existing timber framed windows to be replaced with white upvc double glazed windows. at 72 Leamington Terrace Viewforth Edinburgh EH10 4JU	Mr D Robertson., 72 Leamington Terrace Viewforth Edinburgh EH10 4JU	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	30 September 2025
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Community Council: Merchiston

25/04493/TCO (Treework Within a Conservation Area)	Leyland Cypress, removal. at 6 Corrennie Gardens Edinburgh EH10 6DG	Stephen Cook., 27 Waterfield Road Edinburgh EH10 6TG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 October 2025
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Community Council: Morningside

25/04463/TCO (Treework Within a Conservation Area)	T1 Elm - crown reduce all over removing 1-3m in branch length. at 7 Comiston Drive Edinburgh EH10 5QR	Mr Alan Flynn., 7 Comiston Drive Edinburgh EH10 5QR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 October 2025
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Community Council: Morningside

25/04446/TCO (Treework Within a Conservation Area)	Birch Tree, located beside south west corner of property boundary. - Tree removed. Dismantled carefully to avoid surrounding wall and structures at GF2 14 Merchiston Avenue Edinburgh EH10 4NY	Mrs Kate Ferris., 14A Merchiston Avenue Edinburgh EH10 4NY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 October 2025
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Community Council: Merchiston

25/04220/CLP (Certificate of Lawfulness (proposed))	External alterations to existing building including- replacement windows/doors to a differing type; Aadditional roof cowls in existing slate roof; and new external plant. at Main Building Royal Edinburgh Hospital 23 Tipperlinn Road Edinburgh EH10 5HF	NHS Lothian., Albany Ward Royal Edinburgh Hospital Morningside Place Edinburgh EH10 5HF	Delegated Decision	GRANTED	1 October 2025
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Community Council: Morningside

25/03881/FUL (Planning Permission)	Erection of a small structure, within 1m of the rear boundary, to serve as a home office. at 37 Greenbank Drive Greenbank Edinburgh EH10 5RF	Mr Mark Lean., 37 Greenbank Drive Greenbank Edinburgh EH10 5RF	Local Delegated Decision	GRANTED	1 October 2025
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Community Council: Morningside

25/03362/FUL (Planning Permission)	Proposed alterations and extension to existing coachhouse currently forming games room and storage to existing villa dwelling. at 37 Polwarth Terrace Polwarth Edinburgh EH11 1NL	Gairloch Estate., Mrs Gina Mackenzie. 37 Polwarth Terrace Edinburgh UK EH11 1NL	Local Delegated Decision	GRANTED	3 October 2025
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Community Council: Merchiston (pre 28 March 2025)

25/02871/FUL (Planning Permission)	Change of use from a bank to a cafe with limited cooking. at 206 Bruntsfield Place Edinburgh EH10 4DF	Mr Usman Mohammed., 123 Lothian Road West End Edinburgh EH3 9AN	Committee Decision	GRANTED	3 October 2025
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Community Council: Merchiston (pre 28 March 2025)

25/02874/LBC (Listed Building Consent)	Alterations to former bank to form new coffee shop with new advertising. at 206 Bruntsfield Place Bruntsfield Edinburgh EH10 4DF	Mr Usman Mohammed., 123 Lothian Road West End Edinburgh EH3 9AN	Committee Decision	GRANTED	3 October 2025
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Community Council: Merchiston (pre 28 March 2025)

[Wards](#)

Ward No. B11 – City Centre

25/04553/TCO (Treework Within a Conservation Area)	Cherry, reduce & shape. at 31 Regent Terrace Edinburgh EH7 5BS	Frank Chu., 31 Regent Terrace Edinburgh EH7 5BS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 October 2025
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Community Council: New Town + Broughton

25/04399/TCO (Treework Within a Conservation Area)	Undertake pruning and cable & bracing work to 8 trees. - Tree work as per attached Tree Safety Survey April 2025. at Treeworks Drummond Place New Town Edinburgh	Drummond Place Gardens Committee., Mr Alistair Hawkins 32A Drummond Place Edinburgh EH3 6PW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 October 2025
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Community Council: New Town + Broughton

25/04152/FUL (Planning Permission)	Installation of external window barriers and all associated works. at 1F1 7 Gayfield Square Edinburgh EH1 3NT	Ms Militsa Georgiou., 7-2 Gayfield Square Edinburgh United Kingdom EH1 3NT	Local Delegated Decision	GRANTED	3 October 2025
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Community Council: New Town + Broughton

