

Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **13 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](#)
[Ward B09 – Fountainbridge/Craiglockhart](#)
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[Ward B12 – Leith Walk](#)
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[Ward B14 – Craighentiny/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

Kirkliston Conservation Area	Change the use of open space to private garden. at Land 10 Metres West Of 41 Maitland Road Kirkliston 25/04520/FUL		Michael Glasgow., 41 Maitland Road Kirkliston EH29 9AR	Local Delegated Decision	Registered on: 06/10/2025 <u>Site Notice posted on:</u> 17/10/2025 <u>Advertised on:</u> 17/10/2025 <u>Comments Due by</u> 07.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Kirkliston Householder Developments
	Advertisement of the following types: Hoarding 1 x static digital media screen. at Proposed Advertising Hoarding 50 Metres East Of Ingliston Lodge Glasgow Road Ingliston Newbridge 25/05234/ADV	Ryden LLP. FAO: Simon Wasser 7 Exchange Crescent Conference Square Edinburgh EH3 8AN	The Royal Highland & Agricultural Society Of Scotland., Ingliston House Royal Highland Centre Edinburgh EH28 8NB	Delegated Decision	Registered on: 07/10/2025 <u>Comments Due by</u> 28.10.2025	Local1 Team Community Council: Ratho + District Advertisements
	Proposed part first storey side extension, part two storey side and rear extension, single storey rear extension, revisions to window and door arrangement, including juliet balconies and raised terrace to rear. at 13 Essex Road Cramond Edinburgh EH4 6LF 25/05243/FUL	Pyramid Architectural Designs. FAO: I Munro 1 Millennium Court Ellerbeck Way Stokesley TS9 5JZ	Mr Ali Putto., 13 Essex Road Cramond Edinburgh EH4 6LF	Local Delegated Decision	Registered on: 02/10/2025 <u>Comments Due by</u> 31.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo Householder Developments
	Proposed garden pod. at 2 West Haugh Cottages Edinburgh Road Newbridge Junction Newbridge EH28 8LA 25/05332/FUL	JG Architectural Technology. James Grieve. 27 Dovecot Park Linlithgow EH49 7LH	Urban Pods., Ross Iwaniec Unit 19 Napier Square Livingston EH54 5DG	Local Delegated Decision	Registered on: 08/10/2025 <u>Comments Due by</u> 31.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Kirkliston Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Cramond Conservation Area	Beech semi mature removal to ground level. at 9 Brae Park Cramond Edinburgh EH4 6DJ 25/05397/TCO	Trees4Scotland - Tree Care Services. FAO: Angus Crabbie 39 Cammo Grove Edinburgh EH4 8HD	Mrs Judy Adlington., 9 Brae Park Edinburgh EH4 6DJ	Delegated Decision	Registered on: 10/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo 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

	Replacement windows and doors. at 1 - 16 Hillside Terrace Craigiehall South Queensferry EH30 9TJ 25/05255/CLP	Freeths LLP. Daniel Hyde 1 Vine Street London W1J 0AH	Area Estates Limited., c/o Agent	Local Delegated Decision	Registered on: 03/10/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo CLE and CLP submissions
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[Wards](#)

Ward No. B02 – Pentland Hills

1. Planning Applications

	Proposed 2 storey extension to existing semi-detached dwelling, to form additional kitchen space and bedroom. at 107 Dolphin Road Curriehill Currie EH14 5SB 25/05028/FUL	ARCAM Design. FAO: Andrew Munnoch 70 Carronside Street Falkirk FK2 7QD	Lorraine Waddell 107 Dolphin Road Edinburgh EH14 5SB	Local Delegated Decision	Registered on: 08/10/2025 <u>Comments Due by</u> 31.10.2025	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Currie Householder Developments
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Listed Category: B Currie Conservation Area	Insert one Fakro conservation roof window in-between existing rafters, flush with existing roof line. at 113 Lanark Road West Currie EH14 5LB 25/05061/LBC		Bathie-brae Cottage 113 Lanark Road West Currie EH14 5LB	Delegated Decision	Registered on: 03/10/2025 <u>Site Notice posted on:</u> 17/10/2025 <u>Advertised on:</u> 17/10/2025 <u>Comments Due by</u> 07.11.2025	Local1 Team Community Council: Currie Listed building and Con Area Consents
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	Remove conservatory and form single storey rear extension. at 19 Woodhall Avenue Juniper Green EH14 5BU 25/05357/FUL	Kyla Martin Architectural Service. 97 Newington Road Edinburgh EH9 1QW	Mr Bruce Guthrie., 19 Woodhall Avenue Edinburgh EH14 5BU	Local Delegated Decision	Registered on: 08/10/2025 <u>Comments</u> <u>Due by</u> 31.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Juniper Green + Baberton Mains Householder Developments
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	Proposed two storey extension to existing house. at 22 Stewart Avenue Curriehill Currie EH14 5SD 25/05358/FUL	David Sinclair. 40 Corstorphine Hill Gardens Edinburgh EH12 6LA	Mr Gary Temple., 22 Stewart Avenue Currie Edinburgh EH14 5SD	Delegated Decision	Registered on: 09/10/2025 <u>Comments</u> <u>Due by</u> 03.11.2025	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

	Change of use from dwelling to Short Term Let. at 27 Glasgow Road Gogar Edinburgh EH12 8HW 25/05273/FULSTL	McFadzean Studio. Douglas McFadzean. 40 Charlotte Dundas Court Grangemouth FK3 9EB	Karthick Subbaraman 34 Mayfield Road Edinburgh EH9 2NJ	Local Delegated Decision	Registered on: 03/10/2025 <u>Comments</u> <u>Due by</u> 30.10.2025	Improvement Team Community Council: Corstorphine + Gyle 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

