

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **27 October 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **27 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](#)

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[Ward B06 – Corstorphine/Murrayfield](#)

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[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

[Ward B10 – Morningside](#)

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[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

[Ward B17 – Portobello/Craigmillar](#)

If you have any questions about the decisions please contact the Planning Help Desk at planning@edinburgh.gov.uk

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

Consultations from Other Authorities Outwith the Lothians

Planning Applications within Edinburgh

Ward No.B01 – Almond

25/05450/LBC (Listed Building Consent)	Proposed replacement paving. at Dalmeny Church Hall 22 Main Street South Queensferry EH30 9TU	Dalmeny & Queensferry Kirk Session., Dalmeny Church Hall 22 Main Street Dalmeny EH30 9TT	Delegated Decision	PERMISSION IS NOT REQUIRED	23 October 2025
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Community Council: Queensferry + District

25/04458/TPO (Treework)	T1 Sycamore, reduce lateral spread by 1.5-2m and height by 1.5m. T2 Golden Cypress, crown reduce height by approx. 2m back to previous reduction points, trim on garden side. T3 Sycamore, reduce height by 1.5-2m and spread by 1-2m to contain. T4 Lime, formative prune removing approx. 1m all over. T5 Rowan, formative prune removing up to 0.5m in height. T6 Oak, formative prune removing approx. 1.5m all over. T7 & T8 Lime, formative prune removing approx. 1.5m all over. T9 Lime, reduce height by 3-4m and remove all major deadwood. T10 Lime, remove all major deadwood to make safe. T11 Lime, crown reduce height by 1.5- 2.5m cut back by approx. 2m in lateral spread remove deadwood. T12 Lime, crown reduce height by 3-4m and cut back on garden side by approx. 1-2m in lateral spread. at Treeworks At Cottage Green Edinburgh	Wendy Tavendale., 4 Cottage Green Edinburgh EH4 6RJ	Delegated Decision	MIXED DECISION	23 October 2025
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Community Council: Cramond, Barnton + Cammo

25/04332/FUL (Planning Permission)	Alter, extend and upgrade an existing detached house. at 2 Peggy's Mill Road Edinburgh EH4 6JY	Colin & Laura Fairbairn., 27 Tennent Park Mid Calder EH53 0RF	Local Delegated Decision	GRANTED	22 October 2025
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Community Council: Cramond, Barnton + Cammo

25/04346/LBC (Listed Building Consent)	Listed Building Consent to carry out minor adjustments to previous application ref. 25/04346/LBC. at Dalmeny House Dalmeny Estate South Queensferry EH30 9TQ	Rosebery Estates Partnership., FAO: James Bowie Easter Dalmeny Steading Dalmeny Estate South Queensferry EH30 9TS	Delegated Decision	GRANTED	23 October 2025
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Community Council: Queensferry + District

25/03706/PARAIL (Prior Approval NetworkRail)	Parapet alterations of road bridge over railway and associated works. at Overbridge Turnhouse Road Cammo Edinburgh	Network Rail., FAO: Julie Gray 151 St Vincent Street Glasgow G2 5NW	Delegated Decision	GRANTED	23 October 2025
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Community Council: Ratho + District

24/05843/FUL (Planning Permission)	Cycle path link connection and associated works from Gogar Station Road south to land east of 1 Gogar Station Road. at Land 171 Metres Southwest Of 1 Gogar Station Road Edinburgh	Murray Estates Ltd & Places For People Developments Ltd., 3 Saltire Street Edinburgh EH5 1QS	Local Delegated Decision	GRANTED	23 October 2025
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Community Council: Ratho (pre 28 March 2025)

[Wards](#)

Ward No. B02 – Pentland Hills

25/04899/FUL (Planning Permission)	New side extension. at 93 Weavers Knowe Crescent Currie Edinburgh EH14 5PP	Mr David Stansfield., 93 Weavers Knowe Crescent Currie Edinburgh EH14 5PP	Local Delegated Decision	GRANTED	21 October 2025
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Community Council: Currie

25/04149/FUL (Planning Permission)	Proposed 4 Bedroom dwelling with free-standing double garage at Cocklaw Farm Cottage Long Dalmahoy Road Dalmahoy Currie EH14 4AD	Mr G Henderson., Cocklaw Farm Cottage Long Dalmahoy Road Currie United Kingdom EH14 4AD	Local Delegated Decision	REFUSED	24 October 2025
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Community Council: Currie

25/03598/FUL (Planning Permission)	Construction of small, purpose built, theatre within school grounds of Cliftonhall. Consisting of an entrance, circa 153 seat auditorium, sound deck, level stage area, plant + changing rooms. Proposed building to be located on current lawn, north of main school building + adjacent to existing standalone drama classroom. New access paths linking the building with existing pathways + accessible parking included. at Cliftonhall School 1A Clifton Road Clifton Mains Newbridge EH28 8LQ	Cliftonhall School., Clifton Hall School Newbridge Edinburgh EH28 8LQ	Local Delegated Decision	GRANTED	22 October 2025
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Community Council: Ratho (pre 28 March 2025)