25/04153/LBC (Listed Building Consent)	Installation of external window barrier and all associated works. at 1F1 7 Gayfield Square Edinburgh EH1 3NT	Ms Militsa Georgiou., 7-2 Gayfield Square Edinburgh EH1 3NT	Delegated Decision	GRANTED	3 October 2025
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Community Council: New Town + Broughton

25/04051/LBC (Listed Building Consent)	Replacement of existing timber sash windows on a like-for-like basis with new windows, custom fitted with Slimline IGUs. All historical detail to be matched /reinstated. at Flat 3 10 Bellevue Crescent Edinburgh EH3 6ND	Alan Currie., Flat 3 10 Bellevue Crescent Edinburgh EH3 6ND	Delegated Decision	GRANTED	30 September 2025
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Community Council: New Town + Broughton

25/04028/LBC (Listed Building Consent)	Demolish existing garage and lane boundary wall, construction of new flat roofed garage /DIY workshop (already approved 25/01981/LBC) with the addition of a side door onto the lane. at GF 22 Lynedoch Place Edinburgh EH3 7PY	James & Hilary Sawers., 1 22 Lynedoch Place Edinburgh EH3 7PY	Delegated Decision	GRANTED	3 October 2025
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Community Council: West End

25/03970/ADV (Advert Consent)	New vinyl signage. at Main Building Waverley Station 4 Waverley Bridge Edinburgh EH1 1BB	Natwest Group., 250 Bishopsgate London EC2M 4AA	Delegated Decision	GRANTED	30 September 2025
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Community Council: Old Town

25/03948/LBC (Listed Building Consent)	Alterations to 10 traditional sash and case windows, 8 to the street, and 2 to the rear. Glass proposed to be replaced with vacuum glazing. at 2F 10 St Colme Street Edinburgh EH3 6AA	Mr David Scott., 10 2F St Colme Street Edinburgh EH3 6AA	Delegated Decision	GRANTED	2 October 2025
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Community Council: New Town + Broughton

25/03927/LBC (Listed Building Consent)	Replacement of defective timber single glazed circular cupola with timber double glazed circular cupola. at 2F1 72 Northumberland Street Edinburgh EH3 6JG	Mrs Amanda Clamp., 3 72 Northumberland Street Edinburgh EH3 6JG	Delegated Decision	GRANTED	2 October 2025
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Community Council: New Town + Broughton

25/03910/LBC (Listed Building Consent)	Renew the existing, non-original, single glazed timber sash and case window units with new double glazed timber sash and case windows to resemble the design and configuration of the existing window units. at 1 - 1A Pleasance Edinburgh EH8 9UE	The Salvation Army., FAO: Mr Steve Holtz 4 Buchanan Court Cumbernauld Road Glasgow G33 6HZ	Delegated Decision	GRANTED	2 October 2025
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Community Council: Old Town

25/03841/FUL (Planning Permission)	Roof terrace extension and new bar installation. at 4 - 6 Grassmarket Edinburgh EH1 2JU	Signature Pubs Ltd., FAO: Mr Nic Wood 6 Albyn Place Edinburgh EH2 4NG	Local Delegated Decision	GRANTED	29 September 2025
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Community Council: Old Town

25/03842/LBC (Listed Building Consent)	Existing roof terrace extension and new bar installation. at 4 - 6 Grassmarket Edinburgh EH1 2JU	Signature Pubs Ltd., FAO: Mr Nic Wood 6 Albyn Place Edinburgh EH2 4NG	Delegated Decision	GRANTED	29 September 2025
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Community Council: Old Town

25/03773/FUL (Planning Permission)	Change of use from office to food and drink unit (Class 3) at 3 Crichton's Close Old Town Edinburgh EH8 8DT	LSG Capital., FAO: Mr Hugh Fraser 16 Charlotte Square Edinburgh EH2 4DF	Local Delegated Decision	GRANTED	2 October 2025
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Community Council: Old Town

