

Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **3 November 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](#)
[Ward B10 – Morningside](#)
[Ward B11 – City Centre](#)
[Ward B12 – Leith Walk](#)
[Ward B13 – Leith](#)
[Ward B14 – Craighentilly/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

	Proposed front porch and internal alterations. at 13 Parliament Loan Kirkliston EH29 9GZ 25/05746/FUL	N7 Design Studio Ltd. FAO: Nick Walker 4 Catelbock Gardens Kirkliston EH29 9GR	Mr S Brown., 13 Parliament Loan Kirkliston EH29 9GZ	Local Delegated Decision	Registered on: 30/10/2025 <u>Comments Due by</u> 21.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Kirkliston Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Queensferry Conservation Area	Multi stemmed cherry tree in back garden removal of tree. at Forthview West Station Road Dalmeny South Queensferry EH30 9JR 25/05747/TCO	Falcon Tree Management Ltd. FAO: Antony Wood Roseace South Queensferry EH30 9SP	Mrs Harriet Ashelby., Forthview West Station Road Dalmeny South Queensferry EH30 9JR	Delegated Decision	Registered on: 30/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Queensferry + District TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

	The removal and replacement of 3 No. antennas and ancillary development thereto. at Telecomms Apparatus 21 Metres North Of 4 Housefield Drive Kirkliston 25/05658/PNT	Avison Young. 6th Floor 11 York Street Manchester M2 2AW	Hutchison 3G UK Limited.,	Delegated Decision	Registered on: 24/10/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Kirkliston Telecommunications
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6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No. B02 – Pentland Hills

1. Planning Applications

Juniper Green Conservation Area	Proposed new gates. at 506 Lanark Road Juniper Green EH14 5DH 25/05672/FUL	W N Thomson & Co. FAO: James Ringham 84 Main Street Davidson's Mains Edinburgh EH4 5AB	Mr C Choi., 506 Lanark Road Edinburgh EH14 5DH	Local Delegated Decision	Registered on: 27/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Juniper Green + Baberton Mains Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Balerno Conservation Area	Ash trees remove trees to ground level. at 1 Bavelaw Gardens Bavelaw Balerno EH14 7AB 25/05711/TCO	Glendale Managed Services. Douglas Fleming. Glendale Managed Services Unit 3 West Craigs Industrial Estate Turnhouse Road Edinburgh EH12 0BD	Viewpoint Housing Association., Mr Derek Szoneberg 4 South Oswald Road Edinburgh Scotland EH9 2HG	Delegated Decision	Registered on: 28/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Balerno TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

	1x 9m light wooden pole. at Proposed Telecoms Apparatus 30 Metres North East Of 2 Viewfield Road Edinburgh Juniper Green 25/05665/PNT	Openreach. 123 Judd Street London WC1H 9NP	British Telecommunications Plc .,	Delegated Decision	Registered on: 24/10/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Westerhailes Telecommunications
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	Installation of 1 No new power generator, 1 No. new equipment cabinet and associated ancillary works thereto. at Telecoms Mast 270 Metres North West Of 580 Lanark Road West Balerno 25/05683/PNT	Avison Young. (Manchester). FAO: Rafat Hlal 6th Floor, 11 York Street 7 Norfolk Street Manchester M2 2AW	EE Limited.	Delegated Decision	Registered on: 24/10/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Balerno Telecommunications
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6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

1. Planning Applications

	Installation of 904x solar panels, associated works and ancillary development. at 89B Glasgow Road Gogar Edinburgh EH12 8GZ 25/05252/FUL	Mitie Telecoms. FAO: Aruna Venkatraman The Shard Level 12 12 32 London Bridge Street, London SE1 9SG	Custom Solar., Mitie 12 Level 12, The Shard 32 London Bridge St London SE1 9SG	Local Delegated Decision	Registered on: 24/10/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	James Armstrong james.armstrong@edinburgh.gov.uk Community Council: Corstorphine + Gyle Other Developments - Local
	Garage and adjoining garden room alterations. at 7 Craigs Crescent Craigmount Edinburgh EH12 8HT 25/05343/FUL	Andrew Megginson Architecture. FAO: Andrew Megginson 128 Dundas Street Edinburgh EH3 5DQ	Mr Rory Hinde., 7 Craigs Crescent Craigmount Edinburgh EH12 8HT	Local Delegated Decision	Registered on: 09/10/2025 Comments Due by 21.11.2025	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Corstorphine + Gyle Householder Developments
Listed Category: C	Single storey extension to side/rear of property to create living, dining and kitchen space. at 5 Oak Lane Clerwood Edinburgh EH12 6XH 25/05755/FUL		Mr Harry Royston., 5 Oak Lane Edinburgh EH12 6XH	Delegated Decision	Registered on: 30/10/2025 Comments Due by 24.11.2025	Local1 Team Community Council: Corstorphine + Clermiston 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](#)

Ward No.B04 – Forth

1. Planning Applications

Trinity Conservation Area	Retrospective planning permission for shed and sauna in rear garden. at 11 Primrose Bank Road Edinburgh EH5 3JJ 25/05669/FUL	Kyla Martin Architectural Service. 97 Newington Road Edinburgh EH9 1QW	Mr John Duncan. 11 Primrose Bank Road Edinburgh EH5 3JJ	Delegated Decision	Registered on: 28/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Trinity Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: B Trinity Conservation Area	Sycamore remove tree. at 30 York Road Trinity Edinburgh EH5 3EQ 25/05713/TCO		Mr Greg Hardie., 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	Registered on: 28/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B05 – Inverleith

1. Planning Applications

World Heritage Site Listed Category: C Dean Conservation Area	Outhouse conversion to ancillary residential accommodation with velux conservation roof window to south elevation, erect greenhouse structure to west elevation and plant Japanese maple tree to driveway. at 69A Dean Path Dean Edinburgh EH4 3AT 25/05256/FUL	Les McCaskey. Architectural Design Services 38B High Street East Linton EH40 3AB	Mr Peter Harrison., 69A Dean Path Dean Edinburgh EH4 3AT	Delegated Decision	Registered on: 29/11/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Craigleith + Blackhall Householder Developments
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World Heritage Site Listed Category: C Dean Conservation Area	Outhouse conversion to ancillary residential accommodation with velux conservation roof window to south elevation, erect greenhouse structure to west elevation and plant Japanese maple tree to driveway at 69A Dean Path Dean Edinburgh EH4 3AT 25/05257/LBC	Les McCaskey. Architectural Design Services 38B High Street East Linton EH40 3AB	69A Dean Path Dean Edinburgh EH4 3AT	Delegated Decision	Registered on: 22/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Craigleith + Blackhall Listed building and Con Area Consents
Listed Category: B Stockbridge Conservation Area	Internal alterations- 1. creating downstairs toilet. 2. new kitchen. 3. improved layout to main shower room. 4. replace windows with timber sash and case fitted with slim line double glazed units. 5. reinstate original shutters and internal joinery. at 18 Balmoral Place Edinburgh EH3 5JA 25/05647/LBC	Iain Cameron Architect. 14 Forthview Terrace Edinburgh EH4 2AE	18 Balmoral Place Stockbridge Edinburgh EH3 5JA	Delegated Decision	Registered on: 27/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
Listed Category: B New Town Conservation Area	Outdoor air conditioning units. at 29 - 35 Hamilton Place Edinburgh EH3 5BA 25/05676/FUL	Ossian Architects. 80 George Street Edinburgh EH2 3BU	Lannan Bakery., 29 - 35 Hamilton Place Edinburgh EH3 5BA	Local Delegated Decision	Registered on: 28/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Stockbridge + Inverleith Other Developments - Local