25/03485/FUL (Planning Permission)	Alterations to form driveway access with drop kerb including installation of EV charge point. at 73 Hillview Cottages Ratho Newbridge EH28 8RF	Mr Glen Thorburn., 73 Hillview Cottages Ratho Newbridge UK EH28 8RF	Local Delegated Decision	GRANTED	23 October 2025
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Community Council: Ratho (pre 28 March 2025)

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/05143/CLP (Certificate of Lawfulness (proposed))	Internal alterations, altering an external door position at utility room to being a window. at 20 Balfron Loan Clerwood Edinburgh EH4 7JY	Mr Scott Bain., 20 Balfron Road Edinburgh Scotland EH4 7JY	Delegated Decision	GRANTED	20 October 2025
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Community Council: Corstorphine + Clermiston

24/05846/FUL (Planning Permission)	Pedestrian, cycle, road access and associated works at north underpass. at Land West Of 7 Lochside Avenue Edinburgh	Murray Estates Ltd & Places For People Developments Ltd., 3 Saltire Street Edinburgh EH5 1QS	Local Delegated Decision	GRANTED	24 October 2025
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Community Council: Corstorphine (pre 28 March 2025)

[Wards](#)

Ward No. B04 – Forth

25/05102/TCO (Treework Within a Conservation Area)	T1 Hawthorn sectional fell to approx. 4ft from ground level to allow more light to property. at 22 Craighall Terrace Trinity Edinburgh EH6 4RF	Mr Tom W., 22 Craighall Terrace Trinity Edinburgh EH6 4RF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 October 2025
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

25/05389/PNT (Prior Notification- Telecommunicat ion)	Prior Notification for Telecoms for a pole. at Proposed Telecoms Apparatus 25 Metres South Of 225 Moredun Park Road Moredun Edinburgh	BT Openreach, TCS Ethernet Planning Team 81 Newgate Street LONDON EC1A 7AJ	Delegated Decision	PERMITTED DEVELOPMENT	23 October 2025
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Community Council: Drylaw + Telford

25/05060/TCO (Treework Within a Conservation Area)	Wild Cherry - Remove dead tree. at The Grange Club 7 Portgower Place Stockbridge Edinburgh EH4 1HQ	Mr Neil Ross., Flat 1 4 Chessels Court Edinburgh UK EH8 8AD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 October 2025
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Community Council: Stockbridge + Inverleith

25/04889/TCO (Treework Within a Conservation Area)	Walnut crown lift secondary branches to provide 2m ground clearance from the roof. at Treeworks Inverleith Grove Inverleith Edinburgh	Thomson Trees., FAO: Mrs Eve Reid 2 East Fettes Avenue Edinburgh EH4 1DN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 October 2025
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Community Council: Stockbridge + Inverleith

25/04629/TCO (Treework Within a Conservation Area)	Fruiting cherry tree - Reduce crown by approx 1/3 - tree height currently approx 6 metres at 6 Teviotdale Place Edinburgh EH3 5HY	Edwina Wood., 25 Teviotdale Place Edinburgh EH3 5HY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 October 2025
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Community Council: Stockbridge + Inverleith

25/04545/LBC (Listed Building Consent)	Replace the existing single glazed sash and case windows with double glazed upgrades. Full restoration of the original case, manufacture and install like-for-like sashes with Heritage 'Slimlite' double glazing. at 28 Dunrobin Place Edinburgh EH3 5HZ	Abigail Burnyeat., 28 Dunrobin Place Edinburgh EH3 5HZ	Delegated Decision	GRANTED	23 October 2025
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Community Council: Stockbridge + Inverleith

25/04440/FUL (Planning Permission)	Proposed garage conversion, with new lean-to roof, and infill rear extension. at 63 Craigcrook Road Edinburgh EH4 3PH	Mr & Mrs Malcolm., 63 Craigcrook Road Edinburgh EH4 3PH	Local Delegated Decision	GRANTED	21 October 2025
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Community Council: Craigleith + Blackhall

25/04318/FUL (Planning Permission)	Proposed ground floor alterations. at 12 Lennox Street Lane Edinburgh EH4 1PZ	Bill & Nick Farrar., 12 Lennox Street Lane Edinburgh EH4 1PZ	Local Delegated Decision	GRANTED	22 October 2025
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Community Council: Stockbridge + Inverleith

25/04230/FUL (Planning Permission)	To demolish and remove an existing dilapidated garden shed and replace with a new garden shed. at 12 Reid Terrace Edinburgh EH3 5JH	Mr James Cockburn., 12 Reid Terrace Edinburgh EH3 5JH	Local Delegated Decision	GRANTED	23 October 2025
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Community Council: Stockbridge + Inverleith

25/03956/FUL (Planning Permission)	Proposed single storey rear extension to existing dwelling house. at 27 Wester Drylaw Place Edinburgh EH4 2TN	Monica Rani., 27 Wester Drylaw Place Edinburgh EH4 2TN	Local Delegated Decision	GRANTED	20 October 2025
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Community Council: Drylaw +Telford

