

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **20 October 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **20 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 B14 – Craigmillar/Duddingston](#)

[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

25/04181/FUL (Planning Permission)	Proposed rear extension, and front bay window. at 38 Inchcolm Terrace South Queensferry EH30 9NA	Mr Alexander Boyd., 38 Inchcolm Terrace South Queensferry EH30 9NA	Local Delegated Decision	GRANTED	16 October 2025
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Community Council: Queensferry + District

25/03642/FUL (Planning Permission)	Proposed erection of fencing / hoarding with associated ancillary development. at 13 East Mains Of Ingliston Ingliston Road Ingliston Newbridge	Northland Properties Ltd., FAO: Mitch Gaglardi 39 St Vincent Place Glasgow G1 2ER	Delegated Decision	PERMISSION IS NOT REQUIRED	13 October 2025
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Community Council: Ratho (pre 28 March 2025)

[Wards](#)

Ward No. B02 – Pentland Hills

25/05064/TCO (Treework Within a Conservation Area)	Lawson Cypress in area to west of the house. - Remove. Has become too large for its position in garden area & is smothering house. , 1 self-seeded Ash. - Remove. Has large growth potential and has no room to develop. at 533 Lanark Road Woodhall Juniper Green EH14 5DE	Mrs Kathy Stacey., 533 Lanark Road Woodhall Juniper Green EH14 5DE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 October 2025
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Community Council: Juniper Green + Baberton Mains

25/04763/FUL (Planning Permission)	New rear extension, partial garage conversion and internal alterations. at 17 Johnsburn Road Johnsburn Balerno EH14 7DY	Mrs Margaret Fenelon., 17 Johnsburn Road Balerno Scotland EH14 7DY	Local Delegated Decision	GRANTED	16 October 2025
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Community Council: Balerno

25/04512/TCO (Treework Within a Conservation Area)	5 trees on south boundary of the property. 1x Aspen, 1x Oak, 2x Ash & 1x Sycamore tree, slight crown lifting by 2m & thinning 15% and removal of damaged limb.. at 11 Johnsburn Road Balerno EH14 7DY	Charlie Reid Thomas., Blackhill 11 Johnsburn Road Balerno EH14 7DY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 October 2025
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Community Council: Balerno

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

[Wards](#)

Ward No. B04 – Forth

25/04892/TCO (Treework Within a Conservation Area)	T1 Maple remove to ground level. at 14A Jessfield Terrace Newhaven Edinburgh EH6 4JP	Mr Colin Mckendrick., 14/1 Jessfield Terrace Edinburgh EH6 4JP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 October 2025
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Community Council: Trinity

25/04771/TCO (Treework Within a Conservation Area)	T1 Eucalyptus crown lift secondary branches to provide 2m clearance over roof and rear wall. T2 Wych Elm crown lift to provide 3.5m ground clearance. T3 Silver Birch crown lift neighbours tree to provide 2m clearance over roof & from building. at 22 And 20 Lennox Row Trinity Edinburgh EH5 3JW	Mr Alasdair Mackenzie., 116 Trinity Road Edinburgh United Kingdom EH5 3JZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 October 2025
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Community Council: Trinity

25/04478/FUL (Planning Permission)	Attic conversion with front and back dormers and rooflights. at 17 Beresford Avenue Edinburgh EH5 3EU	Jonathan Baxter., 17 Beresford Avenue Edinburgh Scotland EH5 3EU	Local Delegated Decision	GRANTED	17 October 2025
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Community Council: Trinity

25/04412/ADV (Advert Consent)	Projecting Sign. Steel pole with projecting sign attached. at 242A Crewe Road North Edinburgh EH5 1LW	D&A Edinburgh Ltd., FAO: Imran Tariq 64 Caldercruix Crescent Livingston EH54 7FT	Delegated Decision	WITHDRAWN	13 October 2025
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Community Council: Granton + District

25/02885/FUL (Planning Permission)	Erect new second storey rear extension, reposition bathroom window and erect new porch. at 22 Bangholm Road Trinity Edinburgh EH5 3AZ	Mr Andrew Kinnell., 22 Bangholm Road Trinity Edinburgh EH5 3AZ	Local Delegated Decision	GRANTED	15 October 2025
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Community Council: Trinity (pre 28 March 2025)

[Wards](#)

Ward No. B05 – Inverleith

25/04816/TCO (Treework Within a Conservation Area)	5 Maples at Dundas Street frontage reduce the height and spread taking 2m off for formation of suitable pollard points/ knuckles by pruning back to previous cuts ;for onward cyclical pollard management. at 117 Dundas Street New Town Edinburgh EH3 5EF	Hacking And Paterson Management Services., FAO: Mr Robyn Taylor 103 East London Street Edinburgh EH7 4BF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 October 2025
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Community Council: New Town + Broughton