Listed Category: B New Town Conservation Area	Installation of indoor and outdoor air conditioning units. at 29 - 35 Hamilton Place Edinburgh EH3 5BA 25/05678/LBC	Ossian Architects. 80 George Street Edinburgh EH2 3BU	29 - 35 Hamilton Place Edinburgh EH3 5BA	Delegated Decision	Registered on: 24/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
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World Heritage Site Listed Category: B New Town Conservation Area	Internal alteration to form open between rear first floor rooms. at Flat 1 13 Lennox Street Stockbridge Edinburgh EH4 1QB 25/05737/LBC	James Robertson Architect. 7B Mavisbank Grange Edinburgh EH20 9SZ	13 Flat 1 Lennox Street Edinburgh EH4 1QB	Delegated Decision	Registered on: 29/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

World Heritage Site Listed Category: B New Town Conservation Area	Rowan tree / sorbus aucuparia to reduce tree by 25-30% to maintain proportions and reduce overhang. at 49 Ann Street Edinburgh EH4 1PL 25/05706/TCO		Mr Colin McLatchie., 49 Ann Street Edinburgh EH4 1PL	Delegated Decision	Registered on: 28/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
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New Town Conservation Area	Tree crown pruning and root protection works. at King George V Public Park Logan Street Broughton Edinburgh 25/05758/TCO	Morrison Construction. Stuart Hill. Robroyston Oval 1 Robroyston Oval Glasgow G33 1AP	Morrison Construction., Mr Stuart Hill Robroyston Oval 1 Robroyston Oval Glasgow G33 1AP		Registered on: 03/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions
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4. Tree Preservation Orders

	T1 & T2 Lime remove epicormic growth. at Treeworks Craigleith Hill Gardens Craigleith Edinburgh 25/05438/TPO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Ms Judy Anderson., 37 Craigleith Hill Gardens Edinburgh EH4 2JB	Delegated Decision	Registered on: 29/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Craigleith + Blackhall TCO and TPO submissions
	T1 oak reduce two Easterly branches back to boundary from 6m to 2m. T2 horse chestnut remove 5 pieces of hanging deadwood. G1 mixed variety remove tree under 75mm dbh 1m from boundary and crown lift all trees to 4m to boundary wall. at Land 63 Metres South Of 44 Hillhouse Road Corbiehill Edinburgh 25/05710/TPO	Edinburgh Tree Surgeons. FAO: Alan Dewar 54 Penicuik Road Roslin EH25 9LH	Mr David Ndirangu., 44 Hillhouse Road Edinburgh EH4 5EG	Delegated Decision	Registered on: 28/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Craigleith + Blackhall TCO and TPO submissions

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

1. Planning Applications

Corstorphine Conservation Area	Erection of extension to rear of veterinary surgery to comprise X-ray and dental facilities. at 156 - 160 St John's Road Corstorphine Edinburgh EH12 8AY 25/05479/FUL	Ryden LLP, Exchange Crescent. Mark Friars. Conference Square 7 Exchange Crescent Edinburgh EH3 8AN	IVC Evidensia., The Chocolate Factory Keynsham Bristol England BS31 2AU	Delegated Decision	Registered on: 29/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Corstorphine + Clermiston Other Developments - Local
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	Proposed change of use for one side of existing building (currently split as garage & office, proposals to seek permission for split as cafe & office); Single storey storage building to rear for office side. at 5 Pinkhill Carrick Knowe Edinburgh EH12 7BA 25/05484/FUL	Green Lake Architecture. Stephen Fraser. 29 Arkaig Drive Crossford KY12 8YW	Wallace Brae Joinery., Mr A Coyle Wallace Brae PM Ltd 1 Wallace Brae Rise Reddingmuirhead Falkirk FK2 0GD	Delegated Decision	Registered on: 24/10/2025 <u>Comments Due by</u> 24.11.2025	Local1 Team Community Council: Corstorphine + Clermiston Other Developments - Local
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Corstorphine Conservation Area	Proposing to replace the existing timber front door with a new timber composite unit. at Flat 1 1 Corstorphine High Street Edinburgh EH12 7SU 25/05580/FUL	CR Smith Glaziers (Dunfermline) Limited. FAO: Jamie Jenkins Gardeners Street Dunfermline KY12 0RN	Norbert Lebiezki., Flat 1 1 Corstorphine High Street Edinburgh EH12 7SU	Local Delegated Decision	Registered on: 23/10/2025 <u>Site Notice posted on:</u> 07/11/2025 <u>Advertised on:</u> 07/11/2025 <u>Comments Due by</u> 28.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Attic conversion. at 121 Carrick Knowe Avenue Carrick Knowe Edinburgh EH12 7DG 25/05760/CLP	ArchiLife. FAO: Lisa Young 63 Mountcastle Crescent Edinburgh EH8 7SE	Mr Nico Tyack., 121 Carrick Knowe Avenue Edinburgh EH12 7DG	Delegated Decision	Registered on: 31/10/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston CLE and CLP submissions
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Ward No. B07 – Sighthill/Gorgie