	Single storey extension to side of detached house. Proposal would fall under permitted development. at 11 Craigs Avenue Craigmount Edinburgh EH12 8HR 25/05406/CLP	Alan Campbell. 60 Grigor Avenue Edinburgh EH4 2PG	Mrs Jyotsna Patel., 11 Craigs Avenue Edinburgh EH12 8HR	Delegated Decision	Registered on: 10/10/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Gyle CLE and CLP submissions
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[Wards](#)

Ward No.B04 – Forth

1. Planning Applications

Listed Category: B Victoria Park Conservation Area	Garden works comprising replacement paving at front and rear of dwellinghouse; installation of bike shed and vegetable beds to front of property; installation of pond and decking to rear of property, and gravel replacing part of lawn. One tree to be removed and replaced. at 190 - 192 Newhaven Road Newhaven Edinburgh EH6 4QB 25/04994/LBC	Charlotte Barker Garden Design Charlotte Barker 2B Belford Park Edinburgh EH4 3DP	Rosebank House 190-192 Newhaven Road Edinburgh EH6 4QB	Delegated Decision	Registered on: 23/09/2025 Site Notice posted on: 17/10/2025 Advertised on: 17/10/2025 Comments Due by 07.11.2025	Local1 Team Community Council: Trinity Listed building and Con Area Consents
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Listed Category: B Victoria Park Conservation Area	Garden works comprising replacement paving at front and rear of dwellinghouse; installation of bike shed and vegetable beds to front of property; installation of pond and decking to rear of property, and gravel replacing part of lawn. One tree to be removed and replaced. at 190 - 192 Newhaven Road Newhaven Edinburgh EH6 4QB 25/04995/FUL	Charlotte Barker Garden Design Charlotte Barker 2B Belford Park Edinburgh EH4 3DP	Mr Clive Peoples. Rosebank House 190 Newhaven Road Edinburgh EH6 4QB	Delegated Decision	Registered on: 23/09/2025 Site Notice posted on: 17/10/2025 Advertised on: 17/10/2025 Comments Due by 07.11.2025	Local1 Team Community Council: Trinity Householder Developments
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	Prior Approval to install 20 metre mast with 6 No. antennas and 1 No. dish; 2 No. cabinets and all ancillary development. at Proposed Telecoms Apparatus 20 Metres East Of 28 Craighall Road Trinity Edinburgh 25/05140/TELE	Galliford Try Telecoms. FAO: Jodie Kane. 2 Lochside View PO Box 17452 Edinburgh EH12 1LB	Cornerstone. Hive 2 1530 Arlington Business Park Theale RG7 4SA	Delegated Decision	Registered on: 29/09/2025 <u>Comments Due by</u> 23.10.2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Trinity Telecommunications
Listed Category: B Trinity Conservation Area	Replace timber sash and case windows with like for like weighted sash timber windows finished with the same astragal arrangement and in white paint. Upgrading of single pane glass to slimline double glazed units. at 2F2 7 Trinity Crescent Trinity Edinburgh EH5 3ED 25/05144/LBC	Cole And Partners. David Cole. 59 Bonnygate, Cupar KY15 4BY	7-5 Trinity Crescent Edinburgh Scotland EH5 3ED	Delegated Decision	Registered on: 03/10/2025 <u>Site Notice posted on:</u> 17/10/2025 <u>Advertised on:</u> 17/10/2025 <u>Comments Due by</u> 07.11.2025	Local1 Team Community Council: Trinity Listed building and Con Area Consents
Listed Category: B Trinity Conservation Area	Proposed garden pod, within the garden ground. at 42 Primrose Bank Road Trinity Edinburgh EH5 3JF 25/05217/FUL	JG Architectural Technology. FAO: James Grieve 27 Dovecot Park Linlithgow EH49 7LH	Urban Pods. FAO: Ross Iwaniec Unit 19 Napier Square Livingston EH54 5DG	Delegated Decision	Registered on: 01/10/2025 <u>Site Notice posted on:</u> 17/10/2025 <u>Advertised on:</u> 17/10/2025 <u>Comments Due by</u> 07.11.2025	Local1 Team Community Council: Trinity Householder Developments
Trinity Conservation Area	Alteration to gate pillars. at 22 Lennox Row Trinity Edinburgh EH5 3JW 25/05265/FUL	META Architecture. FAO: Matthew Ansell 40 Constitution Street Edinburgh EH6 6RS	Trinity Lennox Llp. North Trinity House 116 Trinity Road Edinburgh UK EH5 3JZ	Local Delegated Decision	Registered on: 08/10/2025 <u>Site Notice posted on:</u> 17/10/2025 <u>Advertised on:</u> 17/10/2025 <u>Comments Due by</u> 07.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Trinity Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Amendments to external fenestrations. at 4 Wardie Road Trinity Edinburgh EH5 3QD 25/05352/CLP	HOKO. FAO: Simon Martin 15 Candleriggs Glasgow G1 1TQ	Mrs Morag Reid., 4 Wardie Road Edinburgh EH5 3QD	Delegated Decision	Registered on: 10/10/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Trinity CLE and CLP submissions
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[Wards](#)

Ward No. B05 – Inverleith

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: B New Town Conservation Area	Beech tree (3) - reduce east canopy back by 3-4m. at Treeworks Saxe-coburg Terrace Stockbridge Edinburgh 25/05214/TCO		Hardie., FAO: Greg Hardie 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	Registered on: 06/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
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Listed Category: C Inverleith Conservation Area	Norway Maple tag 0677 overhanging shed crown lift to achieve 2m clearance from building. at Treeworks Inverleith Row Inverleith Edinburgh 25/05301/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	George Heriots School., FAO: Alan McClellan Lauriston Place Edinburgh EH3 9EQ	Delegated Decision	Registered on: 08/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith 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. B06 – Corstorphine/Murrayfield