25/04453/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 2F1 21 Comely Bank Street Edinburgh EH4 1AP	Mr Robert Bolton., 21 2f1 Comely Bank Street Edinburgh UK EH4 1AP	Local Delegated Decision	WITHDRAWN	15 October 2025
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Community Council: Stockbridge + Inverleith

25/03992/FUL (Planning Permission)	Proposal to alter and extend dwellinghouse. at 51 Strachan Road Edinburgh EH4 3RQ	Brodie Hamilton., 51 Strachan Road Edinburgh EH4 3RQ	Local Delegated Decision	GRANTED	13 October 2025
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Community Council: Craighleith + Blackhall

25/02705/LBC (Listed Building Consent)	Works to existing windows to install slimline double glazing, restoration and change of colour of front door, internal alterations including moving bathroom to study, converting bathroom to bedroom, and other minor alterations (as amended). at 21 Dean Terrace Edinburgh EH4 1NL	Ian & Elena Johnston., 21 Dean Terrace Edinburgh EH4 1NL	Delegated Decision	GRANTED	14 October 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/02707/FUL (Planning Permission)	Works to existing windows to install slimline double glazing, restoration and change of colour of front door (as amended). at 21 Dean Terrace Edinburgh EH4 1NL	Ian & Elena Johnston., 21 Dean Terrace Edinburgh EH4 1NL	Local Delegated Decision	GRANTED	14 October 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/04651/TPO (Treework)	Cherry tree, reduce canopy up to 2m high & 1m spread. Crown lift over pavement to 3m ground clearance. Cherry tree, reduce canopy up to 2m high & 1m spread. Crown lift over pavement to 3m ground clearance. Note this TPO is in addition to 25/04212/TCO. at 18 Murray Cottages Edinburgh EH12 7UH	David Rainy Trust., 18 Murray Cottages Edinburgh EH12 7UH	Delegated Decision	WITHDRAWN	16 October 2025
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Community Council: Corstorphine + Clermiston

25/04489/TCO (Treework Within a Conservation Area)	T1 Rowan, remove major deadwood throughout whole crown area. T2 Cotoneaster, reduce the height & spread of the tree by 1-2m & shape. T3 Monterey Cypress, reduce the height & spread of the tree by 0.5m & shape. T4 Lawson Cypress, reduce the height & spread of the tree by 0.5m & shape. T5 Cotoneaster, reduce the height & spread of the tree by 1.25m & shape. T6 Cotoneaster, reduce the height & spread of the tree by 1.25m & shape. T7 Hinoki Cypress, reduce the height & spread of the tree by 2.5m & shape. at Treeworks Ravelston Park Edinburgh	David Sibbald., 21 Ravelston Park Edinburgh EH4 3DX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 October 2025
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/02353/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short term let visitor accommodation. at Flat 2 65 Caledonian Crescent Edinburgh EH11 2AT	Ollie Hughes., Flat 2 65 Caledonian Crescent Edinburgh EH11 2AT	Delegated Decision	GRANTED	16 October 2025
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Community Council: Gorgie/Dalry

25/02206/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years at Flat 5 1 Dalry Gait Dalry Edinburgh EH11 2AU	Mr Wasim Ahmed., 1 Flat 5, Dalry Gait Edinburgh EH11 2AU	Delegated Decision	GRANTED	17 October 2025
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Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/04288/FUL (Planning Permission)	Erect a timber shed and timber greenhouse within the garden grounds. at 15 Woodhall Road Edinburgh EH13 0DT	Elizabeth Hamilton., 15 Woodhall Road Edinburgh EH13 0DT	Local Delegated Decision	GRANTED	17 October 2025
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Community Council: Colinton

25/04045/FUL (Planning Permission)	Siting a mobile sauna for use Friday to Sunday on existing private external land previously used as a golf course. at Clubhouse, Lothianburn Golf Club 106 Biggar Road Edinburgh EH10 7DU	Pentland View Sauna., 106 Biggar Road Edinburgh United Kingdom EH10 7DU	Local Delegated Decision	GRANTED	16 October 2025
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Community Council: Fairmilehead

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/04680/TCO (Treework Within a Conservation Area)	2 Flowering Crab Apples outside no. 51 Rattray Drive. - Larger one-crown lift to 2.5m. Remove 1.5m off both height & radial spread. Prune smaller one to match. at Flat 3 51 Rattray Drive Greenbank Edinburgh EH10 5TH	Trinity Factoring Services Ltd., Ms Nikkie Dunlop 209-211 Bruntsfield Place Edinburgh EH10 4DH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 October 2025
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Community Council: Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

