

Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **10 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](#)
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[Ward B12 – Leith Walk](#)
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[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

	Conversion from detached double garage to ancillary accommodation. Roof alterations include new velux window, rear dormer and solar panels. at 11 Kirkliston Road South Queensferry EH30 9NZ 25/05593/FUL	Covell Matthews Architects Ltd. FAO: Jennifer Pelosi 15 Rutland Square Edinburgh EH1 2BE	John Carson., 11 Kirkliston Road South Queensferry EH30 9NZ	Local Delegated Decision	Registered on: 04/11/2025 <u>Comments Due by</u> 26.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Queensferry + District Householder Developments
	Proposed sunroom extension to rear elevation. at 18 Hillwood Crescent Ratho Station Newbridge EH28 8QF 25/05759/FUL	Derek Balfour. 3 Violet Place Lochgelly KY5 9HU	Mr Matthew Griffiths., 18 Hillwood Crescent Ratho Station Newbridge EH28 8QF	Local Delegated Decision	Registered on: 31/10/2025 <u>Comments Due by</u> 25.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Ratho + District Householder Developments
	Deep retrofit to 1890's stone cottage. Existing front porch, rear kitchen and conservatory to be demolished. New porch and rear extension to be constructed, incorporating revised layout and new first floor bedroom. at 75 Corbiehill Road Edinburgh EH4 5AT 25/05769/FUL		Elaine Pieczonka., 75 Corbiehill Road Edinburgh EH4 5AT	Local Delegated Decision	Registered on: 03/11/2025 <u>Comments Due by</u> 01.12.2025	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) Householder Developments
Barnton Avenue Conservation Area	Adjustments to planning consent 24/06254/FUL including new bin store, omission of previously proposed stone wall facing and external terrace, adjustments to proposed flat roofs, solar panel array to south facing pitched roof, change to proposed new pitched roof finish. Plus other minor and associated adjustments. at 20 Barnton Avenue Edinburgh EH4 6AL 25/05789/FUL	Kenneth Reid Architects. 39 Braid Farm Road Edinburgh EH10 6LE	Mr & Mrs U Demarco., 20 Barnton Avenue Edinburgh EH4 6AL	Local Delegated Decision	Registered on: 03/11/2025 <u>Site Notice posted on:</u> 14/11/2025 <u>Advertised on:</u> 14/11/2025 <u>Comments Due by</u> 05.12.2025	Annmaree Marwick annmaree.marwick@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) Householder Developments

	Internal remodelling of and external single storey extension to existing detached villa. at 88 Main Street Edinburgh EH4 5AB 25/05847/FUL	Robert Bruce Design. 14 Hope Place Musselburgh EH21 7QD	Ms Kathryn Allison., 88 Main Street Edinburgh EH4 5AB	Local Delegated Decision	Registered on: 05/11/2025 <u>Comments Due by</u> 27/11/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Queensferry Conservation Area	Willow salix fragilis remove tree due to unstable root plate tree is approximately 4m tall with a spread of 3m. at 2 Rosshill Terrace South Queensferry EH30 9JS 25/05804/TCO		Dalmore Tree Care., FAO: Mark Tynan Sommerville Cottage Auchendinny EH26 0RY	Delegated Decision	Registered on: 04/11/2025	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

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No. B02 – Pentland Hills

1. Planning Applications

	Design changes to Granted Planning Ref 23/00953/FUL & 25/03601/FUL. to include accessible entrance, accessible living spaces, accessible WC and general consolidation into a single cohesive built form in a single storey vernacular barn style. at East Rigg Barn 2 East Rigg Farm Balerno EH14 7JR 25/05770/FUL	J A Leask Architects Ltd. FAO: David Maison 17A Main Street Balerno EH14 7EQ	Rhodri Williams., East Rigg Barn 2 East Rigg Farm Balerno Edinburgh EH14 7JR	Local Delegated Decision	Registered on: 03/11/2025 <u>Comments Due by</u> 25.11.2025	Annmarie Marwick annmarie.marwick@edinburgh.gov.uk Community Council: Balerno Householder Developments
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	Double storey extension with attic conversion. at 29 Bryce Crescent Edinburgh EH14 5LL 25/05820/FUL	Lothian Plans. FAO: Stephen Lothian 18 Laidlaw Gardens Tranent EH33 2QH	Mr Jack Knott., 29 Bryce Crescent Edinburgh EH14 5LL	Local Delegated Decision	Registered on: 06/11/2025 <u>Comments</u> <u>Due by</u> 01.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Currie Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