25/03461/FUL (Planning Permission)	Install an external passenger lift adjacent to principal stepped entrance with raised metal walkway. Retrofit single glazed, timber windows with Fineo 8 vacuum glazing, retain frames. Overhaul slate roof and install metal edge protection to flat roof. Remove two trees to facilitate boundary wall rebuild. Replace external light fixtures and undercroft gates on like for like basis. Internal alterations to remove existing partition walls and construct new walls. at 36 King's Stables Road Old Town Edinburgh EH1 2EU	The Open University., Walton Hall Walton Drive Milton Keynes MK7 6AA	Local Delegated Decision	WITHDRAWN	30 September 2025
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Community Council: West End (pre 28 March 2025)

25/03457/LBC (Listed Building Consent)	Install an external passenger lift adjacent to principal overhaul slate roof and install metal edge protection to flat roof, remove two trees to facilitate boundary wall rebuild; replace external light fixtures and undercroft gates on like for like basis. Internal alterations to remove existing partition walls and construct new walls. at 36 King's Stables Road Old Town Edinburgh EH1 2EU	The Open University., Walton Hall Walton Drive Milton Keynes MK7 6AA	Delegated Decision	GRANTED	2 October 2025
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Community Council: West End (pre 28 March 2025)

25/03277/FUL (Planning Permission)	Conversion of garage to form additional bedroom, change of windows to UPVC and associated works. at 20 Atholl Crescent Lane Edinburgh EH3 8ET	C/O Southside Property Management., FAO: Janetta McMicking 20 Nicolson Street Edinburgh EH8 9DH	Local Delegated Decision	GRANTED	2 October 2025
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Community Council: West End (pre 28 March 2025)

25/03116/FUL (Planning Permission)	Installation of replacement external passenger lift with modified gate. at 49 - 51 Albany Street Edinburgh EH1 3QY	Deaf Action., FAO: Caroline Frase 49 - 51 Albany Street Edinburgh EH1 3QY	Local Delegated Decision	GRANTED	1 October 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03050/LBC (Listed Building Consent)	Replace existing lift with new lift like for like apart from a lower gate so it will look slightly different to the old one. at 49 - 51 Albany Street Edinburgh EH1 3QY	Deaf Action., FAO: Caroline Fraser 49 - 51 Albany Street Edinburgh EH1 3QY	Delegated Decision	GRANTED	30 September 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02226/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 2 20 Lochrin Place Tollcross Edinburgh EH3 9QS	Inverleaf Ltd., 20 Flat 2 Lochrin Place Edinburgh EH3 9QS	Committee Decision	REFUSED	30 September 2025
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Community Council: Tollcross (pre 28 March 2025)

25/01120/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 3 12 Old Tolbooth Wynd Old Town Edinburgh EH8 8EQ	Ms Sarah McGregor., Flat 3 12 Old Tolbooth Wynd Old Town Edinburgh EH8 8EQ	Committee Decision	REFUSED	3 October 2025
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Community Council: Old Town (pre 28 March 2025)

25/01053/FUL (Planning Permission)	The application is for the erection of a monument to commemorate Dr. Elsie Inglis on the southern pavement of the Royal Mile adjacent to New Assembly Close, opposite the commemorative plaque to Dr. Inglis on 219 High Street. at Proposed Statue 10 Metres North Of 144 High Street Edinburgh	Statue For Elsie Inglis SCIO., 63 Saughton Road North Edinburgh EH12 7JA	Committee Decision	GRANTED	3 October 2025
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Community Council: Old Town (pre 28 March 2025)

25/00809/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 5 8 Porteous' Pend Edinburgh EH1 2HP	Mr Simon Haywood., 8 Flat 5, Porteous' Pend 25 Grassmarket Edinburgh EH1 2HP	Committee Decision	REFUSED	3 October 2025
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

25/04459/TCO (Treework Within a Conservation Area)	T1 Purple Plum - Crown reduce all over back to previous reduction points removing 4 to 5m in height., T2 Laburnum - Crown reduce height by 1.5 to 2m to contain. at 1 Brunton Place Broughton Edinburgh EH7 5EG	Mr Stephen Lane., 1 Brunton Place Broughton Edinburgh EH7 5EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 October 2025
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Community Council: Leith Central

25/03955/TCO (Treework Within a Conservation Area)	Multiple trees. T1 poplar T2 Wych Hazel T3 Sycamore and T4 Whitebeam reduce crown on all sides by 1m and raise crown to height of 2.5.m above ground. at 2F1 33 Spey Terrace Edinburgh EH7 4PU	Harbour Homes., FAO: James Bett 108 Constitution Street Edinburgh EH6 6AW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 October 2025
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Community Council: Leith Central