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

Listed Category: C West Murrayfield Conservation Area	T2184 Filed Maple remove. T2178 Sycamore remove major deadwood through crown area, approx 6m reduction in height of canopy. T2179 Sycamore reduce to 5m monolith. T2144 Cherry reduce height & spread by up to 2m. T2109 Norway maple cut to stump. at Mary Erskine School 95 Ravelston Dykes Road Ravelston Edinburgh EH4 3NT 25/05360/TPO	Alison Mcmanus. Kaimes West Linton EH46 7BX	Erskine Stewarts Melville School., Ravelston Dykes Road Edinburgh EH4 3NT	Delegated Decision	Registered on: 09/10/2025	Tree Team planningtrees@edi nburgh.gov.uk Community Council: Murrayfield 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. B07 – Sighthill/Gorgie

1. Planning Applications

	Single storey extension to rear of the property to create a kitchen / dining area with sanitary accommodation. All materials to match existing. at 24 Fairbrae Broomhouse Edinburgh EH11 3GZ 25/05287/FUL	Saltire Drawing Services. FAO: Andrew Fairgrieve Athelmead 20 East Fortune North Berwick EH39 5LG	Mr J Kerr., 24 Fairbrae Broomhouse Edinburgh EH11 3GZ	Local Delegated Decision	Registered on: 06/10/2025 <u>Comments</u> <u>Due by</u> 31.10.2025	Householder Team planning.househol der@edinburgh.go v.uk Community Council: Sighthill, Broomhouse + Parkhead Householder Developments
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	Removal of existing disabled ramp and steps, form new platt and steps, install steplift on new concrete base. at 54 Broomhouse Grove Broomhouse Edinburgh EH11 3TZ 25/05338/FUL	Architectural Service. (Baldrigeburn) Ian Dunn. 237 Baldrigeburn Dunfermline KY12 9EG	Mrs Karen Hulme., 54 Broomhouse Grove Broomhouse Edinburgh EH11 3TZ	Local Delegated Decision	Registered on: 08/10/2025 <u>Comments</u> <u>Due by</u> 31.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Sighthill, Broomhouse + Parkhead Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Dalry Conservation Area	Two large Sycamore trees within the property boundary request permission to reduce the height of two trees located within the boundary of my property. at Treeworks McLaren Terrace Dalry Edinburgh 25/05300/TCO		Mr Alin Valica., 6 McLaren Terrace Edinburgh EH11 2BN	Delegated Decision	Registered on: 09/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Gorgie + Dalry 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. B08 – Colinton/Fairmilehead

1. Planning Applications

	Single storey extension to rear of dwellinghouse. at 21 Gladhouse Place Buckstone Edinburgh EH10 6TF 25/05380/FUL	HAB Architecture Ltd. FAO: Marc Hislop 6 Fauldhouse Road Longridge Bathgate EH47 8AQ	Mr & Mrs Kheradmand 21 Gladhouse Place Edinburgh EH10 6TF	Local Delegated Decision	Registered on: 09/10/2025 <u>Comments</u> <u>Due by</u> 31.10.2025	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	Mature Cypress Lawson removal. Mature Scots pine removal, Italian Cypress removal. at 2 Pentland Road Hailes Edinburgh EH13 0JA 25/05425/TCO	ALBA Tree Surgeons. FAO: Stanislav Kadura 102 Holyrood Road Edinburgh EH8 8AJ	Ms Fiona Davis., 2 Pentland Road Edinburgh EH13 0JA	Delegated Decision	Registered on: 13/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Colinton TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B09 – Fountainbridge/Craiglockhart

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

Craiglockhart Hills Conservation Area	Conifer height reduction of a maximum 1.5m. at 17 Littlejohn Road Greenbank Edinburgh EH10 5GN 25/05429/TCO	Castle Trees. FAO: Ryan Evans 26 Pincott Drive Edinburgh EH17 8ZQ	Mr Tony Porter., 17 Littlejohn Road Edinburgh EH10 5GN	Delegated Decision	Registered on: 13/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Craiglockhart TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

	Retrospective consent for historic insertion of a single door to rear elevation (installed 2010) within existing window opening - non-structural. at 30 Moat Street Slateford Edinburgh EH14 1PJ 25/05246/CLE	Clare Slifer Architects. 9 Rosefield Avenue Portobello EH15 1AT	Ms Lisa Scott., 30 Moat Street Edinburgh EH14 1PJ	Delegated Decision	Registered on: 02/10/2025	Local1 Team Community Council: Hutchison + Chesser (Inactive) CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B10 – Morningside