Balerno Conservation Area	1x dead tree in close proximity to path fell and stack as eco pile. at Tree Works Ravelrig Drive Balerno 25/05800/TPO		Greenbelt., FAO: Robert Murchie McCafferty House 99 Firhill Rd Glasgow G20 7BE		Registered on: 07/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Balerno TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

	The rear window was removed with french doors being fitted in its place, no alterations were made to the window size, all brick work is in original place and a decking area was attest to the rear of the house, there is approximately 10cm step out of the house. The kitchen load bearing wall was removed between the dining room and kitchen a concrete reinforced lintel was installed with concrete reinforced pads either side. at 4 Threipmuir Avenue Balerno EH14 7EY 25/05544/CLE		Marc Gray., 4 Threipmuir Avenue Balerno EH14 7EY	Delegated Decision	Registered on: 24/10/2025	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Balerno CLE and CLP submissions
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7. Certificate of Lawfulness Proposed [Wards](#)

Ward No.B03 – Drum Brae/Gyle

1. Planning Applications

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

2. Proposal of Application Notice

3. Trees in Conservation Area

Trinity Conservation Area	Birch 1 reduce height of tree by 2-3m and reduce sides by approximately 0.5m-1m to shape. Birch 2 & 3, ash tree, cedar tree remove tree. at 28 York Road Edinburgh EH5 3EQ 25/05734/TCO		Hardie., FAO: Greg Hardie 23 16 Crawford Green Kirkliston EH29 9LD		Registered on: 05/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions
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Listed Category: C Newhaven Conservation Area	T1 Ash - reduce and shape. at 1F1 8 Annfield Edinburgh EH6 4JF 25/05794/TCO	Lord Of The Trees. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Ms Ann Smith., 8/5 Annfield Edinburgh EH6 4JF	Delegated Decision	Registered on: 04/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions
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4. Tree Preservation Orders

	T1 Cherry - Reduction. at 47 Larkfield Gardens Edinburgh EH5 3QB 25/05796/TPO	Lord Of The Trees. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Ms Jacqui Ferguson., 47 Larkfield Gardens Edinburgh EH5 3QB	Delegated Decision	Registered on: 04/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Trinity 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. B05 – Inverleith