1. Planning Applications

	Demolition of existing buildings and development of purpose-built student accommodation with landscaping, infrastructure, access, and associated works. at 36 Russell Road Roseburn Edinburgh EH11 2LP 25/05524/FUL	Montagu Evans. FAO: Katherine Innes 19 Canning Street Edinburgh EH3 8EG	Russell Road Edinburgh Ltd., 19 Adelphi Merchant Quarter Aberdeen AB11 5BL	Committee Decision	Registered on: 24/10/2025 <u>Advertised</u> on: 07/11/2025 <u>Comments</u> <u>Due by</u> 28.11.2025	Blair Burnett blair.burnett@edinburgh.gov.uk Community Council: Gorgie + Dalry Other Developments - Major
Listed Category: C	To alter, subdivide and part change the use of an existing Class 1A kitchen /bathroom showroom to form a Sui Generis Hot Food Takeaway premises and the retainment of a Class 1A Showroom premises. at 51 - 57 Dalry Road Edinburgh EH11 2BX 25/05616/FUL	Michael Clarke. 3 Flat 1F2 Inverleith Gardens Edinburgh EH3 5PU	Development Direct Ltd., 51 - 57 Dalry Road Edinburgh EH11 2BX	Local Delegated Decision	Registered on: 27/10/2025 <u>Advertised</u> on: 07/11/2025 <u>Comments</u> <u>Due by</u> 28.11.2025	Blair Burnett blair.burnett@edinburgh.gov.uk Community Council: Gorgie + Dalry Other Developments - Local
	Retrospective change of use of premises to short-term let accommodation. at Flat 1 1 Northcote Street Dalry Edinburgh EH11 2HL 25/05728/FULSTL		Mr Anthony Doheny., 17 Pinetum Lane Cammo Edinburgh EH4 8GA	Local Delegated Decision	Registered on: 28/10/2025 <u>Comments</u> <u>Due by</u> 21.11.2025	Improvement Team Community Council: Gorgie + Dalry Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No. B08 – Colinton/Fairmilehead

1. Planning Applications

	Proposed front extension with new steps and altered path. at 29 Galachlawside Edinburgh EH10 7JG 25/05675/FUL	Kyla Martin Architectural Service. 97 Newington Road Edinburgh EH9 1QW	Mrs Marysia Waddell., 29 Galachlawside Edinburgh EH10 7JG	Local Delegated Decision	Registered on: 24/10/2025 <u>Comments Due by</u> 18.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Fairmilehead Householder Developments
Listed Category: B Colinton Conservation Area	Proposed dormer window in keeping with existing dormer windows. at 17 Barnshot Road Edinburgh EH13 0DH 25/05677/FUL	Kyla Martin Architectural Service. 97 Newington Road Edinburgh EH9 1QW	Ms Lindsey Copland., 17 Barnshot Road Edinburgh EH13 0DH	Local Delegated Decision	Registered on: 24/10/2025 <u>Site Notice posted on:</u> 07/11/2025 <u>Advertised on:</u> 07/11/2025 <u>Comments Due by</u> 28.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Colinton Householder Developments
Listed Category: B Colinton Conservation Area	Proposed dormer window in keeping with existing dormer windows. Internal alterations to bathroom and formation of ensuite. at 17 Barnshot Road Edinburgh EH13 0DH 25/05680/LBC	Kyla Martin Architectural Service. 97 Newington Road Edinburgh EH9 1QW	17 Barnshot Road Edinburgh EH13 0DH	Delegated Decision	Registered on: 24/10/2025 <u>Site Notice posted on:</u> 07/11/2025 <u>Advertised on:</u> 07/11/2025 <u>Comments Due by</u> 28.11.2025	Local1 Team Community Council: Colinton Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Colinton Conservation Area	T.1 Large leaf lime 50% reduction. T.2 Sycamore 30% crown reduction. T.3 Large leaf lime 50% crown reduction. T.4 London plane 30% crown reduction. T.5 Large Leaf lime 50% crown reduction. T.6 Cherry 30% crown reduction. at 7 West Carnethy Avenue Colinton Edinburgh EH13 0ED 25/05688/TCO	Cameron Rowberry. 97 Polwarth Terrace Edinburgh EH11 1NW	Mr Adrian Grace., 9 West Carnethy Avenue Edinburgh EH13 0ED	Delegated Decision	Registered on: 30/10/2025	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

Listed Category: B West End Conservation Area	Replacement of existing roof light with double glazed conservation style roof light on the front elevation, along with the installation of a new conservation style roof light to the rear elevation. at 14 Rosebank Cottages Edinburgh EH3 8DA 25/05588/FUL	Neil Middleton Architects. FAO: Eleanor Hyde The Breakfast Mission 15 Old Fishmarket Close Edinburgh EH1 1AE	Fergus O'Dea., 14 Rosebank Cottages Edinburgh EH3 8DA	Local Delegated Decision	Registered on: 22/10/2025 <u>Site Notice posted on:</u> 07/11/2025 <u>Advertised on:</u> 07/11/2025 <u>Comments Due by</u> 28.11.2025	Local1 Team Community Council: Tollcross 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

Ward No. B10 – Morningside

1. Planning Applications

Plewlans Conservation Area	To replace the current tarmac sports surface with a soft Musco system with low level fencing / new goals and focussed lighting. at South Morningside Primary School 116 - 118 Comiston Road Morningside Edinburgh EH10 5QN 25/05198/FUL	Robertson Construction Central East. FAO: Paul Epton Ratho Park 1 Ratho Park One 88 Glasgow Road Edinburgh EH28 8PP	SMP School. FAO: Mr Grant Gillies 116 Comiston Road Edinburgh EH10 5QN	Delegated Decision	Registered on: 28/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Morningside Other Developments - Local
Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Proposed works are repainting of the timber shopfront, including fascia, pilasters, and stall riser panels. From the current dark grey with white lettering to muted dark green (hex code: 124F3C) with yellow lettering (hex code EDD434). High-quality, breathable exterior-grade paint suitable for historic masonry /timber. No vinyl coatings or irreversible alterations will be used. No structural work will be carried out /this is a surface-level decorative update only. at 167 Bruntsfield Place Edinburgh EH10 4DG 25/05617/LBC		T/A Confelicity Bakery FAO: James Chapman 167 Bruntsfield Place Edinburgh EH10 4DG	Delegated Decision	Registered on: 22/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Merchiston Listed building and Con Area Consents

Listed Category: B Merchiston And Greenhill Conservation Area	The proposal includes a single-storey extension to the rear of the property to create a new garden facing room and shower room. The existing play room and utility have also proposed to be reconfigured to create another additional garden facing bedroom. A pre-fabricated timber garden cabin has also been proposed to sit at the end of the existing garden. at 10 Greenhill Gardens Edinburgh EH10 4BW 25/05633/LBC	Roxburgh McEwan Architects. FAO: Elizabeth Roxburgh 42 Forbes Road Edinburgh EH10 4ED	10 Greenhill Gardens Edinburgh EH10 4BW	Delegated Decision	Registered on: 23/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Merchiston Listed building and Con Area Consents
	Installation of rooflights to the attic on the front, rear, and sides, and construction of a new two-storey rear extension. at 160 Greenbank Road Greenbank Edinburgh EH10 5RN 25/05725/FUL	Crew Architects Ltd. (Coltbridge). G Hanley. 4-6 Coltbridge Avenue Edinburgh EH12 6AH	Mr & Mrs Garrett. 160 Greenbank Road Edinburgh EH10 5RN	Local Delegated Decision	Registered on: 28/10/2025 Comments Due by 19.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside Householder Developments
Plewlans Conservation Area	Proposed extension to existing roof dormer to create new en-suite WC & shower room. at 32 Morningside Drive Morningside Edinburgh EH10 5LZ 25/05738/FUL	Mark Harper. 12 Speedwell Avenue Danderhall EH22 1RA	Mr Andrew Hall. 32 Morningside Drive Edinburgh EH10 5LZ	Local Delegated Decision	Registered on: 29/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside Householder Developments

Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Internal alterations to flat to form new shower room within rear bedroom. at 3F2 21 Warrender Park Terrace Edinburgh EH9 1EF 25/05767/LBC	Planning & Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DA	30 Rutland Square Edinburgh EH1 2BW	Delegated Decision	Registered on: 31/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Marchmont + Sciennes Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

Morningside Conservation Area	Silver Birch, acer and pine trim and reduce height by around 2m silver birch trim by around 0.5m acer and pine. at Flat 2 3 Greenbank Place Morningside Edinburgh EH10 6EW 25/05451/TCO	Sarah Forrester. Yard J Midlothian Innovation Centre Pentlandfield Industrial Estate Roslin EH25 9RE	Mrs Carol Heath., 3 Flat 2 Greenbank Place Edinburgh EH10 6EW	Delegated Decision	Registered on: 31/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
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Merchiston And Greenhill Conservation Area	Trim to remove a year's growth and to leave neat appearance. 5 Elm height 7m, spread 5m, DBH 270mm reduce crown height by 3m and prune to leave a more compact form as in previous years. at 9 Abbotsford Crescent Morningside Edinburgh EH10 5DY 25/05696/TCO	Root And Branch Arboriculture Ltd. FAO: Duncan Brooks 2 Trevelyan Place Pencaitland East Lothian EH34 5AH	Mrs Joska De Boer., 9 Abbotsford Crescent Edinburgh EH10 5DY	Delegated Decision	Registered on: 30/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
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Merchiston And Greenhill Conservation Area	Cherry remove tree, cut to low stump. at 18 Morningside Place Morningside Edinburgh EH10 5ER 25/05733/TCO		Verdant Tree Services., FAO: Mr Michael Peace 08-7 Morningside Road Edinburgh EH10 5HY	Delegated Decision	Registered on: 29/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
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Listed Category: B Merchiston And Greenhill Conservation Area	1. Whitebeam dismantle 1x mature tree infected with Dryad's Saddle (Polyporus squamosus) to ground level. 2. Whitebeam dismantle to ground level 1x mature tree with Ganoderma australe. at Polwarth Parish Church 38 Polwarth Terrace Polwarth Edinburgh EH11 1LU 25/05736/TCO	TD Tree And Land Services Ltd. FAO: David Balshaw The Giral Old Cambus Cockburnspath Berwickshire TD13 5YR	Polwarth Parish Church., FAO: Mrs Dawn Purves 36 Polwarth Terrace Edinburgh EH11 1LU	Delegated Decision	Registered on: 29/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
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4. Tree Preservation Orders

Plewlands Conservation Area	T208 - Lime tree create new pollard, removing 8m from tree branches. at Flat 2 204 Morningside Drive Morningside Edinburgh EH10 5TP 25/05708/TPO	Glendale Managed Services. FAO: Douglas Fleming Unit 3 West Craigs Industrial Estate Turnhouse Road Edinburgh EH12 0BD	Viewpoint Housing Association., FAO: Mr Derek Szzoneberg 4 South Oswald Road Edinburgh EH9 2HG	Delegated Decision	Registered on: 28/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside 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. B11 – City Centre

1. Planning Applications

	Change of use to Aparthotel. (Retrospect) at 27 Home Street Tollcross Edinburgh 25/04862/FULSTL	QB Wood Architects. FAO: Sarah Brown The Station Masters Office Station Road South Queensferry EH30 9JP	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Local Delegated Decision	Registered on: 17/10/2025 <u>Comments Due by</u> 18.11.2025	Improvement Team Community Council: Tollcross Other Developments - Local
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World Heritage Site New Town Conservation Area	Main Entrance Canopy, Curtain Wall, and Doors Updated for Elder House and No 2 Multrees Walk; Replace ATM vestibules with new Cycle Store with infill and new door on Elder Street; Change of use from Retail to Office for 1st Floor Elder House; Handrail Infill for Elder House roof terrace and replace door with glazed door and panel. at 24 Elder Street, 13-15 And 16 Multrees Walk, 2 Multrees Walk New Town Edinburgh 25/04989/FUL	JM Architects. (Edin) Abigail VanderLek. 64 Queen Street Edinburgh EH2 4NA	Coal Pension Properties Ltd., 1 Bow Churchyard London EC4M 9DQ	Delegated Decision	Registered on: 30/10/2025 <u>Site Notice posted on:</u> 07/11/2025 <u>Advertised on:</u> 07/11/2025 <u>Comments Due by</u> 28.11.2025	James Armstrong james.armstrong@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local
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World Heritage Site Listed Category: A Old Town Conservation Area	Proposed creation of a roof terrace to the existing flat roof and install new windows. at Virgin Hotels 1 India Buildings Victoria Street Old Town Edinburgh EH1 2EX 25/05043/FUL	CBRE. (Castle St). Alison Ewing. 7 Castle Street Edinburgh EH2 3AH	India Buildings Limited., 7 Castle Street Edinburgh United Kingdom EH2 3AH	Delegated Decision	Registered on: 24/10/2025 <u>Site Notice posted on:</u> 07/11/2025 <u>Advertised on:</u> 07/11/2025 <u>Comments Due by</u> 28.11.2025	Clare Macdonald clare.macdonald@edinburgh.gov.uk Community Council: Old Town Other Developments - Local
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World Heritage Site Listed Category: A New Town Conservation Area	Proposed internal alterations retaining period features; lowering of 2x window sills to improve access to rear garden. at BF 18 Coates Crescent Edinburgh EH3 7AF 25/05263/LBC	Covell Matthews Architects Ltd. 15 Rutland Square Edinburgh EH1 2BE	22 Back Road Dollar FK14 7EA	Delegated Decision	Registered on: 28/10/2025 <u>Site Notice posted on:</u> 07/11/2025 <u>Advertised on:</u> 07/11/2025 <u>Comments Due by</u> 28.11.2025	Local1 Team Community Council: West End Listed building and Con Area Consents
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	Use of student accommodation as short term holiday accommodation from 1 May to 31 August annually. at 12- 18 Lower Gilmore Place Fountainbridge Edinburgh EH3 9NY 25/05344/FULSTL	Scott Hobbs Planning. FAO: Varshini Gorjala 24A Stafford Street Edinburgh EH3 7BD	L&G Lower Gilmore Place PropCo., 1 Coleman Street London EC2R 5AA	Local Delegated Decision	Registered on: 24/10/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Anna Simpson anna.simpson@edinburgh.gov.uk Community Council: Tollcross Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	To install en suite shower room within existing master bedroom in basement floor of a ground and basement flat. at Flat 1 1 Eglinton Crescent New Town Edinburgh EH12 5DH 25/05511/LBC	Bergmark Architects. FAO: Jens Bergmark 3 Walker Street Edinburgh EH3 7JY	1 Eglinton Crescent Edinburgh EH12 5DH	Delegated Decision	Registered on: 17/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: West End Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Proposal to install 1x digital connected screen at GF 8 Picardy Place New Town Edinburgh EH1 3JT 25/05519/LBC		FAO: Mr Ben Train Highwoods Kestrel Way Welwyn Garden City AL7 1GA	Delegated Decision	Registered on: 17/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site New Town Conservation Area	Remedial and repair work to the building envelope with new cladding and access walkways; works to roof terraces and wall cappings; create new bike store; reconfiguration and refurbishment of office space, and new solar panels with plant machinery upgrades. At 45 Leith Street Edinburgh EH1 3AT 25/05534/FUL	Jm Architects. FAO: Niamh McPhee 64 Queen Street Edinburgh EH2 4NA	Patrizia Frankfurt.,	Delegated Decision	Registered on: 28/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Sean Fallon sean.fallon@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local