25/05318/WINP A (Prior Approval Windows)	Existing softwood single glazed windows are to be replaced with uPvc double glazed windows coloured white to match in with the existing window frame colour. at 2F2 44 Spottiswoode Street Marchmont Edinburgh EH9 1DG	Dr. Jennifer Bradtke., 2F2 44 Spottiswoode Street Marchmont Edinburgh EH9 1DG	Delegated Decision	APPROVED	17 October 2025
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Community Council: Marchmont + Sciennes

25/05013/TCO (Treework Within a Conservation Area)	Silver birch - prune less than one third off top. at 51 Leamington Terrace Viewforth Edinburgh EH10 4JS	Mrs Hannah Syme., 51 leamington terrace Edinburgh eh104js	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 October 2025
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Community Council: Merchiston

25/04907/TCO (Treework Within a Conservation Area)	Rowan clear from phone lines. at 13 Cluny Avenue Morningside Edinburgh EH10 4RN	Ms Sarah MacPherson., 13 Cluny Avenue Edinburgh EH10 4RN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 October 2025
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Community Council: Morningside

25/04911/TCO (Treework Within a Conservation Area)	Norway Maple - 'Crimson king' - fell to ground level. at 9 Napier Road Merchiston Edinburgh EH10 5AZ	Ms Catriona Kennedy., 9 Napier Road Edinburgh EH10 5AZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 October 2025
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Community Council: Merchiston

25/04930/TCO (Treework Within a Conservation Area)	1. lime at entrance remove epicormics up to 5m above ground level; 2 crab apple rear RH corner crown lift t o4m above seating and remove hanger; h3 holly against rear wall coppice as stool; var maple on RH boundary reduce height and radial spread by 30% (2m off top and sides); , 6 remove 2x Cherries in crowded central area in rear garden . Both have Ganoderma fruiting bodies at their bases; 7 2x Purple Crab Apples in rear garden crown reduce to previous cuts, remove 3-4m regrowth. 8 Cherry tree to west of the diseased Cherry in the W 'shed garden in the rear garden remove. at Flat 2 7 Church Hill Morningside Edinburgh EH10 4BG	Trinity Factoring Services Ltd., FAO: Ms Nikkie Dunlop 209-211 Bruntsfield Place Edinburgh EH10 4DH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 October 2025
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Community Council: Merchiston

25/04897/TCO (Treework Within a Conservation Area)	Dead Dawn Redwood on south boundary. - Remove., Copper Beech by pond. Tree is too large for its position. Previously been topped. - Reduce crown by 30% - reduce height by 2.5m & radial spread by 2.5m. at 27D Greenhill Gardens Brunsfield Edinburgh EH10 4BL	Mr Neil Ballantyne., 27D Greenhill Gardens Bruntsfield Edinburgh EH10 4BL		NOT MAKE A TREE PRESERVATION ORDER	16 October 2025
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Community Council: Merchiston

25/04832/TCO (Treework Within a Conservation Area)	Conifer tree in back garden - Removal of tree in back garden due to dampness and damage of building and damage of wall and path. at 5 Viewforth Terrace Viewforth Edinburgh EH10 4LH	Mr Giovanni Cariello., 5 Viewforth Terrace Edinburgh EH10 4LH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 October 2025
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Community Council: Merchiston

25/04833/TCO (Treework Within a Conservation Area)	Lambert Nut tree in front garden - reduction of tree by 1.5 meters to bs3998 standard at 25A Merchiston Avenue Merchiston Edinburgh EH10 4PH	Ms Roma Menlowe., 25A Merchiston Avenue Merchiston Edinburgh EH10 4PH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 October 2025
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Community Council: Merchiston

25/04757/FUL (Planning Permission)	Proposed rear ground floor extension with extended and converted attic into habitable accommodation at 35 Greenbank Road Greenbank Edinburgh EH10 5RX	Mr Scott Girdler, 35 Greenbank Road Edinburgh Scotland EH10 5RX	Local Delegated Decision	GRANTED	15 October 2025
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Community Council: Morningside

25/04773/TCO (Treework Within a Conservation Area)	T5632 Laburnum fell / remove. T5633 Common beech crown lift to 5.2m and remove all deadwood of greater than 25mm dia. from crown. T5635 Cypress reduce height by approximately 50%. T5636, T5635 Cypress reduce height by 6m. H001 Cypress X 21 reduce heights by 9m. at 42 Greenhill Gardens Bruntsfield Edinburgh EH10 4BJ	Archdiocese Of St Andrews., FAO: Miss Amy Carroll 42 Greenhill Gardens Edinburgh Scotland EH10 4BJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 October 2025
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Community Council: Merchiston

25/04648/TCO (Treework Within a Conservation Area)	Mature Horse Chestnut, lift branches over road, 5.5m clearance, prune branches, house 2m clearance & thin crown by 20%. at 1A St Margaret's Road Edinburgh EH9 1AZ	Lisa Gallacher., 1A St Margaret's Road Edinburgh EH9 1AZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 October 2025
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Community Council: Merchiston