1. Planning Applications

Marchmont, Meadows And Brunsfield Conservation Area	Remove rear door and external steps and form a new window from opening, remove rear kitchen window and form new french doors with timber landing and steps into back garden. at 60 Leamington Terrace Viewforth Edinburgh EH10 4JL 25/05175/FUL	Planning & Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DA	Mr Randolph Carter. 60 Leamington Terrace Viewforth Edinburgh EH10 4JL	Local Delegated Decision	Registered on: 30/09/2025 <u>Site Notice posted on:</u> 17/10/2025 <u>Advertised on:</u> 17/10/2025 <u>Comments Due by</u> 07.11.2025	Mykhailo Kovalov mykhailo.kovalov@edinburgh.gov.uk Community Council: Merchiston Householder Developments
	Proposed attic conversion with rear dormer and changes to front rooflights. at 7 Swan Spring Avenue Pentland Edinburgh EH10 6NL 25/05266/FUL	Kyla Martin Architectural Services. 97 Newington Road Edinburgh EH9 1QW	Mrs Danielle Winton. 7 Swan Spring Avenue Pentland Edinburgh EH10 6NL	Local Delegated Decision	Registered on: 03/10/2025 <u>Comments Due by</u> 03.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Fairmilehead Householder Developments
	Alterations to ground floor of property, including removal of front sun porch, new patio doors to rear, and replacement windows at rear and side porch. at 40 Morningside Park Morningside Edinburgh EH10 5HA 25/05272/FUL	Studio Tash Ho Ltd. Natasha Ho 9-4 Plewlands Terrace Edinburgh EH10 5JX	Mr Bjorn & Emma Olsson. 40 Morningside Park Edinburgh EH10 5HA	Local Delegated Decision	Registered on: 03/10/2025 <u>Comments Due by</u> 03.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Morningside Conservation Area	Cypress by front wall on Cluny Gardens - Remove c.12m high ornamental cypress that has grown too large for its site. at 4 Cluny Gardens Morningside Edinburgh EH10 6BQ 25/05081/TCO		Mr Peter Brownsort., 4 Cluny Gardens Morningside Edinburgh EH10 6BQ	Delegated Decision	Registered on: 08/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
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Grange Conservation Area	Leylandii section fell and remove. at 1F1 47 Falcon Gardens Morningside Edinburgh EH10 4AR 25/05286/TCO	Taylor Trees. FAO: Angus Taylor 18 1 Falcon Avenue Edinburgh EH10 4AJ	Ms Angela Turnbull., 47 Falcon Gardens Edinburgh EH10 4AR	Delegated Decision	Registered on: 06/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
Morningside Conservation Area	Head wires leaving 0.5m clearance. at 10 Corrennie Gardens And 33 Hermitage Gardens Edinburgh 25/05292/TCO	McLaren Tree Surgery Ltd. 51 Silverknowes View Edinburgh EH4 5PS	Mrs Marion Barrie., 10 Corrennie Gardens Edinburgh EH10 6DG	Delegated Decision	Registered on: 06/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
Morningside Conservation Area	T1 Cypress fell to ground level. T2 Eucalyptus crown reduce height to 1.5m above previous reduction points and sides by 1.5-2.5m. T3 Cotoneaster reduce height to 2.5-3m above boundary wall to allow more light to garden. T4 Sugar Maple remove large limb overhanging to main union reduce canopy removing 1-2m. T5 Cherry cut back overhang by 1.5-2.5m. at 33 Hermitage Gardens Morningside Edinburgh EH10 6AZ 25/05295/TCO	McLaren Tree Surgery Ltd. FAO: Crawford McLaren 51 Silverknowes View Edinburgh EH4 5PS	Miss Teresa Costi., 33 Hermitage Gardens Edinburgh Scotland EH10 6AZ	Delegated Decision	Registered on: 06/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Twin stemmed Ash tree in rear left hand corner of rear tenement garden, remove large diameter deadwood & hanging branches. Reduce spread back from tenement by 3m. at 20 Warrender Park Road Marchmont Edinburgh EH9 1JG 25/05375/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mrs Celia Carson., 20 Warrender Park Road Marchmont Edinburgh EH9 1JG	Delegated Decision	Registered on: 09/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions

Plewlans Conservation Area	Conifer, dismantle and remove due to significant pressure on boundary wall / fence. Cherry tree pollard to previous points by maximum 1 metre. Preserve natural shape and balance. at 38 Morningside Grove Morningside Edinburgh EH10 5PZ 25/05382/TCO	Stephen Paul Group LLP. FAO: Graeme Murray 4 Liberton Tower Lane Edinburgh EH16 6TQ	Mr Robert Hughes., 38 Morningside Grove Edinburgh EH10 5PZ	Delegated Decision	Registered on: 09/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
Merchiston And Greenhill Conservation Area	Horse Chestnut tree in front garden of property removal of tree. at 12 Abbotsford Park Morningside Edinburgh EH10 5DZ 25/05431/TCO	Falcon Tree Management Ltd. FAO: Antony Wood Roseace Edinburgh EH309SP	Mrs Patricia Cairns., 12 Abbotsford Park Morningside Edinburgh EH10 5DZ	Delegated Decision	Registered on: 13/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
Merchiston And Greenhill Conservation Area	Small Lime tree, dead, remove down to ground. Large leaved lime tree diseased to the north of the clubhouse remove down to ground level. at Merchiston Tennis & Bowling Club 118 Polwarth Gardens Polwarth Edinburgh EH11 1LH 25/05434/TCO		Mrs Sharon Murray., Merchiston Tennis & Bowling Club Polwarth Terrace Edinburgh EH11 1NA	Delegated Decision	Registered on: 13/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

Listed Category: B Merchiston And Greenhill Conservation Area	The proposed upgrade of an existing telecommunications base station comprising the removal of 4 no antennas, internal upgrade of existing equipment room together with ancillary development thereto. at Polwarth Parish Church 38 Polwarth Terrace Polwarth Edinburgh EH11 1LU 25/05238/PNT	Killarney Telecommunications Limited. FAO: James Hitchco 2 Broughton Way Widnes Cheshire WA8 8YX	Cornerstone,	Delegated Decision	Registered on: 01/10/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Merchiston Telecommunications
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6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B11 – City Centre