World Heritage Site	Replacement of window in grade B listed building. at 3F3 59 Thistle Street Edinburgh EH2 1DY 25/05622/LBC	Nest Architectural Ltd. FAO: Daniel Swarbrooke Suite 2 17 The Green Ashby De La Zouch Leicestershire LE65 1JU	3F3 59 Thistle Street Edinburgh EH2 1DY	Delegated Decision	Registered on: 23/10/2025 <u>Site Notice posted on:</u> 07/11/2025 <u>Advertised on:</u> 07/11/2025 <u>Comments Due by</u> 28.11.2025	Craig Zirmer craig.zirmer@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents
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World Heritage Site	Retrospective change of use from office (class 4) to short term let accommodation (sui generis). at 2F1B 53 George Street New Town Edinburgh EH2 2HT 25/05685/FULSTL	KMC Planning. 75 Caldercruix Crescent Livingston United Kingdom EH54 7FS	Dr Paul Essey., Euston Court 6 Park Road Euston Court Tower 2 Flat 1C Mid-Levels Hong Kong 000000	Local Delegated Decision	Registered on: 29/10/2025 <u>Site Notice posted on:</u> 07/11/2025 <u>Advertised on:</u> 07/11/2025 <u>Comments Due by</u> 28.11.2025	Lesley Porteous lesley.porteous@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local
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World Heritage Site	Retrospective change of use from office (class 4) to short term let accommodation (sui generis). at 3F1B 53 George Street New Town Edinburgh EH2 2HT 25/05686/FULSTL	KMC Planning. 75 Caldercruix Crescent Livingston United Kingdom EH54 7FS	Mr Willie Petrie.,	Local Delegated Decision	Registered on: 27/10/2025 <u>Site Notice posted on:</u> 07/11/2025 <u>Advertised on:</u> 07/11/2025 <u>Comments Due by</u> 28.11.2025	Lesley Porteous lesley.porteous@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local
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World Heritage Site	Retrospective change of use from office (class 4) to short term let accommodation (sui generis). at Flat 1 15 York Place New Town Edinburgh EH1 3EB 25/05689/FULSTL	KMC Planning. 75 Caldercruix Crescent Livingston EH54 7FS	Mr Viktors Lapans., 129B Keizersgracht Amsterdam 1015CJ	Local Delegated Decision	Registered on: 27/10/2025 <u>Site Notice posted on:</u> 07/11/2025 <u>Advertised on:</u> 07/11/2025 <u>Comments Due by</u> 28.11.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
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World Heritage Site Listed Category: A New Town Conservation Area	Internal alterations to basement flat. at 28A Nelson Street New Town Edinburgh EH3 6LJ 25/05693/LBC	Alan Campbell. 60 Grigor Avenue Edinburgh EH4 2PG	FAO: Mr Simon Parkhill 28A Nelson Street Edinburgh EH3 6LJ	Delegated Decision	Registered on: 27/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Replacement of existing timber sash windows on a like-for-like basis with new windows, custom-fitted with vacuum sealed IGUs. All historical detail to be matched / reinstated. at GF 14 Gloucester Place Stockbridge Edinburgh EH3 6EF 25/05694/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	GF, 14 Gloucester Place Edinburgh EH3 6EF	Delegated Decision	Registered on: 27/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
Coltbridge And Wester Coates Conservation Area	Removal of existing single storey structure (retaining stone wall to part front elevation (south facing) and stone wall to neighbouring west facing elevation). erection of new single storey extension. at 9A Hampton Terrace Wester Coates Edinburgh EH12 5JD 25/05716/FUL	Mozolowski & Murray. Steve Batrick. 2-8 Clashburn Way Kinross KY13 8GA	Mr & Mrs Dan & Eva Ablett., 9A Hampton Terrace Wester Coates Edinburgh EH12 5JD	Local Delegated Decision	Registered on: 28/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Murrayfield Householder Developments

World Heritage Site	Proposals include internal alterations to areas within a 2 storey flatted dwelling. The dwelling additionally inhabits the tenement block's attic space however layout alterations are confined to second and third floors. Windows to be replaced throughout with vacuum glazed heritage timber sash units. at 2 Nelson Street Edinburgh EH3 6LG	OCA Studio. FAO: Martin Lambie Argyle House (Creative Floor) 3 Lady Lawson Street Edinburgh EH3 9DR	2 Nelson Street Edinburgh EH3 6LG	Delegated Decision	Registered on: 30/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
Listed Category: A						
New Town Conservation Area	25/05749/LBC					

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

World Heritage Site	The installation of 1 No. Alpha Wireless Antenna to be installed at 5.75m and ancillary development thereto including 2 No. Remote Radio Units (RRU) and 1 No. Base Band Unit (BBU) at a height of 5m on the existing CCTV column. at Proposed Telecoms Apparatus 20 Metres North Of 65 Fountainbridge Tollcross Edinburgh	Clarke Telecom Ltd. 2nd Floor, Building C, Central Park Northampton Road Manchester M40 5BP	BT Wholesale,	Delegated Decision	Registered on: 24/10/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Tollcross Telecommunications
	25/05660/PNT					

6. Certificate of Lawfulness Existing

World Heritage Site	3 self catering apartments or units of accommodation. at Rock House 28 Calton Hill Edinburgh EH7 5AA	Suzanne McIntosh Planning Limited. 45C Bath Street Portobello Edinburgh EH15 1HB	Rock House Associates., FAO: Mrs Seonaid Johnston 9 Eglinton Crescent Edinburgh EH12 5DD	Delegated Decision	Registered on: 31/10/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
Listed Category: A						
New Town Conservation Area	25/04774/CLESTL					