1. Planning Applications

Listed Category: A Inverleith Conservation Area	The erection of a temporary modular steel ramp to the the south and east of the 1967 Front Range Glasshouses and associated development. at Royal Botanic Garden 20A Inverleith Row Edinburgh EH3 5LR 25/05743/LBC	Ironside Farrar. FAO: Nikki McAuley 111 McDonald Road Edinburgh EH7 4NW	20A Inverleith Road Edinburgh EH7 4NW	Delegated Decision	Registered on: 30/10/2025 <u>Site Notice posted on:</u> 14/11/2025 <u>Advertised on:</u> 14/11/2025 <u>Comments Due by</u> 05.12.2025	Catriona Reece-Heal catriona.reece-heal@edinburgh.gov.uk Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
Listed Category: A New Town Conservation Area	Two conservation type velux (skylight) to the front of the building and two conservation type velux (skylight) to rear. at 1 Saxe-coburg Place Edinburgh EH3 5BR 25/05753/LBC		1 Saxe-coburg Place Edinburgh EH3 5BR	Delegated Decision	Registered on: 30/10/2025 <u>Site Notice posted on:</u> 14/11/2025 <u>Advertised on:</u> 14/11/2025 <u>Comments Due by</u> 05.12.2025	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Refurbishment and upgrading of glazing to existing windows from single to slimline double glazed. at 10 St Bernard's Crescent Edinburgh EH4 1NP 25/05763/LBC	Staran Architects Ltd. 49 Cumberland Street Edinburgh EH3 6RA	10 St Bernard's Crescent Edinburgh EH4 1NP	Delegated Decision	Registered on: 31/10/2025 <u>Site Notice posted on:</u> 14/11/2025 <u>Advertised on:</u> 14/11/2025 <u>Comments Due by</u> 05.12.2025	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
	Single storey extension to the rear of the property to replace conservatory. at 22 Orchard Road Edinburgh EH4 2ES 25/05856/FUL	Planning And Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DD	Ms Caroline Muir., 22 Orchard Road Edinburgh EH4 2ES	Local Delegated Decision	Registered on: 06/11/2025 <u>Comments Due by</u> 28.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigleith + Blackhall Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Inverleith Conservation Area	T1 Leylandii remove tree. at Treeworks Fettes Rise Edinburgh 25/05840/TCO	Maxwell Tree Care. FAO: Paul Maxwell 40 Rowantree Avenue Currie EH1 5AU	Mr Martin Bossi., 1A Fettes Rise Edinburgh EH4 1QH	Delegated Decision	Registered on: 06/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

New Town Conservation Area	New like for like replacement roof overlay and replacement rooflight. at 17 Raeburn Mews Edinburgh EH4 1RG 25/05151/CLP		Miss Hannah Evans., 17 Raeburn Mews Edinburgh EH4 1RG	Delegated Decision	Registered on: 07/10/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Stockbridge + Inverleith CLE and CLP submissions
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[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

1. Planning Applications

Listed Category: C Coltbridge And Wester Coates Conservation Area	Proposal to install 1x new digital /connected screen. at 1B Russell Road Edinburgh EH12 5LZ 25/05546/ADV		Tesco PLC., FAO: Ben Train Highwoods Kestrel Way Welwyn Garden City United Kingdom AL7 1GA	Delegated Decision	Registered on: 03/11/2025 <u>Comments Due by</u> 24.11.2025	Rachel Webster rachel.webster@edinburgh.gov.uk Community Council: Murrayfield Advertisements
	Construction of a proposed new koala enclosure and associated external works. at The Gatehouse Edinburgh Zoo 134 Corstorphine Road Edinburgh EH12 6TS 25/05756/FUL	McLaren Murdoch & Hamilton Ltd. FAO: Stewart Graham 229 Balgreen Road Edinburgh EH11 2RZ	Royal Zoological Society Of Scotland., FAO: Catherine Gault 134 Corstorphine Road Edinburgh EH12 6TS	Delegated Decision	Registered on: 30/10/2025 <u>Comments Due by</u> 28.11.2025	Local1 Team Community Council: Corstorphine + Clermiston Other Developments - Local

	Proposed two storey side extension with pitched roof, attic conversion and alterations to property including alterations /addition of windows /doors on rear elevation. Existing chimney to be removed. at 87 Caroline Terrace Edinburgh EH12 8QX 25/05817/FUL	MDA Studio. FAO: David Moore 65 Redford Avenue Edinburgh EH13 0BU	Samuel McCoy & Anna Wilson, 87 Caroline Terrace Edinburgh EH12 8QX	Local Delegated Decision	Registered on: 05/11/2025 <u>Comments</u> <u>Due by</u> 26.11.2025	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