25/02912/FUL (Planning Permission)	Introduction of additional upper storey to recently constructed extension. at 84 Inverleith Place Edinburgh EH3 5PA	Ms Faye Moffett., 84 Inverleith Place Edinburgh United Kingdom EH3 5PA	Local Delegated Decision	GRANTED	21 October 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/05015/TCO (Treework Within a Conservation Area)	Italian cypress trees removal from front garden. at 44 Murrayfield Avenue Murrayfield Edinburgh EH12 6AY	Mrs Laura Cooper., 44 Murrayfield Avenue Edinburgh EH12 6AY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 October 2025
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Community Council: Murrayfield

25/04900/TCO (Treework Within a Conservation Area)	Large multi-stemmed Leyland Cypress in rear garden. - Remove. at 25 Manse Road Broomhall Edinburgh EH12 7SW	Mr David Drummond., 25 Manse Road Broomhall Edinburgh EH12 7SW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 October 2025
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Community Council: Corstorphine + Clermiston

25/04817/FUL (Planning Permission)	Single storey extension and internal alterations to existing private dwelling house. at 27 Campbell Road Murrayfield Edinburgh EH12 6DT	Mr And Mrs Courtney., 27 Campbell Road Edinburgh EH12 6DT	Local Delegated Decision	GRANTED	21 October 2025
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Community Council: Murrayfield

25/04590/FUL (Planning Permission)	Single storey rear extension. at 32B Corstorphine Road Edinburgh EH12 6DU	Jean Francois Destexhe., 32B Corstorphine Road Edinburgh EH12 6DU	Local Delegated Decision	GRANTED	24 October 2025
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Community Council: Murrayfield (pre 28 March 2025)

25/04591/LBC (Listed Building Consent)	Single storey rear extension. at 32B Corstorphine Road Edinburgh EH12 6DU	Jean Francois Destexhe., 32B Corstorphine Road Edinburgh EH12 6DU	Delegated Decision	GRANTED	23 October 2025
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Community Council: Murrayfield (pre 28 March 2025)

25/04485/FUL (Planning Permission)	Rear single storey extension, and loft conversion with dormers to front and rear. at 11 Belford Avenue Edinburgh EH4 3EH	Euan McSherry., 11 Belford Avenue Edinburgh EH4 3EH	Local Delegated Decision	GRANTED	20 October 2025
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Community Council: Craigleith + Blackhall

25/04506/CLP (Certificate of Lawfulness (proposed))	Erection of an extension. at GF 6 Upper Coltbridge Terrace Edinburgh EH12 6AD	Mr & Mrs Jones, GF 6 Upper Coltbridge Terrace Edinburgh EH12 6AD	Delegated Decision	REFUSED	22 October 2025
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Community Council: Murrayfield

25/03819/FUL (Planning Permission)	Door infill. at 150 St John's Road Edinburgh EH12 8AY	Mr Anderson., 150 St John's Road Edinburgh EH12 8AY	Local Delegated Decision	REFUSED	21 October 2025
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Community Council: Corstorphine + Clermiston

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/05321/PNT (Prior Notification-Telecommunication)	Removal of 6No. antennas, 1No. cabin (3250x1200x2800mm) and all ancillary development Installation of 10m lattice stub tower with headframe, 12No. antennas (RAL7035 Grey), 2No. 300 dishes (RAL7035 Grey), 2No. 600mm dishes (RAL7035 Grey), 6No. cabinets (1No. 823x600x1721mm; 2No. 680x750x2220mm; 1No. 725x850x2100mm; 2No. 650x600x2000mm) (RAL7035 Grey), and all ancillary development. at 555 Gorgie Road Gorgie Edinburgh	Cornerstone.,	Delegated Decision	PERMITTED DEVELOPMENT	22 October 2025
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Community Council: Hutchison + Chesser (Inactive)

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/04982/TCO (Treework Within a Conservation Area)	T1 Crab Apple, T3 and T4 Cherry, T5 Lilac and T6 Hawthorn remove. T2 Birch reduce and shape. at 1A Allermuir Road Colinton Edinburgh EH13 0HE	Off The Rocks Design Ltd., FAO: Mr David Collins 1A Allermuir Road Edinburgh EH13 0HE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 October 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/03749/FUL (Planning Permission)	Change of use from cafe (Class 3) to pilates studio (Class 11). at 129 Fountainbridge Tollcross Edinburgh EH3 9QG	Miss Rachel Stott., 39 Lawrie Reilly Place Edinburgh EH7 5EU	Local Delegated Decision	GRANTED	21 October 2025
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Community Council: Tollcross

[Wards](#)

Ward No. B10 – Morningside

25/05602/LBC (Listed Building Consent)	Internal alterations including removal of non-original partitions between kitchen and dining room, and formation of new doorway from hall with glazed fanlight above. at 1F1 21 Warrender Park Terrace Edinburgh EH9 1EF	Morag Bruce., 1F1 21 Warrender Park Terrace Edinburgh EH9 1EF	Local Delegated Decision	PERMISSION IS NOT REQUIRED	24 October 2025
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Community Council: Marchmont + Sciennes

25/05382/TCO (Treework Within a 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	Mr Robert Hughes., 38 Morningside Grove Edinburgh EH10 5PZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 October 2025
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Community Council: Morningside