World Heritage Site Listed Category: B Old Town Conservation Area	Existing use of property for short term let accommodation. at 3F1 475 Lawnmarket Old Town Edinburgh EH1 2NT 25/05487/CLESTL	Ferguson Planning. (Thistle St, Ed). Tim Ferguson First Floor, 38 Thistle Street Edinburgh EH2 1EN	GB England Ltd., 6 Hutton Terrace Newcastle NE2 1QT	Delegated Decision	Registered on: 29/10/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
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World Heritage Site Marchmont, Meadows And Bruntsfield Conservation Area	Short term let (change of use to short term let took place within the last 10 years but is not material change of use). at Flat 17 6 Simpson Loan Edinburgh EH3 9GT 25/05702/CLESTL		Ms Joanne Florentine., 5 Devonshire House 66 Church Street Leatherhead KT22 8DP	Delegated Decision	Registered on: 29/10/2025	Improvement Team Community Council: Tollcross CLE and CLP submissions
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World Heritage Site Listed Category: B Old Town Conservation Area	Existing use as a short term let for over 10 years. at Flat 1 2 Edmonstone's Close Old Town Edinburgh EH1 2HB 25/05730/CLESTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Ronald Pairman., 2 Flat 1 Edmonstone's Close 112 West Bow Edinburgh EH1 2HB	Delegated Decision	Registered on: 29/10/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B12 – Leith Walk

1. Planning Applications

Listed Category: B New Town Conservation Area	Proposed attic alterations and dormer extension at 27 Bellevue Place Edinburgh EH7 4BS 25/05554/FUL	Lorn Macneal Architects. 3 St Vincent Street Edinburgh EH3 6SW	Robert Gair & Lorna Harper.,	Local Delegated Decision	Registered on: 20/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: New Town + Broughton Householder Developments
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Listed Category: B New Town Conservation Area	Proposed attic alterations and dormer extension at 27 Bellevue Place Edinburgh EH7 4BS 25/05559/LBC	Lorn Macneal Architects. 3 St Vincent Street Edinburgh EH3 6SW		Delegated Decision	Registered on: 20/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
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	Proposed residential ground floor flat with change of use from commercial to residential. at 11 Tinto Place Edinburgh EH6 5GD 25/05645/FUL	Biomorphis. FAO: Adriana Koluszek Drill Hall 36 Dalmeny Street Edinburgh EH6 8RG	Rise Property Investment Ltd., 24A Stafford Street Edinburgh EH3 7BD	Local Delegated Decision	Registered on: 28/10/2025 Comments Due by 19.11.2025	Local1 Team Community Council: Leith Central 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. B13 – Leith

1. Planning Applications

Listed Category: B Leith Conservation Area	Alterations internally to basement of main building (no. 60) to form new dwelling. Alterations to outshoot (No. 60A) in courtyard to form new dwelling. External alterations at rear of building within courtyard. at 60 Constitution Street Edinburgh EH6 6RR 25/05445/LBC	DRD Architects. FAO: Glen Wade 3 Tolbooth Wynd Leith Edinburgh EH6 6DN	60 Constitution Street Edinburgh EH6 6RR	Delegated Decision	Registered on: 28/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents
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Listed Category: B Leith Conservation Area	Revert red paintwork on roofline woodwork to black at 1F1 54 Bernard Street Edinburgh EH6 6PR 25/05564/LBC	Edinburgh Block Management. FAO: Kate McKeown 25 Nicolson Square Edinburgh EH8 9BX	FAO: Kate McKeown 25 Nicolson Street Edinburgh EH8 9BX	Delegated Decision	Registered on: 20/10/2025 <u>Site Notice posted on:</u> 07/11/2025 <u>Advertised on:</u> 07/11/2025 <u>Comments Due by</u> 28.11.2025	Jay Skinner jay.skinner@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents
Leith Conservation Area	Proposed extension to rear of house to form new accessible shower room. at 14 East Hermitage Place Edinburgh EH6 8AB 25/05586/FUL	Robert Jack. 3 Brick Row Gladsmuir East Lothian EH33 1EE	Afzaal Sheikh., 14 East Hermitage Place Edinburgh EH6 8AB	Local Delegated Decision	Registered on: 29/10/2025 <u>Site Notice posted on:</u> 07/11/2025 <u>Advertised on:</u> 07/11/2025 <u>Comments Due by</u> 28.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Leith Links Householder Developments
	Extension to existing industrial building and associated alterations. at 25, 27, 33 Tennant Street Edinburgh EH6 5NA 25/05613/FUL	North Planning & Development Ltd. FAO: David Campbell Tay House 300 Bath Street Glasgow G2 4LH	Shortbread House Of Edinburgh., 25 Tennant Street Edinburgh EH6 5NA	Delegated Decision	Registered on: 22/10/2025 <u>Comments Due by</u> 24.11.2025	Local1 Team Community Council: Leith Harbour + Newhaven Other Developments - Local
Listed Category: C Leith Conservation Area	Installation of double glazing by replacement of existing sashes with new custom fitted Vacuum-Sealed IGUS. All historic detail to be matched like-for-like. The original existing cases are to be retained and refurbished in situ. at 1F2 1 Newkirkgate Edinburgh EH6 6AA 25/05642/LBC	EJ Manufacture. FAO: Nick Kimbell 50A Sighthill Crescent Edinburgh EH11 4QD	1F2 1 Newkirkgate Edinburgh EH6 6AA	Delegated Decision	Registered on: 23/10/2025 <u>Site Notice posted on:</u> 07/11/2025 <u>Advertised on:</u> 07/11/2025 <u>Comments Due by</u> 28.11.2025	Local1 Team Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents

Leith Conservation Area	Demolition of plinth area with undercroft parking, relocation of existing substation and repair works to the existing concrete plinth stairs and handrails. Proposals are for 49 new build dwellings and associated landscaping comprising a mix of terraced townhouses and apartment blocks. at Land 30 Metres South Of 26 Tolbooth Wynd North Leith Edinburgh 25/05731/FUL	Collective Architecture (com. St.). Holly Gardner. 2 Commercial Street 3rd Floor Edinburgh EH6 6JA	City Of Edinburgh Council (CEC)., Ms Ruth Bradford. Waverley Court 4 East Market Street Edinburgh United Kingdom EH8 8BG	Delegated Decision	Registered on: 29/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Laura Marshall laura.marshall@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Housing - Local
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Leith Conservation Area	Complete Demolition in a Conservation Area. at Land 30 Metres South Of 26 Tolbooth Wynd North Leith Edinburgh 25/05732/CON	Collective Architecture (com. St.). Holly Gardner. 2 Commercial Street 3rd Floor Edinburgh EH6 6JA	City Of Edinburgh Council (CEC)., Ms Ruth Bradford Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	Registered on: 29/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Laura Marshall laura.marshall@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