25/04535/TCO (Treework Within a Conservation Area)	T1 Cherry, reduction. T2 Cotoneaster, reduce & Shape. T3 Rowan, reduce & shape, T4 Holly, trim to lollipop shape. at 10A Abbotsford Crescent Edinburgh EH10 5DY	Dean Pope., 10A Abbotsford Crescent Edinburgh EH10 5DY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 October 2025
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Community Council: Merchiston

25/04487/TCO (Treework Within a Conservation Area)	Aceraceae, crown reduction 2m. at 56 Braid Road Edinburgh EH10 6AL	Murray Thorn., 56 Braid Road Edinburgh EH10 6AL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 October 2025
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Community Council: Morningside

25/04462/TCO (Treework Within a Conservation Area)	Goat Willow, repollard & remove over extended lateral limb back to lower branch union. at 86A Gilmore Place Edinburgh EH3 9PF	Sarah Stewart., 86A Gilmore Place Edinburgh EH3 9PF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 October 2025
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Community Council: Merchiston

25/04441/TCO (Treework Within a Conservation Area)	Hawthorn and Cherry Tree - Prune to provide 0.5m clearance to the overhead cables. at 21 Cluny Gardens Morningside Edinburgh EH10 6BH	Ipsium Utilities., Miss Laura Fullerton Unit 3 Hutton Square Brucefield Industrial Estate Livingston EH54 9DJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 October 2025
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Community Council: Morningside

25/04429/TCO (Treework Within a Conservation Area)	T1 Beech, 30% overall crown reduction. T2 Beech, 30% overall crown reduction. at 61 Braid Road Edinburgh EH10 6AR	Moir Love., 61 Braid Road Edinburgh EH10 6AR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 October 2025
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Community Council: Morningside

25/04143/FUL (Planning Permission)	Change of Use from private residential to nursery. at 8 Bruntsfield Terrace Edinburgh EH10 4EX	Forbes Nursery., FAO: Anthony Duriez 7 Bruntsfield Terrace Edinburgh Scotland EH10 4EX	Local Delegated Decision	GRANTED	13 October 2025
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Community Council: Merchiston

25/04144/LBC (Listed Building Consent)	Create openings in internal walls (as amended). at 8 Bruntsfield Terrace Edinburgh EH10 4EX	Forbes Nursery., Mr Anthony Duriez 7 Bruntsfield Terrace Edinburgh EH10 4EX	Delegated Decision	GRANTED	17 October 2025
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Community Council: Merchiston

[Wards](#)

Ward No. B11 – City Centre

25/05283/TCO (Treework Within a Conservation Area)	Dead Sycamore - Tree is to be removed. see supporting documentation. at 1 Wester Coates Road Wester Coates Edinburgh EH12 5LU	MGS Tree Services., Mr Elan Evans 39 Kellie Place Dunbar Scotland EH42 1GF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 October 2025
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Community Council: Murrayfield

25/04987/TCO (Treework Within a Conservation Area)	Large Birch tree in courtyard section dismantle to ground level grind out and remove stump. at 41 Holyrood Road Old Town Edinburgh	Unite Students., 41 Holyrood Road Edinburgh EH8 8FF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 October 2025
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Community Council: Old Town

25/04857/TCO (Treework Within a Conservation Area)	Ulmus glabra - Fell DED affected tree and remove all arising as per council specification. at Regent Royal And Carlton Terrace Gardens Regent Terrace Calton Hill Edinburgh	Regent Gardens., FAO: Miss Charlotte Mallalieu 17A Royal Terrace Mews Edinburgh EH7 5BZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 October 2025
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Community Council: New Town + Broughton

25/04863/TCO (Treework Within a Conservation Area)	Ulmus glabra fell and dispose of diseased elm as per council guidelines. at Regent Royal And Carlton Terrace Gardens Regent Terrace Calton Hill Edinburgh	Regent Gardens., FAO: Miss Charlotte Mallalieu 17A Royal Terrace Mews Edinburgh United Kingdom EH7 5BZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 October 2025
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Community Council: New Town + Broughton

25/04713/TCO (Treework Within a Conservation Area)	Whitebeam fell tree suffering from ganoderma rot and structurally unsound. Cherry fell tree succumbed to Honey Fungus and now dead. at Gardens At Ainslie Place New Town Edinburgh	Moray Feu Gardens., FAO: Mr Michael Baynham 18 Moray Place Edinburgh EH3 6DT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 October 2025
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Community Council: New Town + Broughton

25/04433/FUL (Planning Permission)	Alterations and conversion of attic space, including installation of velux pitched and flat roof windows, vents and all associated works. at 3F2 22 Gillespie Crescent Edinburgh EH10 4HU	Ms Ella Jennifer Schlieper.,	Local Delegated Decision	WITHDRAWN	15 October 2025
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Community Council: Tollcross