25/05225/TCO (Treework Within a Conservation Area)	t1 cypress - remove tree, t2 norway maple - 1m canopy reduction nsew, t3 lime - prune canopy nsew and reduce height by up to 1m, t4 sycamore - prune canopy nsew and reduce height by up to 1m, t5 birch - reduce branches on east side from 6 to 4m and crown lift on NE side to 5m, t6 yew - remove tree at 25 Greenhill Place Bruntsfield Edinburgh EH10 4BR	Mr Andy Chambers., 25 Greenhill Place Edinburgh UK EH10 4BR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 October 2025
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Community Council: Merchiston

25/05238/PNT (Prior Notification-Telecommunication)	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	Cornerstone,	Delegated Decision	PERMITTED DEVELOPMENT	22 October 2025
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Community Council: Merchiston

25/05147/TCO (Treework Within a Conservation Area)	Norway spruce section dismantle. at 3 Merchiston Park Merchiston Edinburgh EH10 4PW	Mr Lewis Lyell., 3 Merchiston Park Edinburgh EH10 4PW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 October 2025
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Community Council: Merchiston

25/05084/TCO (Treework Within a Conservation Area)	Two cypress trees in SW corner of back garden - Crown reduction to reduce height. Selective pruning of side branches to reduce bulk. at 4 Cluny Gardens Morningside Edinburgh EH10 6BQ	Mr Peter Brownsort., 4 Cluny Gardens Morningside Edinburgh EH10 6BQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 October 2025
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Community Council: Morningside

25/05088/TCO (Treework Within a Conservation Area)	T1 Blue Atlas Cedar - Removal - tree in poor location growing close to boundary wall and interfering with phone lines at 18 Midmar Gardens Morningside Edinburgh EH10 6DZ	Mr Scott Dunlop.,	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 October 2025
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Community Council: Morningside

25/03983/ADV (Advert Consent)	Projecting sign. Black acrylic letters raised off existing signage band. Double sided projecting sign, built up letters with opal acrylic faces internally illuminated, frosted vinyl on windows and door (as amended). at 66 Morningside Road Edinburgh EH10 4BZ	Lewis & Clarke Limited., Tynemount House Ormiston EH35 5NN	Delegated Decision	GRANTED	22 October 2025
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Community Council: Merchiston

25/03985/LBC (Listed Building Consent)	Conversion of existing unit to nail salon and associated works (as amended). at 66 Morningside Road Edinburgh EH10 4BZ	Lewis & Clarke Limited., Tynemount House Ormiston EH35 5NN	Delegated Decision	GRANTED	22 October 2025
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Community Council: Merchiston

[Wards](#)

Ward No. B11 – City Centre

25/05480/TCO (Treework Within a Conservation Area)	Ulmus glabris - Climb and remove dead wood, take a sample to check for DED. at Regent Gardens Carlton Terrace Calton Hill Edinburgh	Miss Charlotte Mallalieu - Regent Gardens., Miss Charlotte Mallalieu 17A Royal Terrace Mews Edinburgh EH7 5BZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 October 2025
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Community Council: New Town + Broughton

25/05170/TCO (Treework Within a Conservation Area)	Ash Tree - Removal , 2 Ash trees to be removed - Removal at 38 Gillespie Crescent Bruntsfield Edinburgh EH10 4HX	Mr John Derry., 38 Gillespie Crescent Bruntsfield Edinburgh EH10 4HX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 October 2025
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Community Council: Tollcross

25/05010/TCO (Treework Within a Conservation Area)	One Elm - Removal of the elm tree located in the communal garden at 15 Royal Crescent. at 1F3 15 Royal Crescent Broughton Edinburgh EH3 6QA	Ms Emily Lekkas., 15 Royal Crescent Broughton Edinburgh EH3 6QA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 October 2025
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Community Council: New Town + Broughton

25/04906/TCO (Treework Within a Conservation Area)	Golden Cypress reduce and shape. at Charlotte Square Gardens 48 Charlotte Square New Town Edinburgh	National Trust For Scotland., FAO: Mrs Georgina Mackie Charlotte Square Edinburgh Scotland EH2 4DR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 October 2025
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Community Council: New Town + Broughton

25/04878/LBC (Listed Building Consent)	Replacement of existing timber windows on a like-for- like basis with new windows, custom-fitted with slimline IGUs. All historical detail to be matched / reinstated. at 1F 10 Walker Street New Town Edinburgh EH3 7LA	Mr Andrew Baker., 1F 10 Walker Street, Edinburgh EH3 7LA	Delegated Decision	GRANTED	22 October 2025
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Community Council: West End

25/04834/TCO (Treework Within a Conservation Area)	Conifer tree in back garden - Removal of tree due to outgrown space and included bark at union. at 3F1 38 Broughton Street Broughton Edinburgh EH1 3SB	Ms Ruth Yee., 38 Broughton Street Broughton Edinburgh EH1 3SB	Delegated Decision	MAKE A TREE PRESERVATION ORDER	21 October 2025
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Community Council: New Town + Broughton