Lochend Conservation Area	T1 Willow remove to ground level. at 11 Ashville Terrace Lochend Edinburgh EH6 8DD 25/05779/TCO	Laura Goble. 3F2 3 Cochran Terrace Edinburgh EH7 4BJ	Ms Kirsten Pont., 11 Ashville Terrace Edinburgh EH6 8DD	Delegated Decision	Registered on: 03/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Leith Links 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

Ward No. B14 – Craigentinny/Duddingston

1. Planning Applications

	Proposed sunroom extension to existing dwelling. at 1 Vandeleur Place Edinburgh EH7 6UF 25/05599/FUL	Staran Architects Ltd. 49 Cumberland Street Edinburgh EH3 6RA	Mr & Mrs Czajka., 1 Vandeleur Place Edinburgh EH7 6UF	Local Delegated Decision	Registered on: 28/10/2025 <u>Comments</u> <u>Due by</u> 19.11.2025	Annmaree Marwick annmaree.marwick@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank Householder Developments
	Section 42 to Vary condition 22/03161/FUL for a further 6 months. at 18 Spring Gardens Abbeyhill Edinburgh EH8 8HX 25/05687/FULSTL		Mrs Cheryl Cran., Creel House Hale House Lane Churt Surrey GU10 2NH	Local Delegated Decision	Registered on: 27/10/2025 <u>Comments</u> <u>Due by</u> 21.11.2025	Lesley Porteous lesley.porteous@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank Other Developments - Local
	Proposed works include the demolition of the existing garage and construction of a new extension, internal reconfiguration at ground floor level, and new landscaping to both the front and rear courtyards. at 58 Paisley Crescent Willowbrae Edinburgh EH8 7JQ 25/05729/FUL	Taylor Architecture Practice Ltd. (Toolboth). Aitor Vega. 7 Tolbooth Wynd Edinburgh EH6 6DN	Mrs Oonagh MacInnes., 58 Paisley Crescent Willowbrae Edinburgh EH8 7JQ	Local Delegated Decision	Registered on: 29/10/2025 <u>Comments</u> <u>Due by</u> 21.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Northfield + Willowbrae 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

	The use of the frontage as a vehicle hardstanding. at 2 Farrer Terrace Edinburgh EH7 6SE 25/04534/CLE	Russell Davidson. 9D Bellfield Lane Edinburgh EH15 2BL	Mohammed Javid., 2 Farrer Terrace Edinburgh EH7 6SE	Delegated Decision	Registered on: 17/10/2025	Elaine Campbell elaine.campbell@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B15 – Southside/Newington

1. Planning Applications

Southside Conservation Area	Form 2 self contained flats from existing duplex flat. at Flat 15 4 West Richmond Street Newington Edinburgh EH8 9DX 25/05400/FUL	F3 Building Surveyors Ltd. FAO: Richard Howitt 99 Giles Street Leith Edinburgh EH6 6BZ	Viewpoint Housing Association., 4 South Oswald Road Grange Edinburgh EH9 2HG	Delegated Decision	Registered on: 15/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Southside Housing - Local
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	Erection of flatted development of 11 No. apartments. at 67 Prestonfield Avenue Edinburgh EH16 5EX 25/05536/FUL	56three Architects. FAO: Gordon Beaton 14 Alva Street Edinburgh EH2 4QG	Prestonfield Developments Ltd & First Scot Limited., 6 Succoth Avenue Edinburgh EH12 6BT And First Integrated House Broadfold Road Aberdeen AB23 8EE	Delegated Decision	Registered on: 24/10/2025 Comments Due by 18.11.2025	Laura Marshall laura.marshall@edinburgh.gov.uk Community Council: Grange + Prestonfield Housing - Local
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Listed Category: B Blacket Conservation Area	New external deck and steps. at 4 West Mayfield Newington Edinburgh EH9 1TQ 25/05705/LBC	Stuart Robinson. Flat 2 9 Jordan Lane Edinburgh EH10 4RB	4 West Mayfield Edinburgh EH9 1TQ	Delegated Decision	Registered on: 27/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Grange + Prestonfield Listed building and Con Area Consents
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Listed Category: B Blacket Conservation Area	Remove existing landing and steps. Construct new timber deck to the rear at Ground Floor Level. Construct new metal steps leading down to garden level. Black metal railings and handrails. at 4 West Mayfield Newington Edinburgh EH9 1TQ 25/05719/FUL	Stuart Robinson. (Jordan Lane). Flat 2 9 Jordan Lane Edinburgh EH10 4RB	Mr Simon Holmes., 4 West Mayfield Edinburgh EH9 1TQ	Local Delegated Decision	Registered on: 28/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Grange + Prestonfield Householder Developments
Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Alterations to rear elevation to provide access to private rear garden. New external bike store. Refurbishment/replace ment of existing door/sash and case windows. at 2 Fingal Place Sciennes Edinburgh EH9 1JX 25/05724/LBC	Agora Architecture & Design. (York Pl). Sybille Stolze. 10 York Place Edinburgh EH1 3EP	2 Fingal Place Edinburgh EH9 1JX	Delegated Decision	Registered on: 28/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: Marchmont + Sciennes Listed building and Con Area Consents
Listed Category: C Southside Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 2F1 70 South Clerk Street Newington Edinburgh EH8 9PT 25/05726/FULSTL	STL Solutions. Craig Douglas. Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Ms Kate Stevenson., 2F1 70 South Clerk Street Newington Edinburgh EH8 9PT	Local Delegated Decision	Registered on: 30/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Improvement Team Community Council: Southside Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

Blacket Conservation Area	Cherry tree (C1) 20% crown reduction = 1.8m. Cherry tree (C2) 20% crown reduction = 1.8m. Maple tree (M1) 25% crown reduction = 2.5m. White birch (WB1) 20% crown reduction = 1.8m. at Torwood 1A Mayfield Terrace Newington Edinburgh EH9 1RU 25/05695/TCO	Steven Purdie. 6 Craigleith Hill Crescent Edinburgh EH4 2JE	Mr Steven Taylor., Torwood 1A Mayfield Terrace Edinburgh EH5 3EN	Delegated Decision	Registered on: 27/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
Craigmillar Park Conservation Area	Shape tree from height 12m to 11m and width from 8m to 7m. at 33 Lygon Road Mayfield Edinburgh EH16 5QD 25/05699/TCO		Ms Kathryn Auckland., 33 Lygon Road Edinburgh EH16 5QD	Delegated Decision	Registered on: 27/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
Grange Conservation Area	T leyland cypress remove tree. T2 cedar reduce canopy nsew and height from 3m to 2m maximum. at 4 Lauder Road Grange Edinburgh EH9 2EL 25/05707/TCO	Edinburgh Tree Surgeons. (Roslin). Alan Dewar. 54 Penicuik Road Roslin EH25 9LH	Mrs Barbara Nicholas., 4 Lauder Road Edinburgh EH9 2EL	Delegated Decision	Registered on: 28/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions
Grange Conservation Area	Cherry tree and hawthorn tree In back garden, trim trees to below the two phone lines and shape to maintain proportions. at 8 Mansionhouse Road Sciennes Edinburgh EH9 1TZ 25/05741/TCO		Mr Al Stanton., 8 Mansionhouse Road Edinburgh EH9 1TZ	Delegated Decision	Registered on: 30/10/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