25/04444/LBC (Listed Building Consent)	Consent to create a breakthrough doorway from 4 Gloucester Lane to 1-3 Gloucester Lane. at 1 - 3, 4 Gloucester Lane Edinburgh EH3 6ED	Fleur Woolford., 3 Gloucester Lane Edinburgh EH3 6ED	Delegated Decision	GRANTED	16 October 2025
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Community Council: New Town + Broughton

25/04386/LBC (Listed Building Consent)	Remove part of an internal wall to create a larger dining /living space and to create a slapping to a rear storage room. at 15A Walker Street Edinburgh EH3 7NE	George Haines., 15A Walker Street Edinburgh EH3 7NE	Delegated Decision	GRANTED	16 October 2025
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Community Council: West End

25/04336/ADV (Advert Consent)	Hoarding. at Proposed Advertising Hoarding 50 Metres South Of 26 Haymarket Terrace New Town Edinburgh	Aviva Life & Pensions UK Ltd., Wellington Row York YO90 1WR	Delegated Decision	GRANTED	14 October 2025
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Community Council: West End

25/04089/LBC (Listed Building Consent)	Replacement of two platform lifts within the entrance hall of the National Library of Scotland building at George IV Bridge. In addition to upgrading the existing platform lifts with new models that meet BS 8300 standards, the project scope includes the necessary modifications to the building to accommodate the new platform lifts, including alterations to the surrounding areas and the installation of new control systems (as amended). at The National Library Of Scotland 57 George Iv Bridge Edinburgh EH1 1EW	The National Library Of Scotland., 57 George Iv Bridge Edinburgh EH1 1EW	Delegated Decision	GRANTED	13 October 2025
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Community Council: Old Town

25/03918/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. at 13 - 15 Multrees Walk New Town Edinburgh EH1 3DQ	Gucci EMEA., FAO: Mr Giulio Carli 6 Via Don L. Perosi Scandicci (FI) Italy 50018	Delegated Decision	GRANTED	15 October 2025
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Community Council: New Town + Broughton

25/03778/LBC (Listed Building Consent)	Reconfiguration of layout of flat. at 1F 11 Douglas Crescent Edinburgh EH12 5BB	Mr Gabriel Holmes., 1F 11 Douglas Crescent New Town Edinburgh EH12 5BB	Delegated Decision	WITHDRAWN	13 October 2025
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Community Council: West End

25/03463/LBC (Listed Building Consent)	Installation of rear flue / extract duct with associated minor internal alterations. at 14, 16 Hanover Street New Town Edinburgh EH2 2EN	Manova Partners.,	Delegated Decision	GRANTED	15 October 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03429/LBC (Listed Building Consent)	Alterations to the listed building to replace existing signage (as amended). at 354 Castlehill Old Town Edinburgh EH1 2NE	Scottish Whisky Experience., Ms Susan Morrison 354 Castlehill Royal Mile Edinburgh EH1 2NE	Delegated Decision	GRANTED	14 October 2025
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Community Council: Old Town (pre 28 March 2025)

25/03430/ADV (Advert Consent)	Advertisement of the following types : Fascia Sign, Box Sign, Projecting Sign Advertisement application comprises: 1. roundel media 2. roundel signage 3. menu box 4. fascia lettering 5. hanging sign 6. 6 x window displays Total: 11 'advertisements' (as amended). at 354 Castlehill Old Town Edinburgh EH1 2NE	Scottish Whisky Experience., Ms Susan Morrison 354 Castlehill Royal Mile Edinburgh EH1 2NE	Delegated Decision	GRANTED	13 October 2025
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Community Council: Old Town (pre 28 March 2025)

25/02567/LBC (Listed Building Consent)	Incorporation of the existing eastern and southern boundary wall of 24 Canning Street (between 24 Canning Street and Canning Street Lane), into the ground floor of a proposed three-storey serviced apartment building. at 24 Canning Street Edinburgh EH3 8EG	Capital Business Centre Limited., CBC House 24 Canning Street Edinburgh EH3 8EG	Delegated Decision	GRANTED	17 October 2025
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Community Council: West End (pre 28 March 2025)

25/02296/CLES TL (Certificate of Lawfulness (existing))	Existing use as a short term let for over 10 years (as modified) at Flat 4 1 New Assembly Close 142 High Street Edinburgh EH1 1QQ	Raza Properties., FAO: Shahid Raza 16 Silverbirch Glade Adamrae Livingston EH54 9JS	Delegated Decision	GRANTED	17 October 2025
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Community Council: Old Town (pre 28 March 2025)