1. Planning Applications

World Heritage Site Listed Category: C Old Town Conservation Area	Change of use of premises from a store to short term let accommodation. at 1F1 14 Niddry Street South Edinburgh EH1 1NS 25/04661/FULSTL	Format Design. FAO: Shona Mackay Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	Termshield Ltd., 44 South Bridge Edinburgh EH1 1LL	Local Delegated Decision	Registered on: 08/09/2025 Site Notice posted on: 17/10/2025 Advertised on: 17/10/2025 Comments Due by 07.11.2025	Improvement Team Community Council: Old Town Other Developments - Local
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World Heritage Site Listed Category: A New Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at GF 39 Northumberland Street New Town Edinburgh EH3 6JA 25/04904/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Callum Kennedy., 1F 39 Northumberland Street New Town Edinburgh EH3 6JA	Local Delegated Decision	Registered on: 08/10/2025 Site Notice posted on: 17/10/2025 Advertised on: 17/10/2025 Comments Due by 07.11.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
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World Heritage Site New Town Conservation Area	Internal or externally applied non-illuminated vinyl advertisements. at 101 - 103 St James Crescent New Town Edinburgh EH1 3AD 25/04909/ADV	Avison Young (UK) Limited. Oliver Munden. 40 Torphichen Street Edinburgh EH3 8JB	Nuveen Real Estate., 201 Bishopgate London EC2M 3BN	Delegated Decision	Registered on: 08/10/2025 Comments Due by 29.10.2025	Local1 Team Community Council: New Town + Broughton Advertisements
World Heritage Site Listed Category: A New Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at 3F2 4 Dundonald Street New Town Edinburgh EH3 6RY 25/05080/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Jake Letham, 4 3f2 Dundonald Street Edinburgh UK EH3 6RY	Local Delegated Decision	Registered on: 09/10/2025 Site Notice posted on: 17/10/2025 Advertised on: 17/10/2025 Comments Due by 07.11.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at GF 7 Young Street New Town Edinburgh EH2 4HU 25/05116/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise Savoy Tower, 77 Renfrew Street Glasgow G2 3BZ	Ms Karen Riggs., 7 Flat 1 Young Street Edinburgh EH2 4HU	Local Delegated Decision	Registered on: 08/10/2025 Site Notice posted on: 17/10/2025 Advertised on: 17/10/2025 Comments Due by 07.11.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Replace existing window sashes and glazing. at 6 Blenheim Place Greenside Edinburgh EH7 5JH 25/05191/LBC	Atf Joinery. Attila Fristaczki. 40 Alexander Drive Prestonpans EH32 9LZ	6 Blenheim Place Edinburgh EH7 5JH	Local Delegated Decision	Registered on: 30/09/2025 Site Notice posted on: 17/10/2025 Advertised on: 17/10/2025 Comments Due by 07.11.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents

World Heritage Site Listed Category: A New Town Conservation Area	Internal and external alterations required for the conversion from offices to serviced apartments and reinstatement of a blind window. at 20 Hill Street New Town Edinburgh EH2 3LD 25/05230/LBC	Stephenson Halliday. FAO: Julia Frost 19 Canning Street. Edinburgh EH3 8EG	19 Canning Street Edinburgh EH2 4PY	Delegated Decision	Registered on: 02/10/2025 Site Notice posted on: 17/10/2025 Advertised on: 17/10/2025 Comments Due by 07.11.2025	Improvement Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Change of use from Class 4 (offices) to serviced apartments (sui generis), including internal alterations and reinstatement of a blind window. at 20 Hill Street New Town Edinburgh EH2 3LD 25/05231/FULSTL	Stephenson Halliday. FAO: Julia Frost Exchange Tower 19 Canning Street. Edinburgh EH3 8EG	Hill Street Developments Edinburgh Limited., Exchange Tower 19 Canning Street. Edinburgh EH3 8EG	Local Delegated Decision	Registered on: 02/10/2025 Site Notice posted on: 17/10/2025 Advertised on: 17/10/2025 Comments Due by 07.11.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: B Old Town Conservation Area	Retrospective change of use from flat to short term let (sui generis). at Flat 2 3 Merchant Street Old Town Edinburgh EH1 2QD 25/05288/FULSTL		Mr Steven Feist., 11 Milton Terrace Edinburgh EH15 2LF	Local Delegated Decision	Registered on: 08/10/2025 Site Notice posted on: 17/10/2025 Advertised on: 17/10/2025 Comments Due by 07.11.2025	Improvement Team Community Council: Old Town Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	Internal alterations to flat, including relocation of kitchen to front room and provision of ventilation extract to terminate on rear elevation. at 2F 2 Fettes Row Stockbridge Edinburgh EH3 6SF 25/05334/LBC	Somner Macdonald Architects Kirstin Forsyth. Somner Macdonald Architects 1A Brougham Place Edinburgh EH3 9HW	2-2 Fettes Row Edinburgh UK EH3 6SE	Delegated Decision	Registered on: 07/10/2025 Site Notice posted on: 17/10/2025 Advertised on: 17/10/2025 Comments Due by 07.11.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents

World Heritage Site Listed Category: C Old Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at 4 Portsburgh Square Tollcross Edinburgh EH1 2JB 25/05341/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Colin Rolland., 4 Portsburgh Square Tollcross Edinburgh EH1 2JB	Local Delegated Decision	Registered on: 08/10/2025 Site Notice posted on: 17/10/2025 Advertised on: 17/10/2025 Comments Due by 07.11.2025	Improvement Team Community Council: Tollcross Other Developments - Local
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World Heritage Site New Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at 1F1 4 Haymarket Terrace New Town Edinburgh EH12 5JZ 25/05345/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Assean Sheikh., 1F1 4 Haymarket Terrace New Town Edinburgh EH12 5JZ	Local Delegated Decision	Registered on: 08/10/2025 Site Notice posted on: 17/10/2025 Advertised on: 17/10/2025 Comments Due by 07.11.2025	Improvement Team Community Council: West End Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

Coltbridge And Wester Coates Conservation Area	Dead Sycamore - Tree is to be removed. see supporting documentation. at 1 Wester Coates Road Wester Coates Edinburgh EH12 5LU 25/05283/TCO		MGS Tree Services., Mr Elan Evans 39 Kellie Place Dunbar Scotland EH42 1GF	Delegated Decision	Registered on: 06/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Murrayfield TCO and TPO submissions
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World Heritage Site Listed Category: A New Town Conservation Area	Ash tree in rear courtyard, remove as tree causing damage to property due to growth. at 63 North Castle Street New Town Edinburgh EH2 3LJ 25/05312/TCO	Gillick Tree Surgery. FAO: Andrew Gillick 4 Greendykes Cottage Airth FK2 8PP	Spanish Consulate., 63 North Castle Street Edinburgh EH2 3LJ	Delegated Decision	Registered on: 07/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions
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Coltbridge And Wester Coates Conservation Area	Previous pruning height at 5.7m, 4 Cotoneaster growing from the neighbour's garden. Height 4m, spread 2.5m, DBH multi stem reduce spread over boundary wall to level with wall and leave the shrub with a natural form. 5 Portuguese Laurel, contorted Hazel, common Hazel and Cotoneaster reduce spread over garden wall to a line above the wall. Leave the shrub with a natural form. at 3 Wester Coates Gardens And 2 & 4 Wester Coates Avenue. Edinburgh 25/05386/TCO	Root And Branch Arboriculture Ltd. FAO: Duncan Brooks 2 Trevelyan Place Pencaitland East Lothian EH34 5AH	Ms Jane Alliston-Pickard., 3 Wester Coates Gardens Edinburgh EH12 5LT	Delegated Decision	Registered on: 10/10/2025	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