	Removal of 15m high lattice + headframe (total height 17.7m), 6 No. antennas, 3 No. 300mm dishes + all ancillary development. Installation of 22.5m high lattice + headframe (galvanised steel, grey) with 12 No. antennas, 6 No. 300mm dishes (RAL 7035 Grey) + all ancillary development. at Telecoms Mast 120 Metres Southwest Of 17 Frogston Road East Mortonhall Edinburgh 25/05392/FUL	Galliford Try Telecoms. FAO: Jodie Kane 2 Lochside View PO Box 17452 Edinburgh EH12 1LB	Cornerstone., 1530 Hive 2 Arlington Business Park Theale RG7 4SA	Delegated Decision	Registered on: 10/10/2025 <u>Comments</u> <u>Due by</u> 18.11.2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Liberton + District Telecommunications
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	The proposal is to convert the loft into a study room with the addition of a dormer. at 58 Kirk Brae Edinburgh EH16 6HU 25/05629/FUL	Kornel Koczkas. 58 Marionville Drive Edinburgh EH7 6BN	Lukasz Koscielniak., 58 Kirk Brae Edinburgh EH16 6HU	Local Delegated Decision	Registered on: 27/10/2025 <u>Comments</u> <u>Due by</u> 18.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Liberton + District Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

	1x 8m light wooden pole. at Proposed Telecoms Apparatus 20 Metres West Of 172 Gilmerton Dykes Crescent Edinburgh 25/05653/PNT	Openreach 123 Judd Street London WC1H 9NP	British Telecommunications Plc.,	Delegated Decision	Registered on: 24/10/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications
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	1 x 9m medium wooden pole (No. 91) and 2 x 9 m wooden poles (No.101). at Proposed Telecoms Apparatus 30 Metres West Of 91 Glendinning Crescent, Proposed Telecoms Apparatus 20 Metres North Of 101 Claverhouse Drive Edinburgh 25/05654/PNT	Openreach. 123 Judd Street London WC1H 9NP	British Telecommunications Plc (BT),	Delegated Decision	Registered on: 24/10/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Liberton + District Telecommunications
	1 x 10m light wooden pole and 1 x 8m wooden pole. at Proposed Telecoms Apparatus 35 Metres North Of 25 Gracemount Drive, Proposed Telecoms Apparatus 20 Metres North Of 33 Gracemount Drive Edinburgh 25/05655/PNT	Openreach 123 Judd Road London WC1H 9NP	British Telecommunications Plc .,	Delegated Decision	Registered on: 24/10/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Liberton + District Telecommunications
	1 x 9m light galvanised pole (No. 125) and 1 x 9m light galvanised pole (no. 137). at Proposed Telecoms Apparatus 20 Metres East Of 125 Gilmerton Dykes Crescent, Proposed Telecoms Apparatus 25 Metres East Of 137 Gilmerton Dykes Crescent Edinburgh 25/05656/PNT	Openreach. 123 Judd Street London WC1H 9NP	British Telecommunications Plc .,	Delegated Decision	Registered on: 24/10/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications
	1 x 9m light galvanised pole. at Proposed Telecoms Apparatus 20 Metres South Of 1 Yewlands Gardens Edinburgh 25/05657/PNT	Openreach 123 Judd Street London WC1H 9NP	British Telecommunications Plc.,	Delegated Decision	Registered on: 24/10/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Liberton + District Telecommunications

	Prior Notification 1 x 8m light wooden pole. at Proposed Telecoms Apparatus 10 Metres South Of 143 Gilmerton Dykes Crescent Hyvots Bank Edinburgh 25/05662/PNT	Openreach. 123 Judd Street London WC1H 9NP	British Telecommunications Plc.,	Delegated Decision	Registered on: 24/10/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications
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	1 x 10m light galvanised hollow Pole (No. 2/1) and 2 x 10m light wooden poles (No. 4/2). at Proposed Telecoms Apparatus 20 Metres North Of 2 Nigel Loan, Proposed Telecoms Apparatus 20 Metres North Of 4 Nigel Loan Liberton Edinburgh 25/05663/PNT	Openreach 123 Judd Street London WC1H 9NP	British Telecommunications Plc.,	Delegated Decision	Registered on: 24/10/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Liberton + District Telecommunications
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6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Internal and external alterations to the existing layout. at 14 Balmwell Avenue Edinburgh EH16 6HF 25/05674/CLP	Venn Architectural Services Ltd. FAO: Stuart Smith 16 Hamilton Drive West Edinburgh EH15 1NR	Mr R Chitoroaga., 14 Balmwell Avenue Gracemount Edinburgh EH16 6HF	Delegated Decision	Registered on: 24/10/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Liberton + District CLE and CLP submissions
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[Wards](#)

Ward No. B17 – Portobello/Craigmillar

1. Planning Applications

Listed Category: B Portobello Conservation Area.	Installation of new timber deck (approx. 14sqm) to provide level access from living room into courtyard garden at rear of property, with minimalist steel pergola over. at 6 John Street Lane East Edinburgh EH15 2DZ 25/05549/FUL	Line And Bloom Garden Design Ltd. FAO: Amie Routledge 8A Royal Circus Edinburgh EH3 6SR	Jenny Shepherd., 6 John Street Lane East Edinburgh EH15 2DZ	Local Delegated Decision	Registered on: 20/10/2025 Site Notice posted on: 07/11/2025 Advertised on: 07/11/2025 Comments Due by 28.11.2025	Community Council: Portobello (Inactive) Householder Developments
	Alter existing layout out and add new kitchen, utility and WC on ground floor and add spiral stair to attic. at 2 Durham Square Edinburgh EH15 1PS 25/05668/FUL	Crichton Wood Architects. Stableblock 2 Binny Stables Binny House Ecclesmachan EH52 6NL	Dr Iain Wood., 2 Durham Square Edinburgh EH15 1PS	Local Delegated Decision	Registered on: 24/10/2025 Comments Due by 18.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Portobello (Inactive) Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Portobello Conservation Area	Sycamore (Acer pseudoplatanus) northern boundary reduction. at 12 Adelphi Grove Portobello West Edinburgh 25/05430/TCO	Castle Trees. FAO: Ryan Evans 26 Pincott Drive Edinburgh EH17 8ZQ	Miss Susan Macaulay., 10 Adelphi Grove Edinburgh EH15 1AP	Delegated Decision	Registered on: 28/10/2025	Tree Team plantingtrees@edinburgh.gov.uk Community Council: Portobello (Inactive) TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

[Wards](#)