West Murrayfield Conservation Area	Lime remove dead wood over 2.5cm dia., Himalayan birch remove pallets and waste, prune stubs back into cardinal pruning points. Holly prune taphrina out of tree. Ash monitor progress of disease remove dead wood over paths. Beech aerial inspection. Variegated holly reduce tree by 1m height. Common yew remove ivy. Copper yew remove ivy and prune to create at least 1m clearance from roof and gutters. Japanese maple prune to create 12" clearance from roof and gutters. Domestic pear spp routine prune, remove dead wood and pruning stubs. Domestic pear spp consider replacing this tree, if the fruit is still good. Domestic pear spp remove dead wood reduce end of western side of tree by 0.75m. Domestic apple spp remove dead wood and prune waterspouts out. Domestic apple spp thin crown 10-15%. Domestic pear spp routine prune remove dead wood and water sprouts. Domestic	GLM Architects. FAO: Adelaide Gilmour 20 Torphican Street Edinburgh EH3 8JB	GLM Ltd., FAO: Nicola Grant Harmony Lodge 6 Ellersly Road Edinburgh UK EH12 6JA	Delegated Decision	Registered on: 06/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Murrayfield TCO and TPO submissions
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	apple spp thin crown 20% and create clearance for phone line. Plum damsom crown clean and reduce south limb by 50%. Bay remove tree. Bay remove tree. Cherry gean remove tree. Bay 2 reduce both trees by 3m approx. Western red cedar lift lower limbs to 3.5m. Goat willow remove tree. Common yew remove ivy. Beech remove tree. Ash remove tree. Crack willow remove dead wood over 2.5cm dia. Lawson cypress remove dead stems, remove ropes and replace with adequate approved bracing. Himalayan birch remove pallets and waste, prune stubs back into cardinal pruning reduce tree by 1m height. Lawson cypress consider removal, lawson cypress consider removal, lawson cypress consider removal. Common yew remove ivy. Copper yew remove ivy and prune to create at least 1m clearance from roof and gutters. Japanese maple prune to creat 12" clearance from roof and gutters. at 6 Ellersly Road Edinburgh EH12 6JA 25/05850/TCO					
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4. Tree Preservation Orders

West Murrayfield Conservation Area	1 Beech, 2 Sycamore, 1 Cherry laurel, 1 Holly various tree safety works to all trees. at 24 Murrayfield Drive Edinburgh EH12 6EB 25/05859/TPO	Blaikie Tree Services. 11 Main Street Kirkliston EH29 9BS	Jean Inglis., 24 Murrayfield Drive Edinburgh EH12 6EB	Delegated Decision	Registered on: 06/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Murrayfield TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

Existing garage converted it into an extra spare bedroom with a shower room blocked up the old roll over door opening and created a cupboard with the new fuse board and water heater. The drainage is into the existing drain via a Sani flow All the walls are metal stud fully insulated to form a cavity wall. The roof is also insulated. at 148 Broomhall Road Edinburgh EH12 7PP 25/05346/CLE		Mr Stuart Mackenzie., 148 Broomhall Road Edinburgh EH12 7PP	Delegated Decision	Registered on: 25/10/2025	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Corstorphine + Clermiston CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

1. Planning Applications

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. B08 – Colinton/Fairmilehead

1. Planning Applications

Erect new sunroom to rear of existing dwelling. at 26 Bellrock Park Edinburgh EH10 6TY 25/05823/FUL	Bryant & Cairns. FAO: Thomas Osborne 2 - 3 Borthwick View Pentland Industrial Estate Loanhead EH20 9QH	Mr & Mrs Mulholland., 26 Bellrock Park Edinburgh EH10 6TY	Local Delegated Decision	Registered on: 05/11/2025 <u>Comments</u> <u>Due by</u> 28.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Fairmilehead Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Colinton Conservation Area	Conifer tree removal. at Treeworks Gillespie Road Edinburgh 25/05900/TCO	Fergus Morrison. 4 Barton Park Avenue Edinburgh EH4 6ES	Mr Paul Dempsey., 9 Gillespie Road Edinburgh EH13 0LN	Delegated Decision	Registered on: 10/11/2025	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