25/02247/CLES TL (Certificate of Lawfulness Existing STL)	Use of flat as short term let. at Flat 1 1 Castle Wynd South Old Town Edinburgh EH1 2JT	Mr Marcello Crolla., 10 Belford Gardens EH4 3EW	Delegated Decision	REFUSED	16 October 2025
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Community Council: Old Town (pre 28 March 2025)

25/02093/CLES TL (Certificate of Lawfulness Existing STL)	Use as short term let. at 103 Webster's Land Tollcross Edinburgh EH1 2RU	Mrs Vivienne Walkey., 103 Webster's Land Tollcross Edinburgh EH1 2RU	Delegated Decision	GRANTED	16 October 2025
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Community Council: Tollcross (pre 28 March 2025)

25/01336/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short term let visitor accommodation for a period over 10 years. at Flat 1 1 Fleshmarket Close 199 High Street Edinburgh EH1 1QA	Mr Garry Halliday., 199 High Street Flat 1, 1 Fleshmarket Close Edinburgh EH1 1QA	Delegated Decision	GRANTED	16 October 2025
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Community Council: Old Town (pre 28 March 2025)

24/02586/FULS TL (Planning Permission STL)	Temporary change of use from flat (sui generis) to short-term let (Sui Generis) from 1st July 2024 to the 31st July 2025. at 30A York Place Edinburgh EH1 3EP	Mr Scott., 30A York Place Edinburgh EH1 3EP	Local Delegated Decision	WITHDRAWN	16 October 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

Ward No. B12 – Leith Walk

25/04345/CLP (Certificate of Lawfulness (proposed))	The removal of areas of existing render cladding and insulation to the rear courtyard of Elliott House and replacement with new insulation and render cladding as identified on the proposed drawings. The removal of two planters from the rear courtyard. at 8 Hillside Crescent Edinburgh EH7 5FH	IQ Entity IQSA Elliott House., FAO: Viktor Akinbile Third Floor, 2 More London Riverside London SE1 2DB	Delegated Decision	GRANTED	17 October 2025
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Community Council: Leith Central

25/04110/LBC (Listed Building Consent)	Remove cracked Georgian wired single glazed panes from cupola and install new double glazed (4 /4 /4) slimline toughened safety glass. at 29 Bellevue Place Edinburgh EH7 4BS	Glazing & Roofing Services., 101 Rose Street South Lane Edinburgh EH2 3GJ	Delegated Decision	GRANTED	16 October 2025
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Community Council: New Town + Broughton

25/04120/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. at The Cascade 200A Bonnington Road Leith Edinburgh	Platform., Ms Aleks Dineva Marble Arch House 66 Seymour Street London W1H 5BT	Delegated Decision	GRANTED	13 October 2025
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Community Council: Leith Central

25/02045/FULS TL (Planning Permission STL)	Retrospective change of use from residential flat to STL (sui generis). at 7 Dalmeny Street Leith Edinburgh EH6 8PF	Mrs Lisa Ntim., Flat 2 7 Royston Terrace Edinburgh EH3 5QU	Local Delegated Decision	WITHDRAWN	17 October 2025
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Community Council: Leith Central

Ward No. B13 – Leith

Ward No. B14 – Craigentinny/Duddingston

25/04179/FUL (Planning Permission)	New glazed entrance screen. at 62B Craigentinny Avenue North Edinburgh EH6 7LH	MK SUBS EH6 5AE LTD., FAO: Fury Ameen 23 Dumbreck Road Glasgow G41 5lj	Local Delegated Decision	GRANTED	13 October 2025
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Community Council: Craigentinny + Meadowbank

25/02171/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 3F1 37 Milton Street Abbeyhill Edinburgh EH8 8HB	Mr William Mansfield., 97 Ashcombe Road Dorking RH4 1LW	Delegated Decision	REFUSED	16 October 2025
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Community Council: Old Town (pre 28 March 2025)

Ward No. B15 – Southside/Newington

25/05057/TCO (Treework Within a Conservation Area)	Apple Tree - removal. at 25 Minto Street Newington Edinburgh EH9 1SB	Ms Nathalie Wallace., 25 Minto Street Newington Edinburgh EH9 1SB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 October 2025
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Community Council: Grange + Prestonfield

25/04844/TCO (Treework Within a Conservation Area)	Holly Height 4.5m, spread 7m, DBH two stems, 120 and 310mm. - Prune to remove upto 1m height and spread, removing over- extended branches to create a compact form., Bay laurel at east boundary of back garden Height 4.5m, spread 3m, DBH 8 stems 50 to 110mm. - Prune to remove upto 0.75m of radius. Reduce height by 2 metres. at 7 Suffolk Road Mayfield Edinburgh EH16 5NR	Mrs Hanne Latham., 7 Suffolk Road Edinburgh EH16 5NR		NOT MAKE A TREE PRESERVATION ORDER	14 October 2025
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Community Council: Grange + Prestonfield