World Heritage Site Listed Category: B Old Town Conservation Area	Short term letting use. at 114 West Bow Old Town Edinburgh EH1 2HH 25/04709/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
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World Heritage Site Listed Category: B Old Town Conservation Area	Existing use of a dwelling for short term residential. at Flat 7 50 West Port Old Town Edinburgh EH1 2LD 25/04843/CLESTL		Mr Matthew Green., 14 Almondhill Steading EH29 9LA Kirkliston EH29 9LA	Delegated Decision	Registered on: 19/09/2025	Improvement Team Community Council: Tollcross CLE and CLP submissions
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World Heritage Site Listed Category: C Old Town Conservation Area	We are applying for a certificate of lawfulness for existing short-term accommodation use operational since July 2021. at Flat 3 4 Infirmary Street Old Town Edinburgh EH1 1LT 25/04849/CLESTL		Bonjour Investments Limited., FAO: Miss Fan Zhang 85 Great Portland Street London W1W 7LT	Delegated Decision	Registered on: 08/10/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
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World Heritage Site Old Town Conservation Area	We are applying for a certificate of lawfulness for the premises' use as short-term accommodation, operational since Jan 2021. at Flat 4 3 Edmonstone's Close Old Town Edinburgh EH1 2HB 25/04948/CLESTL		Bonjour Investments Limited., Miss Fan Zhang 85 Great Portland Street London W1W 7LT	Delegated Decision	Registered on: 08/10/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
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World Heritage Site New Town Conservation Area	The property has been operating as an STL for over 10 years. at 3C Dublin Street Lane South Broughton Edinburgh EH1 3PX 25/04983/CLESTL		Ruvaal Properties Ltd., FAO: Mrs Evgeniya Finegan 29/1 Regent Terrace Edinburgh EH7 5BS	Delegated Decision	Registered on: 09/10/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
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World Heritage Site Listed Category: A New Town Conservation Area	Existing use as a short term let for over 10 years. at GF 33 Northumberland Street New Town Edinburgh EH3 6LR 25/05269/CLESTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Steven Mitchell., GF 33 Northumberland Street New Town Edinburgh EH3 6LR	Delegated Decision	Registered on: 03/10/2025	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

Listed Category: A New Town Conservation Area	Replacement of rotten timber staircase with new metal staircase. at 11 East Claremont Street Broughton Edinburgh EH7 4HT 25/05059/LBC	Helen Lucas Architects. Isobel Fraser. 31 - 35 Marchmont Road Edinburgh EH9 1HU	11 East Claremont Street Edinburgh Scotland EH7 4HT	Delegated Decision	Registered on: 06/10/2025 Site Notice posted on: 17/10/2025 Advertised on: 17/10/2025 Comments Due by 07.11.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
Listed Category: A New Town Conservation Area	Internal alterations to existing 1st floor flat including reinstating an original window at the back of the property. at 1F3 2 Elm Row Broughton Edinburgh EH7 4AA 25/05218/LBC	Izat Arundell. (Isle Of Harris). 12B Geocrab Isle Of Harris HS3 3HB	2 Elm Row Flat 3 Edinburgh EH7 4AA	Delegated Decision	Registered on: 01/10/2025 Site Notice posted on: 17/10/2025 Advertised on: 17/10/2025 Comments Due by 07.11.2025	Local1 Team Community Council: Leith Central Listed building and Con Area Consents
Pilrig Conservation Area	Retrospective change of use of premises to short term let accommodation. at Flat 2 11 Arthur Street Pilrig Edinburgh EH6 5DA 25/05333/FULSTL	STL Solutions. Craig Douglas. Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Deborah Skpper., 11 Flat 2 Arthur Street Edinburgh UK EH6 5DA	Local Delegated Decision	Registered on: 07/10/2025 Site Notice posted on: 17/10/2025 Advertised on: 17/10/2025 Comments Due by 07.11.2025	Improvement Team Community Council: Leith Central 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

	The entire property has been used as a short term let providing short term accommodation for a period of 10 years. at 1F4 4 Salmond Place Abbeyhill Edinburgh EH7 5ST 25/04955/CLESTL		Mr Bryan Anderson., Middle Cottage Markle Mains East Linton EH40 3EB	Delegated Decision	Registered on: 07/10/2025	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

Leith Conservation Area	Retrospective change of use of premises to short term let accommodation. at 4F1 35 Ferry Road Edinburgh EH6 4AD 25/04875/FULSTL		Pamela Henderson 35 Ferry Road EDINBURGH United Kingdom EH44AD	Local Delegated Decision	Registered on: 08/10/2025 <u>Site Notice posted on:</u> 17/10/2025 <u>Advertised on:</u> 17/10/2025 <u>Comments Due by</u> 07.11.2025	Improvement Team Community Council: Leith Harbour + Newhaven Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