25/04856/LBC (Listed Building Consent)	To replace existing single glazing with slim line double glazing and alter walls to kitchen. at 54 Albany Street Broughton Edinburgh EH1 3QR	Mr John Fursman, 54 Albany Street Edinburgh EH1 3QR	Delegated Decision	GRANTED	23 October 2025
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Community Council: New Town + Broughton

25/04766/TCO (Treework Within a Conservation Area)	Lime tree judiciously side pruning tree to give a 1.5m clearance to Edinburgh New Town Church. at 1 George Street New Town Edinburgh EH2 2LL	ISS Facility Management., 1 George Street Edinburgh EH2 2LL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 October 2025
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Community Council: New Town + Broughton

25/04690/LBC (Listed Building Consent)	Minor internal and external works to the rear of the building. at 37B George Street New Town Edinburgh EH2 2HN	Estee Lauder Companies.,	Delegated Decision	GRANTED	23 October 2025
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Community Council: New Town + Broughton

25/04497/LBC (Listed Building Consent)	Minor external alteration only. Proposed installation of a small business sign on front elevation. at Flat 2 10 Young Street South Lane Edinburgh EH2 4JF	Elaine Burkhart., 27 Brunstane Drive Edinburgh EH15 2NF	Delegated Decision	GRANTED	21 October 2025
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Community Council: New Town + Broughton

25/04498/FUL (Planning Permission)	Proposed change of use from residential (Class 9) to office / work studio (Class 4) at Flat 2 10 Young Street South Lane Edinburgh EH2 4JF	Elaine Burkhart., 27 Brunstane Drive Edinburgh EH15 2NF	Local Delegated Decision	GRANTED	21 October 2025
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Community Council: New Town + Broughton

25/04396/LBC (Listed Building Consent)	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with IGU's. All historical detail to be matched /reinstated. Existing cases to be refurbished in situ. at 3F1 11 Dundonald Street Edinburgh EH3 6RZ	Edward O'Brien., 3F1 11 Dundonald Street Edinburgh EH3 6RZ	Delegated Decision	GRANTED	22 October 2025
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Community Council: New Town + Broughton

25/04315/LBC (Listed Building Consent)	Vegetation removal, gentle removal of biological growth via Doff cleaning and re-pointing to high level colonnade and portico roofs and parapets above cornice level. at National Galleries Of Scotland 1 The Mound Edinburgh EH2 2EL	Mr Keith Hogg., Modern One - Estates Lodge 75 Belford Road Edinburgh EH4 3DR	Delegated Decision	GRANTED	24 October 2025
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Community Council: Old Town

25/04333/LBC (Listed Building Consent)	Rebuild and relocate chimney and form Juliette balcony. Remove approved skylights from proposals. at 3 Magdala Mews Edinburgh EH12 5BX	Zoe Davis, Joanna Davis & Rebecca Brownlie., 3 Magdala Mews Edinburgh EH12 5BX	Delegated Decision	GRANTED	20 October 2025
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Community Council: West End

25/04341/LBC (Listed Building Consent)	Proposed new openings at lower ground, ground & first floor, to link 71A George Street & 73 George Street to facilitate aparthotel operations. at 1F - 4F 71A, 73 - 75 George Street Edinburgh EH2 3EE	RIGH Properties., 19A Canning Street Edinburgh EH3 8HE	Delegated Decision	GRANTED	21 October 2025
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Community Council: New Town + Broughton

25/04294/LBC (Listed Building Consent)	Proposal to installation of new globe to privately-owned street lantern. To match globe of existing street lantern to property adjacent. at 16 Heriot Row Edinburgh EH3 6HR	Palmer's Immobilien Edinburgh GmbH., 18 George Street Edinburgh EH2 2PF	Delegated Decision	PERMISSION IS NOT REQUIRED	21 October 2025
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Community Council: New Town + Broughton

25/04296/LBC (Listed Building Consent)	Replacement of existing timber windows on a like-for-like basis with new windows, custom-fitted with slimline IGUs. All historical detail to be matched /reinstated. at Flat 4 35 Queen Street Edinburgh EH2 1JX	Ms Karen Martin., Flat 4 35 Queen Street Edinburgh EH2 1JX	Local Delegated Decision	GRANTED	22 October 2025
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Community Council: New Town + Broughton

25/04282/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, projecting sign. at 69 George Street New Town Edinburgh EH2 2JG	FatFace Ltd., FAO: Miss Julia Williams 3 Ridgeway Havant PO91QJ	Delegated Decision	REFUSED	22 October 2025
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Community Council: New Town + Broughton

25/04243/LBC (Listed Building Consent)	Proposal includes non-original cupboards, non-original lowered ceiling and non-original section of wall to be removed. Original ceiling and cornice to be exposed/ repaired. En-suite in the main bedroom created in place of non-original cupboards. at 2F 35 Great King Street Edinburgh EH3 6QR	Mr Rob Salters., 1 35 Great King Street Edinburgh EH3 6RA	Delegated Decision	GRANTED	20 October 2025
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Community Council: New Town + Broughton

25/04100/LBC (Listed Building Consent)	Replace current full length glass doors with laminated white wood double doors complete with Georgian bars. at 21B Drumsheugh Gardens Edinburgh EH3 7RN	Eric Merrall., 21B Drumsheugh Gardens Edinburgh EH3 7RN	Delegated Decision	GRANTED	22 October 2025
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Community Council: West End