25/04748/TCO (Treework Within a Conservation Area)	Cotinus selective pruning of overextended limb adjacent to pavement to mitigate danger for passers-by. Prunus reduce crown in rear garden to avoid telephone wire running through branches. at GF 27 Mayfield Terrace Newington Edinburgh EH9 1RY	Miss Pauline Platt., 27 Mayfield Terrace Edinburgh EH9 1RY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 October 2025
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Community Council: Grange + Prestonfield

25/04636/TCO (Treework Within a Conservation Area)	T1 Cherry Plum, reduce height & spread of the tree by 1m, remove branch at 3m, extending over border & lawn. T2 Jacquemontii Birch, crown lift over the patio & Magnolia to provide 3.5m ground clearance. T3 Juniper, cut to stump. at 5 Tantallon Place Edinburgh EH9 1NY	Wendy Sutcliffe., 5 Tantallon Place Edinburgh EH9 1NY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 October 2025
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Community Council: Marchmont + Sciennes

25/04567/FUL (Planning Permission)	Construction of a single storey timber log cabin in rear garden of existing dwelling. at Flat 1 17 Grange Terrace Edinburgh EH9 2LD	Stephanie Johnston., GF 17 Grange Terrace Edinburgh EH9 2LD	Local Delegated Decision	GRANTED	17 October 2025
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Community Council: Grange + Prestonfield

25/04480/TCO (Treework Within a Conservation Area)	Cherry tree, Crown reduce height to no more than 1m below the overhead wire and ensure finished height that is symmetrical balanced. All in accordance with BS3998:2010 Crown reduction Section 7 paras 7.7.1 and 7.7.2 and 7.9.1 (clarified by email 11 Oct) at 10 Blackford Road Edinburgh EH9 2DS	Peter Badger., 10 Blackford Road Edinburgh EH9 2DS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 October 2025
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Community Council: Marchmont + Sciennes

25/04342/FUL (Planning Permission)	Form an opening to the rear with glazed doors installed. Replace existing roof lights with larger roof lights. at 10 Hallhead Road Edinburgh EH16 5QJ	Kath Leatham., 10 Hallhead Road Edinburgh EH16 5QJ	Local Delegated Decision	GRANTED	15 October 2025
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Community Council: Grange + Prestonfield

25/04302/FUL (Planning Permission)	Increase in the height of part of the external metal grid fencing surrounding external escape stair. at 7 Bristo Square Edinburgh EH8 9AL	The University Of Edinburgh., The University Court Old College South Bridge Edinburgh EH8 9YL	Local Delegated Decision	GRANTED	17 October 2025
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Community Council: Southside

25/04275/LBC (Listed Building Consent)	Removal of 2 No. antennas; 2 No. cabinets; and, all ancillary development (inc. 1 No. set of wooden louvres) Installation of 4 No. antennas; 6 No. equipment cabinets; and, all ancillary development (inc. 1 No. set of GRP louvres). at Newington Trinity Church 1A Mayfield Road Edinburgh EH9 2NG	Cornerstone., Hive 2 1530 Arlington Business Park Theale England RG7 4SA	Delegated Decision	PERMISSION IS NOT REQUIRED	17 October 2025
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Community Council: Grange + Prestonfield

25/04278/FUL (Planning Permission)	Removal of 2 No. antennas; 2 No. cabinets; and, all ancillary development (inc. 1 No. set of wooden louvres). Installation of 4 No. antennas; 6 No. equipment cabinets; and, all ancillary development (inc. 1 No. set of GRP louvres). at Newington Trinity Church 1A Mayfield Road Edinburgh EH9 2NG	Cornerstone., Hive 2 1530 Arlington Business Park Theale England RG7 4SA	Local Delegated Decision	NOT DEVELOPMENT	17 October 2025
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Community Council: Grange + Prestonfield

25/03995/FUL (Planning Permission)	Single storey garden room and removal of 5 timber sheds. at 17 East Suffolk Road Edinburgh EH16 5PH	Mahmood Iqbal., 17 East Suffolk Road Edinburgh EH16 5PH	Local Delegated Decision	GRANTED	15 October 2025
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Community Council: Grange + Prestonfield

25/03969/FUL (Planning Permission)	Loft conversion with front and rear dormers. Freestanding air source heat pump. Roof mounted PV panels. Changes to window and door openings. at 15 Observatory Road Edinburgh EH9 3HE	Richard Copeland., 15 Observatory Road Edinburgh EH9 3HE	Local Delegated Decision	GRANTED	16 October 2025
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Community Council: Grange + Prestonfield