1. Planning Applications

	Installation of 1 No. air source heat pumps to front elevation (below window). at 98 Marionville Avenue Meadowbank Edinburgh EH7 6AZ 25/05378/FUL	The Fundamenta Group. FAO: Ross Craig Clyde Offices 48 West George Street Glasgow G2 1BP	Mr Joe Rossney., 98 Marionville Avenue Edinburgh EH7 6AZ	Local Delegated Decision	Registered on: 09/10/2025 <u>Comments Due by</u> 31.10.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Duddingston Conservation Area	T1 sycamore - See tree work schedule, T3 - Lime - Reduce branch - see tree work schedule at Treeworks The Causeway Duddingston Edinburgh 25/05210/TCO	Steve Milne 86 Dewar Street Dunfermline United Kingdom KY12 8AA	Duddingston Conservation Trust., Mr Iain Cartwright 56 The Causeway Edinburgh Scotland EH15 3PZ	Delegated Decision	Registered on: 07/10/2025	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

	The previous occupants built a garage on our garage plot; they just didn't apply for permission. Therefore, we'd like to apply for a certificate of lawfulness. at 29 Parker Avenue Craigentinny Edinburgh EH7 6SD 25/05274/CLE		Mr Callum Egan., 29 Parker Avenue Craigentinny Edinburgh EH7 6SD	Delegated Decision	Registered on: 03/10/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

	<p>We are installing a skylight window in the inner box room of our top-floor flat. The skylight is 80cm squared in diameter and will be positioned on a flat section of roof above the room. The skylight is not to protrude from the roof more than 350mm and will sit flat on the roof surface.</p> <p>at 3F1 6 Meadowbank Terrace Abbeyhill Edinburgh EH8 7AR</p> <p>25/05264/CLP</p>		<p>Mr Will Blamire., 6/7 Meadowbank Terrace Edinburgh Scotland EH8 7AR</p>	Delegated Decision	<p>Registered on: 03/10/2025</p>	<p>Householder Team planning.householder@edinburgh.gov.uk</p> <p>Community Council: Northfield + Willowbrae</p> <p>CLE and CLP submissions</p>
	<p>Internal & external alterations to existing layout. New door opening at rear to access garden area.</p> <p>at 1F2 10 Parsons Green Terrace Willowbrae Edinburgh EH8 7AN</p> <p>25/05340/CLP</p>		<p>Agnieszka Prendota 1f2 10 Parsons Green Terrace Edinburgh EH8 7AN</p>	Delegated Decision	<p>Registered on: 08/10/2025</p>	<p>Householder Team planning.householder@edinburgh.gov.uk</p> <p>Community Council: Northfield + Willowbrae</p> <p>CLE and CLP submissions</p>

[Wards](#)

Ward No. B15 – Southside/Newington

1. Planning Applications

	<p>Replacement of slate pitched roof with timber clad upper storey. Ground floor extension to rear of property. Two storey side extension with garage at low level and extension to ground floor level of dwelling above</p> <p>at 19 Observatory Road Blackford Edinburgh EH9 3HE</p> <p>25/05396/FUL</p>	<p>Charlotte Cotton. 66 Silverknowes View Edinburgh EH4 5PS</p>	<p>Victoria Holligan 19 Observatory Road Edinburgh EH9 3HE</p>	Local Delegated Decision	<p>Registered on: 10/10/2025</p> <p><u>Comments</u> <u>Due by</u> 03.11.2025</p>	<p>Householder Team planning.householder@edinburgh.gov.uk</p> <p>Community Council: Grange + Prestonfield</p> <p>Householder Developments</p>
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2. Proposal of Application Notice

3. Trees in Conservation Area

Grange Conservation Area	Larch removal, birch and sycamore pruning larch has mature trees either side and is etiolated. Neighbours' trees on left and right overhang. at 22, 23, 24 Dalrymple Crescent Grange Edinburgh EH9 2NX 25/04962/TCO		Mr Simon Turner., 23 Dalrymple Crescent Grange Edinburgh EH9 2NX	Delegated Decision	Registered on: 06/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
Grange Conservation Area	Sorbus aucuparia and Betula pendula reduction of tree by 1m to bs 3998 standard. at 47A Grange Road Grange Edinburgh EH9 1UF 25/05281/TCO	Falcon Tree Management Ltd. FAO: Antony Wood Roseace South Queensferry EH30 9SP	Ms Carla Palmer., 47A Grange Road Grange Edinburgh EH9 1UF	Delegated Decision	Registered on: 06/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions
Grange Conservation Area	T1 Silver Birch - crown reduce / rebalance removing 1-2m in branch length to reduce sail area in high winds, T2 Sycamore - crown reduce upright growth by approx 2m reduce large branch in upper canopy over road by 1.5-2.5m at 180 Grange Loan Grange Edinburgh EH9 2EE 25/05293/TCO	McLaren Tree Surgery Ltd. FAO: Crawford McLaren 51 Silverknowes View Edinburgh EH4 5PS	President Of Carlton Cricket Club Ltd., 180 Grange Loan Edinburgh EH9 2EE	Delegated Decision	Registered on: 06/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions

Grange Conservation Area	Eastmost Lime by front driveway overhanging street. Significant basal decay at the NW buttresses tree shows a lot of movement at the base during pull tests. Remove in the interests of safety. at 44 Dick Place Grange Edinburgh EH9 2JB 25/05303/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mrs Fiona Innes., 44 Dick Place Grange Edinburgh EH9 2JB	Delegated Decision	Registered on: 06/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions
Grange Conservation Area	Large Griselinia tree 20% from crown approx. 1.8m height reduction. at 18 St Alban's Road Grange Edinburgh EH9 2LU 25/05313/TCO	Steven Purdie. 6 Craigleith Hill Crescent Edinburgh EH4 2JE	Mr Alex Fahy., 18 St Alban's Road Grange Edinburgh EH9 2LU	Delegated Decision	Registered on: 07/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
Blacket Conservation Area	Reduction of silver birch in back garden (Betula Pendula) reduction of silver birch by 1.5m to BS3998 standard. White beam tree in back garden (sorbus aria) reduction of white beam by 1.5m to BS3998 standard. at 18 Mayfield Terrace Newington Edinburgh EH9 1SA 25/05347/TCO	Falcon Tree Management Ltd. FAO: Antony Wood Roseace South Queensferry EH30 9SP	Ms Fiona Alexander., 18 Mayfield Terrace Edinburgh EH9 1SA	Delegated Decision	Registered on: 08/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
Listed Category: C Craigmillar Park Conservation Area	3 large lime trees which are old and diseased to safely and securely remove. at 21 West Mayfield Newington Edinburgh EH9 1TQ 25/05371/TCO		Mr James Woods., 21 West Mayfield Newington Edinburgh EH9 1TQ	Delegated Decision	Registered on: 09/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions

Craigmillar Park Conservation Area	Copper beech reduce canopy by maximum of 1m to shape. at 137 Mayfield Road Mayfield Edinburgh EH9 3AN 25/05377/TCO	Stephen Paul Group LLP. FAO: Graeme Murray 4 Liberton Tower Lane Edinburgh EH16 6TQ	Mrs Jaclyn Smith., 137 Mayfield Road Edinburgh EH9 3AN	Delegated Decision	Registered on: 09/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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Listed Category: B Craigmillar Park Conservation Area	Weeping Willow remove 1 dead limb and cut back pavement side overhang by max 1m. at 21 Hallhead Road Mayfield Edinburgh EH16 5QJ 25/05414/TCO	Stephen Paul Group LLP. FAO: Graeme Murray 4 Liberton Tower Lane Edinburgh EH16 6TQ	Marcia Campbell., 21 Hallhead Road Edinburgh EH16 5QJ	Delegated Decision	Registered on: 13/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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Craigmillar Park Conservation Area	T1 Birch reduction. at 46 Granby Road Mayfield Edinburgh EH16 5NW 25/05436/TCO	Lord Of The Trees. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Mr John Phillips., 46 Granby Road Edinburgh EH16 5NW	Delegated Decision	Registered on: 13/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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Listed Category: C Blacket Conservation Area	T1 laurel maintenance reduction. at 27 Blacket Place Newington Edinburgh EH9 1RJ 25/05437/TCO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Penelope Fleming., 27 Blacket Place Edinburgh EH9 1RJ	Delegated Decision	Registered on: 13/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

	For the erection of a two-bedroom detached two-storey dwelling. at Land 15 Metres South East Of 458 Old Dalkeith Road Moredun Edinburgh 25/05142/FUL	Ross Hope. 41 Limefield, Gilmerton Edinburgh EH17 8PF	Mr Allan Hope., 458 Old Dalkeith Road Moredun Edinburgh EH16 4SS	Delegated Decision	Registered on: 26/09/2025 <u>Advertised on:</u> 17/10/2025 <u>Comments Due by</u> 07.11.2025	Local1 Team Community Council: Gilmerton + District Housing - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

	Oak opposite the junction & opposite 11 Cambee Avenue crown lift tree to 3m over the pavement. Remove large diameter deadwood & hangers over the pavement. at Tree Works Cambee Avenue Hyvots Bank Edinburgh 25/05242/TPO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Charles White Ltd., FAO: Caitlin Bregulla 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	Registered on: 06/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Liberton + District 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. B17 – Portobello/Craigmillar

1. Planning Applications

Portobello Conservation Area	Remove existing white painted timber roof and wall frames and replace with white uPVC roof and wall frames. at 25B Abercorn Terrace Edinburgh EH15 2DF 25/05208/FUL	Bryant & Cairns. FAO: Thomas Osborne 2 - 3 Borthwick View Pentland Industrial Estate Loanhead EH20 9QH	Mr & Mrs Diggins., 25B Abercorn Terrace Edinburgh EH15 2DF	Local Delegated Decision	Registered on: 01/10/2025 <u>Site Notice posted on:</u> 17/10/2025 <u>Advertised on:</u> 17/10/2025 <u>Comments Due by</u> 07.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Portobello (Inactive) Householder Developments
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	Change of use from Class 1A to Class 11. The intention being to convert the space into a wellness and pilates studio and provide lessons and support to the community through pilates. Sessions and classes would take place between 8 am and 8pm. at 1C Baileyfield Crescent Portobello West Edinburgh EH15 1BW 25/05209/FUL		Mr William Murphy., 54 Duddingston View Edinburgh EH15 3LZ	Local Delegated Decision	Registered on: 08/10/2025 <u>Comments</u> <u>Due by</u> 30.10.2025	Local1 Team Community Council: Portobello (Inactive) Other Developments - Local
	Advertisement of the following types: Fascia Sign. Illuminated fascia sign fitted to existing shopfront glazing and large illuminated signage for high level fascia above canopy. at 59 Kinnaird Park Fort Kinnaird Retail Park Newcraighall Edinburgh EH15 3RD 25/05267/ADV	C-Inside. Cathy Simms 19 Duncan Drive Lydney England GL15 5FU	Cardzone X Clintons., Mr James Taylor Hexgreave Hall Upper Hexgreave Farnsfield Newark England NG22 8LS	Delegated Decision	Registered on: 03/10/2025 <u>Comments</u> <u>Due by</u> 24.10.2025	Local1 Team Community Council: Craigmillar (Inactive) Advertisements
	Internal alterations and single storey, hipped roof extension to dwelling house. at 16 Milton Crescent Bingham Edinburgh EH15 3PF 25/05395/FUL	Konishi Gaffney Architects. FAO: Adam Williams 88 Constitution Street Edinburgh EH6 6RP	Mr Niall Wilkinson., 16 Milton Crescent Edinburgh EH15 3PF	Local Delegated Decision	Registered on: 10/10/2025 <u>Comments</u> <u>Due by</u> 03.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigmillar (Inactive) Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

[Wards](#)