	The removal and replacement of 3 No. antennas and ancillary development thereto. at Proposed Telecomms Apparatus 17 Metres Southeast Of 315 Colinton Mains Drive Edinburgh 25/05765/PNT	Avison Young. FAO: Becky Skerrett MRTPI 6th Floor, 11 York Street 7 Norfolk Street Manchester M2 2AW	Hutchison UK 3G Limited.,	Delegated Decision	Registered on: 31/10/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Firrhill (Inactive) Telecommunications
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6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B09 – Fountainbridge/Craiglockhart

1. Planning Applications

	Change of use from class 4 (Business) to sui generis residential use. at 41 Bryson Road Edinburgh EH11 1DS 25/05465/FUL	Edinburgh City Mission. FAO: Alan Finlay 7 Washington Lane Edinburgh EH11 2HA	Edinburgh City Mission., FAO: Mr Alan Finlay 7 Washington Lane Edinburgh EH11 2HA	Delegated Decision	Registered on: 30/10/2025 Comments Due by 25.11.2025	Local1 Team Community Council: Merchiston Housing - Local
Listed Category: C	Replacing existing aluminium sash and case windows with mock uPVC slimline double glaze sash and case windows. at 4F2 4 Angle Park Terrace Edinburgh EH11 2JX 25/05785/LBC	ABC Architecture. FAO: Enrico Nasolini 18A Rothesay Place Edinburgh EH3 7SQ	20 Nicolson Street Edinburgh EH8 9DH	Delegated Decision	Registered on: 03/11/2025 Site Notice posted on: 14/11/2025 Advertised on: 14/11/2025 Comments Due by 05.12.2025	Local1 Team Community Council: Gorgie + Dalry Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Craiglockhart Hills Conservation Area	Laburnum tree is listing heavily to the right; roots have gone & requires removal. Acer tree, just needs some gentle pruning to help keep its shape, allow light on other plants. Birch tree, prune to remove deadwood & maintain balance & structure. Cherry Blossom tree has major issues with roots & dead, requires removal. 3x Pine trees, require removal. at 18 Littlejohn Avenue Edinburgh EH10 5TG 25/05615/TCO	RS Treecare. FAO: Mark Reynolds 4 Shearrie Knowe Gardens Edinburgh EH13 0FN	David Leiper., 18 Littlejohn Avenue Edinburgh EH10 5TG	Delegated Decision	Registered on: 10/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Craiglockhart TCO and TPO submissions
Slateford Conservation Area	T1 birch - Reduce and Raise, T2 Birch - reduce. at 20 Primrose Terrace Edinburgh EH11 1PE 25/05815/TCO	Lord Of The Trees. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Mr Brian Horne., 20 & 21 Primrose Terrace Edinburgh EH11 1PE	Delegated Decision	Registered on: 04/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions

4. Tree Preservation Orders

	T1 Chestnut reduction. T2 - G1 group of 3 cedar reduction. at 48 Craiglockhart Dell Road Edinburgh EH14 1JP 25/05851/TPO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Mr Mark Miller., 48 Craiglockhart Dell Road Edinburgh EH14 1JP	Delegated Decision	Registered on: 06/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Craiglockhart TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Proposed works to apply a smooth lime based render finish to the existing rear elevation, to improve the visual appearance of the property. at 36 - 38 Yeaman Place Edinburgh EH11 1BT 25/05863/CLP	MDA Studio (Edinburgh) Ltd. FAO: David Moore 65 Redford Avenue Edinburgh EH13 0BU	Mr Kevin Edwards., 36 - 38 Yeaman Place Edinburgh EH11 1BT	Delegated Decision	Registered on: 06/11/2025	Annmaree Marwick annmaree.marwick@edinburgh.gov.uk Community Council: Merchiston CLE and CLP submissions
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[Wards](#)