25/04024/LBC (Listed Building Consent)	Internal alterations including installation of kitchen and enlarging bathroom. Install replacement windows (as amended). at 2F2 7 Cornwallis Place Edinburgh EH3 6NG	Trevor Thrle & Tanya Ronaldson., 2F2 7 Cornwallis Place Edinburgh EH3 6NG	Delegated Decision	GRANTED	24 October 2025
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Community Council: New Town + Broughton

25/03947/LBC (Listed Building Consent)	Repair and improve the flat roof and repair copes. Install 8 low profile solar panels. at 2F 10 St Colme Street Edinburgh EH3 6AA	David Scott., 2F 10 St Colme Street Edinburgh EH3 6AA	Delegated Decision	REFUSED	20 October 2025
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Community Council: New Town + Broughton

25/00596/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F1 29 Frederick Street Edinburgh EH2 2ND	Khushi Estates Ltd.,	Local Delegated Decision	REFUSED	22 October 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

25/04981/TCO (Treework Within a Conservation Area)	Elderberry in rear garden remove. at 41 Cambridge Gardens Pilrig Edinburgh EH6 5DH	Propop., MR Ben Gettel 7 Palmerston Place Lane Edinburgh EH12 5AE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 October 2025
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Community Council: Leith Central

25/03307/LBC (Listed Building Consent)	Proposed replacement double glazed casement timber windows. at 7A Claremont Crescent Broughton Edinburgh EH7 4HX	Mr Frank Siersch., 7A Claremont Crescent Edinburgh EH7 4HX	Delegated Decision	REFUSED	22 October 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

[Wards](#)

Ward No. B13 – Leith

25/05092/WINP A (Prior Approval Windows)	The proposal involves the replacement of all 10 existing windows within the property with 6-over-6 traditional wooden sash and case windows. The current windows are in a severely deteriorated and rotting condition, ending them no longer fit for purpose either functionally or aesthetically. The new windows will be constructed from high- quality timber in keeping with the architectural character of the building. They will be finished in white paint to match the existing windows on the surrounding properties within the building, ensuring uniformity and visual cohesion. This design and finish are intended to closely replicate the original style and match the existing 6-over-6 sash windows seen throughout the rest of the building, thereby preserving the historic appearance and integrity of the property. at 94 Constitution Street South Leith Edinburgh EH6 6AW	Ms Julie McCran., 59 Brunswick Street Edinburgh EH6 6AW	Delegated Decision	APPROVED	20 October 2025
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Community Council: Leith Harbour + Newhaven

25/04736/LBC (Listed Building Consent)	Propose to upgrade two existing timber sash and cases windows. at 36 Prince Regent Street Newhaven Edinburgh EH6 4AT	Ms Umi Osakabe., 36 Prince Regent Street Edinburgh EH6 4AT	Delegated Decision	GRANTED	22 October 2025
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Community Council: Leith Harbour + Newhaven

25/04561/ADV (Advert Consent)	Fascia sign. at 65A Ocean Drive Edinburgh EH6 6BP	Red Earth Tattoo., FAO: Abby Coleman 65A Ocean Drive Edinburgh EH6 6BP	Delegated Decision	GRANTED	22 October 2025
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Community Council: Leith Harbour + Newhaven

25/04357/FUL (Planning Permission)	Installation of external air conditioning condensers and cages including housing, in retrospect. at 8 Geissler Drive Edinburgh EH6 6AP	Christian International Training Centre., Flat 5 32 Torwood Crescent Edinburgh EH12 9GJ	Local Delegated Decision	GRANTED	22 October 2025
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Community Council: Leith Harbour + Newhaven

25/04184/FUL (Planning Permission)	Rear extension and an area of raised decking. at 69 East Restalrig Terrace Lochend Edinburgh EH6 8ED	Mr R Scott., 69 East Restalrig Terrace Edinburgh EH6 8ED	Local Delegated Decision	GRANTED	20 October 2025
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Community Council: Leith Links

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/05030/TCO (Treework Within a Conservation Area)	Beech tree fell beech tree with splitting co-dominant stems. at 64 The Causeway Duddingston Edinburgh EH15 3PZ	Mr Nick Marshall., 64 The Causeway Edinburgh EH15 3PZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 October 2025
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Community Council: Northfield + Willowbrae

25/04969/ADV (Advert Consent)	4m externally illuminated totem sign. at 23C Seafeld Road East Craigentinny Edinburgh EH15 1ED	Arnold Clark., Mrs Patrycja Fredyk. Arnold Clark Omoda Seafeld Road East Edinburgh EH15 1ED	Delegated Decision	GRANTED	22 October 2025
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Community Council: Craigentinny + Meadowbank

[Wards](#)