25/01142/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 12 50 Annandale Street Broughton Edinburgh EH7 4FA	Mr John Richardson., 50 Flat 12, Annandale Street Edinburgh EH7 4FA	Committee Decision	REFUSED	3 October 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01144/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 7 48 Annandale Street Broughton Edinburgh EH7 4FA	Mr John Richardson., 48 Flat 7, Annandale Street Edinburgh EH7 4FA	Committee Decision	REFUSED	3 October 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

[Wards](#)

Ward No. B13 – Leith

25/04134/CLP (Certificate of Lawfulness (proposed))	Installation of 39.49KWp Solar PV system. at 3 Carron Place South Leith Edinburgh EH6 7RE	Edinburgh Community Solar Coop C/o Energy4All., Trinity Enterprise Centre Unit 26 Burrow-in-Furness LA14 2PN	Delegated Decision	GRANTED	2 October 2025
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Community Council: Leith Links

25/04137/CLP (Certificate of Lawfulness (proposed))	Installation of 190.65KWp Solar PV System on building roof. at Victoria Primary School 1 Windrush Drive Newhaven Edinburgh EH6 4TN	Edinburgh Community Solar Coop C/o Energy4All., Trinity Enterprise Centre Unit 26 Burrow-in-Furness LA14 2PN	Delegated Decision	GRANTED	1 October 2025
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Community Council: Leith Harbour + Newhaven

25/03388/LBC (Listed Building Consent)	Create secure play area at the front of the building. at 71 Constitution Street South Leith Edinburgh EH6 7AF	Wee Mack's Ltd., Mr Chris Moonie 71A Constitution Street Edinburgh Scotland EH6 7AF	Delegated Decision	GRANTED	1 October 2025
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Community Council: Leith Links

25/03390/FUL (Planning Permission)	Create play area with new gates and fence at the front of the building. at 71 Constitution Street South Leith Edinburgh EH6 7AF	Wee Mack's Ltd., Mr Chris Moonie 71 Constitution Street Edinburgh Scotland EH6 7AF	Local Delegated Decision	GRANTED	2 October 2025
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Community Council: Leith Links

25/02979/LBC (Listed Building Consent)	Thermal improvements to the building envelope will be made, whilst conserving the precast concrete panelling. at Linksvie House 26 Tolbooth Wynd Edinburgh EH6 6DR	City Of Edinburgh Council., FAO: Michael Kellett Waverley Court 4 East Market Street Edinburgh EH8 8BG	Committee Decision	GRANTED	3 October 2025
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Community Council: Leith Harbour And Newhaven

25/02980/FUL (Planning Permission)	Thermal improvements to the building envelope will be made, whilst conserving the precast concrete panelling and form new main entrance, concierge space, service and ancillary areas and community facility. at Linksvie House 26 Tolbooth Wynd North Leith Edinburgh	City Of Edinburgh Council (CEC)., Waverly Court 4 East Market Street Edinburgh City of Edinburgh EH8 8BG	Committee Decision	GRANTED	3 October 2025
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Community Council: Leith Harbour And Newhaven

25/01047/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 8 10 Bernard Street North Leith Edinburgh EH6 6PP	Mr William Kenney., 10 Flat 8 Bernard Street Edinburgh EH6 6PP	Committee Decision	REFUSED	3 October 2025
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/04369/FUL (Planning Permission)	Replace garage with new room, and new single storey extension to rear of house. at 76 Vandeleur Avenue Craigentinny Edinburgh EH7 6UG	Ms L Crombie., 76 Vandeleur Avenue Edinburgh EH7 6UG	Local Delegated Decision	GRANTED	1 October 2025
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Community Council: Craigentinny + Meadowbank

25/04372/TCO (Treework Within a Conservation Area)	T1 Whitebeam, cut back towards boundary removing 2-3m in branch length leaving a natural form. T2 Elm, sectional fell to ground level. at Treeworks Old Church Lane Edinburgh	Angela Cruikshank., 15 Old Church Lane Edinburgh EH15 3PX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 October 2025
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Community Council: Northfield + Willowbrae