Ward No. B10 – Morningside

1. Planning Applications

Listed Category: C Merchiston And Greenhill Conservation Area	Replacement of non-original uPVC windows with timber sash & case windows generally matching the original materials and arrangements of original windows. Previously completed internal works relating to an enlargement of the existing door opening between Kitchen and Living Room. at Flat 3 7 Greenhill Terrace Edinburgh EH10 4BS 25/05697/LBC	CLWG Architects. FAO: Robert Willis 38 Dean Park Mews Edinburgh EH4 1ED	Flat 3 7 Greenhill Terrace Edinburgh EH10 4BS	Delegated Decision	Registered on: 04/11/2025 Site Notice posted on: 14/11/2025 Advertised on: 14/11/2025 Comments Due by 05.12.2025	Local1 Team Community Council: Merchiston Listed building and Con Area Consents
Morningside Conservation Area	Erection of 1. No dwelling house, associated landscaping and ancillary works. at Land 25 Metres South Of 24 Midmar Gardens Edinburgh 25/05771/FUL	Block 9 Architects. FAO: Matthew Thomson 21 Castle Street Edinburgh EH2 3DN	Lindsay Turner. 73 Braid Avenue Edinburgh EH10 6ED	Local Delegated Decision	Registered on: 05/11/2025 Site Notice posted on: 14/11/2025 Advertised on: 14/11/2025 Comments Due by 05.12.2025	Local1 Team Community Council: Morningside Housing - Local

	Siting of 1 No. ambient storage container. at 216 Morningside Road Edinburgh EH10 4QQ 25/05787/FUL		Mr Archie Noden. Waterside House 35 North Wharf Road London W2 1NW	Local Delegated Decision	Registered on: 05/11/2025 <u>Comments</u> <u>Due by</u> 28.11.2025	Local1 Team Community Council: Morningside Other Developments - Local
	Proposed rear extension, new dormer window at front of house. at 143 Greenbank Road Edinburgh EH10 5RP 25/05810/FUL	Gilberts. FAO: Doug Fraser 39 Grassmarket Edinburgh EH1 2HS	Mrs Nicola King. 143 Greenbank Road Edinburgh EH10 5RP	Local Delegated Decision	Registered on: 04/11/2025 <u>Comments</u> <u>Due by</u> 26.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside Householder Developments
	Alterations, attic conversion, installation of velux roof light, formation of dormer to rear, form new doors to rear, form new raised deck to rear and associated stair to garden and all associated works. at 16 Comiston Springs Avenue Edinburgh EH10 6LY 25/05812/FUL	Architectural Building & Design Consultants Ltd. FAO: Fraser Sheerin 18A Rothesay Place Edinburgh EH3 7SQ	Susan Menzies. 16 Comiston Springs Avenue Edinburgh EH10 6LY	Local Delegated Decision	Registered on: 05/11/2025 <u>Comments</u> <u>Due by</u> 26.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Fairmilehead Householder Developments
Listed Category: B Merchiston And Greenhill Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 14 Bruntsfield Crescent Edinburgh EH10 4EZ 25/05833/FULSTL		Laura Finnie. 14 Bruntsfield Crescent Edinburgh EH10 4EZ	Local Delegated Decision	Registered on: 06/11/2025 <u>Site Notice</u> <u>posted on:</u> 14/11/2025 <u>Advertised</u> <u>on:</u> 14/11/2025 <u>Comments</u> <u>Due by</u> 05.12.2025	Lesley Porteous lesley.porteous@edinburgh.gov.uk Community Council: Merchiston Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

Merchiston And Greenhill Conservation Area	Variegated holly at front left-hand corner of the front garden has become too large for it's position remove so adjacent beech & shrubs can flourish. at 11 Newbattle Terrace Edinburgh EH10 4RU 25/05813/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mr Iain Scott., 11 Newbattle Terrace Edinburgh EH10 4RU	Delegated Decision	Registered on: 04/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
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Merchiston And Greenhill Conservation Area	Lime tree crown reduction. Current height 16m, proposed 15m. Current width 9m proposed 8m. Deadwooding. at Flat 1 1 Napier Road Edinburgh EH10 5BE 25/05857/TCO	Alba Tree Surgeons. FAO: Stanislav Kadura 102 Holyrood Road Edinburgh EH8 8AJ	Ms Gillian Thompson., Flat 1 1 Napier Road Edinburgh EH10 5BE	Delegated Decision	Registered on: 06/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston 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. B11 – City Centre