Ward No. B15 – Southside/Newington

25/05240/PNT (Prior Notification-Telecommunication)	The proposed rooftop upgrade comprises the removal of 3 No. existing VMO2 antennas and 2 No. RRU units, and the installation of 3 No. replacement antennas. 1No. wall mounted and 2 No. located within GRP chimney stack shrouds. In addition, 4 No. new RRU units (12 No. total) will be installed, mounted either to the back of the antenna poles or ERS rails. The upgrade also includes the addition of 1 No. GPS module, along with associated works such as vertical cable trays and internal upgrades to existing equipment rooms. The upgrade of existing equipment is considered appropriate for the surrounding area, as it achieves the required coverage while minimising visual impact. It is also considered preferable to the introduction of new standalone infrastructure. at 27 - 29 Ratcliffe Terrace Newington Edinburgh EH9 1SX	Cornerstone,	Delegated Decision	PERMITTED DEVELOPMENT	22 October 2025
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Community Council: Grange + Prestonfield

25/05186/TCO (Treework Within a Conservation Area)	Beech Tree removal of this rapidly growing beech tree. at 34, 36 Mayfield Terrace Edinburgh	John Usher., 36 1 Mayfield Terrace Edinburgh EH9 1RZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 October 2025
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Community Council: Grange + Prestonfield

25/05133/TCO (Treework Within a Conservation Area)	T1 Ash - sectional fell to ground level , T2 Ash - sectional fell to ground level , T3 and T4 Ash - crown reduce height by 1.5-2.5m , T5 Ash - reduce limb growing over neighbour's property by 3-4m and crown reduce height by 1.5-2.5m, T6 Ash - crown reduce height by 1.5-2m , T7 Ash - crown reduce height by 1.5-2.5m and cut back on property side by 1-2m at 1F2 24 Clerk Street Newington Edinburgh EH8 9HX	C/o Edinburgh Block Management., 24 Clerk Street Edinburgh EH8 9HX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 October 2025
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Community Council: Southside

25/05120/TCO (Treework Within a Conservation Area)	Cherry tree crown reduction. Current height 8m; proposed height 7m. Current width proposed width 6m. Dead weeping ash tree removal. at 2 Mortonhall Road Grange Edinburgh EH9 2HW	Mr Brian Crozier., 2 Mortonhall Road Edinburgh EH9 2HW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 October 2025
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Community Council: Grange + Prestonfield

25/04540/LBC (Listed Building Consent)	Proposed internal alterations to arrangement, as well as removal of non-original single storey extension to the rear. at 49 Grange Road Edinburgh EH9 1UF	Joshua Welensky., 49 Grange Road Edinburgh EH9 1UF	Delegated Decision	GRANTED	23 October 2025
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Community Council: Marchmont + Sciennes

25/04430/FUL (Planning Permission)	Replace existing porch, steps, and plinth with enlarged metal-clad masonry porch, including an accessible entrance and natural stone plinth and steps. at 12 Hope Terrace Morningside Edinburgh EH9 2AR	Mr Oliver Millican., 12 Hope Terrace Morningside Edinburgh EH9 2AR	Local Delegated Decision	GRANTED	20 October 2025
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Community Council: Marchmont + Sciennes

25/04320/FUL (Planning Permission)	Extend flatted dwelling. at 21A Craigmillar Park Edinburgh EH16 5PE	Mr Kashif Javid., 21 Craigmillar Park Edinburgh EH16 5PE	Local Delegated Decision	GRANTED	23 October 2025
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Community Council: Grange + Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/05402/PNT (Prior Notification- Telecommunicat ion)	PNT (Prior Notification for Telecoms) for a Pole. at Proposed Telecoms Apparatus North Of 112 Dinmont Drive Inch Edinburgh	Openreach., Keerthi Aparna Cheemala.	Delegated Decision	PERMITTED DEVELOPMENT	22 October 2025
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Community Council: Liberton + District

25/05416/PNT (Prior Notification- Telecommunicat ion)	PNT (Prior Notification for Telecoms) for a Pole. British Telecommunications Plc intends to install fixed line broadband electronic communications apparatus at the above location. at Proposed Telecoms Apparatus 20 Metres North Of 102 Fernieside Crescent Moredun Edinburgh	Openreach., Pinky Panni. FTTP Planning Openreach.	Delegated Decision	PERMITTED DEVELOPMENT	24 October 2025
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Community Council: Gilmerton + District

25/05417/PNT (Prior Notification- Telecommunicat ion)	PNT (Prior Notification for Telecoms) for a Pole. at Proposed Telecoms Apparatus 30 Metres East Of 534 Old Dalkeith Road, Proposed Telecoms Apparatus 25 Metres North Of 530 Old Dalkeith Road, Proposed Telecoms Apparatus 30 Metres East Of 534 Old Dalkeith Road, Proposed Telecoms Apparatu	Openreach., Kevin Horsburgh. FTTP Design Openreach	Delegated Decision	PERMITTED DEVELOPMENT	24 October 2025
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Community Council: Gilmerton + District

25/05418/PNT (Prior Notification-Telecommunication)	PNT (Prior Notification for Telecoms) for a Pole. at Proposed Telecoms Apparatus 20 Metres South Of 37 Craigour Drive Moredun Edinburgh	Openreach., Mahalakshmi Yarragondur FTTP Planning & Support Openreach	Delegated Decision	PERMITTED DEVELOPMENT	24 October 2025
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Community Council: Gilmerton + District