25/04273/CLP (Certificate of Lawfulness (proposed))	Installation of 50.96kw solar pv on building rooftop (as amended) at Seafeld Waste And Cleansing Depot 1 Fillyside Road Craigentinny Edinburgh EH7 6RD	Edinburgh Community Solar Coop C/o Energy4All., Trinity Enterprise Centre Unit 26 Barrow-in-Furness LA14 2PN	Delegated Decision	GRANTED	3 October 2025
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Community Council: Craigentinny + Meadowbank

25/01121/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 2F3 5 Lyne Street Abbeyhill Edinburgh EH7 5DN	Ms Rosemary Strang., 5 2F3, Lyne Street Edinburgh EH7 5DN	Committee Decision	REFUSED	3 October 2025
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B15 – Southside/Newington

25/04964/CLP (Certificate of Lawfulness (proposed))	Proposed garage conversion forming study, WC and entrance with master bedroom remodelling. at 33 Orrok Park Liberton Edinburgh EH16 5UW	Mr And Mrs Steven And Pretty Cochrane., 33 Orrok Park Liberton Edinburgh EH16 5UW	Delegated Decision	GRANTED	1 October 2025
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Community Council: Liberton + District

25/04639/TCO (Treework Within a Conservation Area)	T1 Cherry tree, reduce the height & spread of the tree by up to 75cm. at 20 Findhorn Place Edinburgh EH9 2JP	Guy Johnson., 20 Findhorn Place Edinburgh EH9 2JP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 October 2025
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Community Council: Grange + Prestonfield

25/04589/WINP A (Prior Approval Windows)	Replacement of existing timber (casement over fixed over fixed) and a sash and case window for new double glazed pVCU casement over casement windows. at 51 Dick Place Edinburgh EH9 2JA	Mrs Molyneaux., 51 Dick Place Edinburgh EH9 2JA	Delegated Decision	APPROVED	30 September 2025
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Community Council: Marchmont + Sciennes

25/04510/TCO (Treework Within a Conservation Area)	Tilia Lime x4 , pollard back to original pollard points (amended by email 3 Oct) at 12C Dalrymple Crescent Edinburgh EH9 2NU	Castle Trees.,	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 October 2025
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Community Council: Grange + Prestonfield

25/04436/TCO (Treework Within a Conservation Area)	Birch tree - Crown reduction. Current height 16m; proposed height 13m. Current width 8m; proposed width 6.5m. at GF 3 Glenorchy Terrace Edinburgh EH9 2DQ	Ms Kate Duckham., 3 Glenorchy Terrace Edinburgh EH9 2DQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 October 2025
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Community Council: Grange + Prestonfield

25/04395/TCO (Treework Within a Conservation Area)	Sycamore tree crown reduction. Current height 8m; proposed height 7m. Current width 7m; proposed width 6m. at Treeworks Pavilion Crescent Mayfield Edinburgh	Ms Emma Cormack., 11 Pavilion Crescent Edinburgh United Kingdom Eh16 5fe	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 October 2025
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Community Council: Grange + Prestonfield

25/04389/TCO (Treework Within a Conservation Area)	Dead Elm tree in the communal garden, marked by the council with an orange cross and the number one. - Removal of the tree to stop spread the disease to other trees, as advised by the Forestry Service. at 3F3 105 St Leonard's Street St Leonards Edinburgh EH8 9QY	Ms Costanza Bianconi., 3F3 105 St Leonard's Street St Leonards Edinburgh EH8 9QY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 September 2025
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Community Council: Southside

25/03811/FUL (Planning Permission)	New pedestrian opening, widen vehicular access and replacement gates in front boundary wall. at 19 South Oswald Road Edinburgh EH9 2HQ	Mr Anderson, 19 South Oswald Road Edinburgh EH9 2HQ	Local Delegated Decision	GRANTED	3 October 2025
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Community Council: Grange + Prestonfield

25/03730/FUL (Planning Permission)	Proposal to form new laboratory and cleanroom facilities within the flat and pitched roof 20th century addition to the Villas Building at the Royal Observatory. at Villas Royal Observatory 21 Observatory Road Edinburgh EH9 3HJ	Science & Technology Facilities Council., FAO: Mr Richard Corrigan Copeland House Observatory Road Edinburgh EH9 3HJ	Local Delegated Decision	GRANTED	1 October 2025
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Community Council: Grange + Prestonfield