1. Planning Applications

World Heritage Site Listed Category: C Old Town Conservation Area	Box sign, projecting sign. Suspended neon sign. at 61 Forrest Road Edinburgh EH1 2QP 25/05670/ADV	David Bell Architect. 1 John's Place Edinburgh EH6 7EL	Khushies., FAO: Mr A Mohammad 61 Forrest Road Newbridge Edinburgh EH1 2QP	Delegated Decision	Registered on: 06/11/2025 <u>Comments</u> <u>Due by</u> 27.11.2025	Local1 Team Community Council: Old Town Advertisements
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World Heritage Site Listed Category: B West End Conservation Area	Advertisement of the following types: Fascia sign. Window decal with back LED lighting. at 125 Lothian Road Edinburgh EH3 9AD 25/05704/ADV	David Bell Architect. FAO: David Bell 1 John's Place Edinburgh EH4 2WL	Mr Muhammad Khalid Mian., 125 Lothian Road Edinburgh EH3 9AD	Delegated Decision	Registered on: 03/11/2025 <u>Comments</u> <u>Due by</u> 24.11.2025	Local1 Team Community Council: Tollcross Advertisements
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World Heritage Site Listed Category: A West End Conservation Area	Temporary change to stalls seating + stage area. Moving seating from stalls into storage, erecting a temporary stage at higher level with ramped access + raked seating, to provide a theatre space 'in the round' for the duration of one show running from 16th February until 19th April. Temporary stage + seating will be constructed from steel deck units located on existing floor. Any fixings to existing structure will be limited to fixings to the plywood flooring. at Royal Lyceum Theatre 15 - 17 Grindlay Street Edinburgh EH3 9AX 25/05712/LBC		FAO: Mrs Fiona Harvey-Jones 30B Grindlay Street Edinburgh EH3 9AX	Delegated Decision	Registered on: 28/10/2025 Site Notice posted on: 14/11/2025 Advertised on: 14/11/2025 Comments Due by 05.12.2025	Clare Macdonald clare.macdonald@edinburgh.gov.uk Community Council: Tollcross Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Installation of secondary glazing. at 1F2 127 Rose Street Edinburgh EH2 3DT 25/05722/LBC	Bernd Neckel Newliston House The Laundry Flat, Newliston House, Edinburgh EH29 9EB	127 Rose Street Edinburgh EH2 3DT	Delegated Decision	Registered on: 30/10/2025 Site Notice posted on: 14/11/2025 Advertised on: 14/11/2025 Comments Due by 05.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Extensive external re-construction to front elevation and repair of original features. at 50 Palmerston Place, 1B Glencairn Crescent Edinburgh 25/05744/LBC	Taft Architects. FAO: Edward Eastham 99 Unit 2F2 Giles Street Edinburgh EH6 6BZ	1B Glencairn Crescent (East) Edinburgh EH12 5BJ	Delegated Decision	Registered on: 30/10/2025 Site Notice posted on: 14/11/2025 Advertised on: 14/11/2025 Comments Due by 05.12.2025	Local1 Team Community Council: West End Listed building and Con Area Consents