25/05419/PNT (Prior Notification-Telecommunication)	PNT (Prior Notification for Telecoms) for a Pole. at Proposed Telecoms Apparatus 25 Metres North West Of 44 Glendinning Crescent, Proposed Telecoms Apparatus 30 Metres South Of 36 Rutherford Drive	Openreach., Keerthi Aparna Cheemala FTTP Planning Openreach.	Delegated Decision	PERMITTED DEVELOPMENT	24 October 2025
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Community Council: Liberton + District

25/05390/PNT (Prior Notification-Telecommunication)	1 No.1 pole. at Proposed Telecoms Apparatus 15 Metres North East Of 68 Moredun Park Road Moredun Edinburgh	BT Openreach,	Delegated Decision	PERMITTED DEVELOPMENT	23 October 2025
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Community Council: Gilmerton + District

25/05401/PNT (Prior Notification-Telecommunication)	1x 9m light galvanised hollow telecoms pole. at Proposed Telecoms Apparatus 20 Metres East Of 30 Mount Vernon Road Liberton Edinburgh	, 123 Judd Street London WC1H 9NP	Delegated Decision	PERMITTED DEVELOPMENT	23 October 2025
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Community Council: Liberton + District

25/05403/PNT (Prior Notification-Telecommunication)	1 x 8m light wooden pole. at Proposed Telecoms Apparatus 15 Metres West Of 37 Fernieside Drive Moredun Edinburgh	BT Openreach, 123 Judd Street London WC1H 9NP	Delegated Decision	PERMITTED DEVELOPMENT	22 October 2025
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Community Council: Gilmerton + District

25/05242/TPO (Treework)	Oak opposite the junction & opposite 11 Carnbee Avenue crown lift tree to 3m over the pavement. Remove large diameter deadwood & hangers over the pavement. at Tree Works Carnbee Avenue Hyvots Bank Edinburgh	Charles White Ltd., FAO: Mrs Caitlin Bregulla 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	GRANTED	20 October 2025
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Community Council: Liberton + District

25/04898/FUL (Planning Permission)	Proposed extensions and internal alterations including a new dormer window and roof lights. at 55 Howden Hall Road Gracemount Edinburgh EH16 6PL	Mr Riaz Maheen., 55 Howden Hall Road Edinburgh Unioted Kingdom EH16 6PL	Local Delegated Decision	GRANTED	23 October 2025
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Community Council: Liberton + District

25/04349/TPO (Treework)	See attached Schedule, site plan and photo guide - Mortonhal I2025TPO WorkSchedule CK1, Mortonhall Survey Plan 2025CK2, Mortonhall Photo Record 2025TPO App CK3. at 38 Mortonhall Gate Mortonhall Edinburgh EH16 6TJ	Mortonhall Estate., Mr Henry Trotter Company Support Office Charterhall Duns TD11 3RE	Delegated Decision	GRANTED	24 October 2025
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Community Council: Liberton + District

25/04298/FUL (Planning Permission)	Remove existing garage. Construct new timber clad garden room. at 27 Cadogan Road Alnwickhill Edinburgh EH16 6LY	Mr Bruce Cargill., 27 Cadogan Road Edinburgh EH16 6LY	Local Delegated Decision	GRANTED	21 October 2025
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Community Council: Liberton + District

25/00673/CLES TL (Certificate of Lawfulness Existing STL)	Use of house for short term let use. at 145A Drum Street Edinburgh EH17 8RX	William & Charlotte More Nisbett., 147 Drum Street Edinburgh EH17 8RX	Delegated Decision	GRANTED	22 October 2025
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/04808/FUL (Planning Permission)	Erect a single storey flat roof extension to rear of dwellinghouse. at 21 Cleikiminfeld Newcraighall Edinburgh EH15 3RA	Mr Peter & Mrs Susan Raeburn., 21 Cleikiminfeld Edinburgh EH15 3RA	Local Delegated Decision	GRANTED	20 October 2025
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Community Council: Craigmillar (Inactive)

25/04764/FUL (Planning Permission)	The proposal is to form a new single storey wrap around extension to the rear of the building. at 47 Duddingston Avenue Edinburgh EH15 1SQ	Mr & Mrs Graham Mackay., 47 Duddingston Avenue Edinburgh EH15 1SQ	Local Delegated Decision	GRANTED	20 October 2025
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Community Council: Northfield + Willowbrae

25/04415/FUL (Planning Permission)	Erection of hardwood timber garden room at bottom of garden. at 10 West Brighton Crescent Edinburgh EH15 1LU	Allison Arkley & Sharon Law., 10 West Brighton Crescent Edinburgh EH15 1LU	Local Delegated Decision	GRANTED	23 October 2025
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Community Council: Portobello (Inactive)

25/04387/FUL (Planning Permission)	Erect a single storey pitched roof extension to rear of dwellinghouse. at 3 Brand Gardens Magdalene Edinburgh EH15 3AJ	Mr & Mrs Kenny & Hazel Smith., 3 Brand Gardens Edinburgh Scotland EH15 3AJ	Local Delegated Decision	GRANTED	23 October 2025
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Community Council: Portobello (Inactive)

[Wards](#)