25/03175/FUL (Planning Permission)	Accessibility improvements around George Square including, a new ramp, formation of new level slabbed footways and level crossing points and resurfacing an accessible parking bay. at Adam Ferguson Building 36 George Square Southside Edinburgh EH8 9LH	The University Of Edinburgh., The University Court Old College South Bridge Edinburgh Scotland EH8 9YL	Local Delegated Decision	GRANTED	2 October 2025
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Community Council: Southside (pre 28 March 2025)

25/02904/FUL (Planning Permission)	Demolition of existing buildings and erection of a purpose-built student accommodation with associated cycle parking, landscaping and access arrangements. at 27 - 29, 31 Ratcliffe Terrace, 4 South Gray Street, Edinburgh	SDR Property Developments Ltd., 93 - 101 Gorgie Road Edinburgh EH11 1TE	Committee Decision	REFUSED	3 October 2025
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Community Council: Grange/Prestonfield

25/02258/FUL (Planning Permission)	Proposed demolition of existing buildings and erection of a mixed-use development comprising purpose-built student accommodation and ground floor commercial unit (classes 1A) with associated cycle parking, landscaping and access arrangements. at 33 - 41 Ratcliffe Terrace Edinburgh EH9 1SX	Waugh Investments Limited., 27c Dryden Road Loanhead Midlothian United Kingdom EH20 9LZ	Committee Decision	REFUSED	3 October 2025
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Community Council: Grange/Prestonfield

25/01251/FUL (Planning Permission)	Erect single storey sun room extension to rear of dwelling. at 8 Craigmillar Park Mayfield Edinburgh EH16 5NE	Ms Jennifer Andrews., 8 Craigmillar Park Edinburgh EH16 5NE	Local Delegated Decision	REFUSED	3 October 2025
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Community Council: Grange/Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/04135/CLP (Certificate of Lawfulness (proposed))	Solar PV Installation on Building Roof. at Frogston Primary School 29 Achnacarry Street Mortonhall Edinburgh EH17 8GP	Edinburgh Community Solar Coop C/o Energy4All., Trinity Enterprise Centre Unit 26 Burrow-in-Furness LA14 2PN	Delegated Decision	GRANTED	1 October 2025
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Community Council: Liberton + District

25/03635/FUL (Planning Permission)	Minor alterations and extension. at 32 Howden Hall Road Edinburgh EH16 6TX	Mr & Mrs J A Keggie., 32 Howdenhall Road Edinburgh EH16 6TX	Local Delegated Decision	GRANTED	1 October 2025
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Community Council: Liberton

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/04254/CLP (Certificate of Lawfulness (proposed))	Installation of 79.17kw solar pv on building rooftop. at St John's RC Primary School 18 Duddingston Road Duddingston Edinburgh EH15 1NE	Edinburgh Community Solar Coop C/o Energy4All., Trinity Enterprise Centre Unit 26 Barrow-in-Furness England LA14 2PN	Delegated Decision	GRANTED	3 October 2025
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Community Council: Northfield + Willowbrae

25/04191/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. Secondary signage applied to glass panel above entrance doors. at 56B Kinnaid Park Fort Kinnaid Retail Park Newcraighall Edinburgh EH15 3RD	Rituals Cosmetics Enterprise., Ms Veronica Vecchi 541 Herengracht 1017 BW Amsterdam Netherlands	Delegated Decision	GRANTED	30 September 2025
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Community Council: Craigmillar (Inactive)

25/03515/FUL (Planning Permission)	Proposed remodeling of house by removing old extensions, creating new extensions and attic conversion with dormer windows. at 41 Milton Crescent Bingham Edinburgh EH15 3PQ	Mrs Swarni Kaur., 41 Milton Crescent Edinburgh Scotland EH15 3PQ	Local Delegated Decision	GRANTED	2 October 2025
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Community Council: Craigmillar

25/03187/ADV (Advert Consent)	Totem sign for the estate (Plots A, B and Trade Counters Plot C). at Land 160 Metres Northeast Of 4 Oversman Road Newcraighall Edinburgh	South Yorkshire Pension Authority C/O Agent., 16 Moray Place Edinburgh EH3 6DT	Delegated Decision	GRANTED	30 September 2025
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Community Council: Craigmillar

[Wards](#)