25/03871/LBC (Listed Building Consent)	Altering surfaces to provide level access to the main library from the east and west at grade approaches. Alter ramp connection between Gordon Aikman Lecture Theatre and the UoE Business School and improve handrail provision at the front of the Gordon Aikman Lecture Theatre building. at Adam Ferguson Building 36 George Square Southside Edinburgh EH8 9LH	The University Of Edinburgh University Court., Old College South Bridge Edinburgh Scotland EH8 9YL	Delegated Decision	GRANTED	17 October 2025
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Community Council: Southside

25/03079/FUL (Planning Permission)	Upgrade the existing windows, minor interior alterations and a loft conversion. at 30 Mansionhouse Road Sciennes Edinburgh EH9 2JD	Mr Gary Drever., 30 Mansionhouse Road Edinburgh EH9 2JD	Local Delegated Decision	GRANTED	14 October 2025
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/03083/LBC (Listed Building Consent)	Upgrade the existing windows, minor interior alterations and a loft conversion. at 30 Mansionhouse Road Edinburgh EH9 2JD	Mr Gary Drever., 30 Mansionhouse Road Edinburgh EH9 2JD	Delegated Decision	GRANTED	16 October 2025
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/02750/FUL (Planning Permission)	Proposed removal of conservatory and formation of a new single storey extension to provide a kitchen dining area. at GF 21 Seton Place Edinburgh EH9 2JT	Mr & Mrs Hamilton., 21 Seton Place Edinburgh EH9 2JT	Local Delegated Decision	GRANTED	15 October 2025
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Community Council: Grange/Prestonfield

25/02235/FUL (Planning Permission)	To subdivide the property and erect a new two storey three bed dwelling with associated access and landscaping (as amended). at 187 Mayfield Road Edinburgh EH9 3BA	Charlie Williams., 187 Mayfield Road Edinburgh EH9 3BA	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	16 October 2025
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Community Council: Grange/Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/03957/TPO (Treework)	Undertake tree works as recommended in Tree Safety Survey dated 13th February 2025. - 2918 Elm - fell, 551 lime selective prune, NT13 ash -fell, NT14 ash TBD,, NT15 Norway maples - -fell and 552 lime - remove epicormic growth , clear dense holly away from Beech 534. at Treeworks Carnbee End Hyvots Bank Edinburgh	Charles White Ltd., FAO: Darren Drummond 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	GRANTED	15 October 2025
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Community Council: Liberton + District

25/03905/FUL (Planning Permission)	New Meerkat experience enclosure at the Edinburgh RHCYP (as amended) at Proposed Childrens Hospital Meerkat Enclosure Little France Crescent Edinburgh	Edinburgh Childrens Hospital Charity., Chief Executive Roslyn Neely 50 Little France Crescent Edinburgh Scotland EH16 4TJ	Local Delegated Decision	GRANTED	14 October 2025
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Community Council: Gilmerton + District

Ward No. B17 – Portobello/Craigmillar

25/04888/CLP (Certificate of Lawfulness (proposed))	Removal of conservatory, create new kitchen, utility and WC to west of property, add spiral stair to store in roof and re-plan rear of property to form a new bathroom and open plan living dining and kitchen area. at 2 Durham Square Edinburgh EH15 1PS	Mr Iain Wood., 2 Durham Square Edinburgh EH15 1PS	Delegated Decision	REFUSED	16 October 2025
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Community Council: Portobello (Inactive)

25/04267/FUL (Planning Permission)	Rear extension and roof alterations.(as amended). at 35 Duddingston View Edinburgh EH15 3LZ	Mr Karpal Singh., 35 Duddingston View Edinburgh EH15 3LZ	Local Delegated Decision	GRANTED	16 October 2025
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Community Council: Craigmillar (Inactive)

25/04196/LBC (Listed Building Consent)	Replace the front door. Alter the back door so there is a back panel and some insulation. at 200 Milton Road East Edinburgh EH15 2PD	Miss Kerry Harper., 200 Milton Road East Edinburgh EH15 2PD	Delegated Decision	GRANTED	14 October 2025
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Community Council: Portobello (Inactive)

25/04203/FUL (Planning Permission)	Alterations to existing house to form a side extension with pitched roof over with dormers and single storey rear extension incorporating existing garage. at 90 Duddingston Park Magdalene Edinburgh EH15 1JZ	Mr Sohaib Ghafoor., 90 Duddingston Park Magdalene Edinburgh EH15 1JZ	Local Delegated Decision	GRANTED	15 October 2025
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Community Council: Portobello (Inactive)

25/03935/FUL (Planning Permission)	Drop kerb and formation of driveway with EV charge point. at 6 Brighton Place Edinburgh EH15 1LJ	Mr John Matthew., 6 Brighton Place Edinburgh EH15 1LJ	Local Delegated Decision	REFUSED	17 October 2025
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Community Council: Portobello (Inactive)