World Heritage Site Listed Category: A New Town Conservation Area	Proposal is for the refurbishment of existing offices including decoration works, upgrades of existing lighting and full refurbishment of existing reception area including new reception desk. at 30 Charlotte Square Edinburgh EH2 4ET 25/05752/LBC	Form Design Consultants. FAO: Kieran McCann 27/2 George Street Edinburgh EH2 2PA	FAO: Ms Lorna Menzies 28 Charlotte Square Edinburgh EH2 4DR	Delegated Decision	Registered on: 30/10/2025 <u>Site Notice posted on:</u> 14/11/2025 <u>Advertised on:</u> 14/11/2025 <u>Comments Due by</u> 05.12.2025	Clare Macdonald clare.macdonald@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents
	Installation of new external plant, protective cage and screening on the west elevation of 108 Holyrood Road. at 108 Holyrood Road Edinburgh EH8 8AS 25/05761/FUL	Comprehensive Design Architects (CDA Edin). Rebecca McLeod. 16 Moray Place Edinburgh EH3 6DT	BR&co., Unit 02 109 Swanston Road Edinburgh EH10 7DS	Local Delegated Decision	Registered on: 31/10/2025 <u>Comments Due by</u> 25.11.2025	Local1 Team Community Council: Southside Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	Change of use from office (Class 4) to short term let accommodation (Sui Generis). at 64A Cumberland Street Edinburgh EH3 6RE 25/05831/FULSTL	W9 Architects. FAO: Jackie Walsh 39B West Main Street Uphall EH52 5DR	Mrs Vicki Sandison., 64A Cumberland Street Edinburgh EH3 6RE	Local Delegated Decision	Registered on: 05/11/2025 <u>Site Notice posted on:</u> 14/11/2025 <u>Advertised on:</u> 14/11/2025 <u>Comments Due by</u> 05.12.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Change of use from office space with alterations to form two flats for short term let accommodation. at 1F 19 Manor Place Edinburgh EH3 7DX 25/05834/FULSTL	KMC Planning. 75 Caldercruix Crescent Livingston United Kingdom EH54 7FS	Bonnie Builders Ltd., Unit 4B, Gateway Business Park Beancross Road Grangemouth FK3 8WX	Local Delegated Decision	Registered on: 06/11/2025 <u>Site Notice posted on:</u> 14/11/2025 <u>Advertised on:</u> 14/11/2025 <u>Comments Due by</u> 05.12.2025	Improvement Team Community Council: West End Other Developments - Local

World Heritage Site	Refurbishment and conversion of 1st floor office to provide 2x flats for short term let accommodation. at 1F 19 Manor Place Edinburgh EH3 7DX 25/05837/LBC	KMC Planning. 75 Caldercruix Crescent Livingston EH54 7FS	Unit 4B, Gateway Business Park Beancross Road Grangemouth FK3 8WX	Delegated Decision	Registered on: 05/11/2025 Site Notice posted on: 14/11/2025 Advertised on: 14/11/2025 Comments Due by 05.12.2025	Improvement Team Community Council: West End Listed building and Con Area Consents
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World Heritage Site	Retrospective change of use from residential flat (Sui Generis) to short term let holiday accommodation (Sui Generis). at 2F3 24 Dundonald Street Edinburgh EH3 6RY 25/05869/FULSTL	McFadzean Studio. FAO: Douglas McFadzean 40 Charlotte Dundas Court Grangemouth FK3 9EB	HNV Property Ltd., FAO: Hana Vass 3 The Glebe Edinburgh EH4 6NW	Local Delegated Decision	Registered on: 06/11/2025 Site Notice posted on: 14/11/2025 Advertised on: 14/11/2025 Comments Due by 05.12.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

World Heritage Site	T1 Rowan - Repollard to old cuts. at 19 Douglas Crescent Edinburgh EH12 5BA 25/05814/TCO	Lord Of The Trees. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Ms Isabel Thom., 19 Douglas Crescent Edinburgh EH12 5BA	Delegated Decision	Registered on: 05/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: West End TCO and TPO submissions
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Coltbridge And Wester Coates Conservation Area	Beech tree one sided crown reduction. Current width 9m proposed width 7.5m. at 3 West Coates Edinburgh EH12 5JQ 25/05858/TCO	Alba Tree Surgeons. FAO: Stanislav Kadura 102 Holyrood Road Edinburgh EH8 8AJ	The Roseate Hotel., FAO: Ms Juliette Louzon 3 West Coates Edinburgh EH12 5JQ	Delegated Decision	Registered on: 06/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Murrayfield TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

World Heritage Site	Flat has been operating continuously as a short term let since August 2015.		Ms Hanne Haagenrud., 15 West Castle Road Edinburgh EH10 5AT	Delegated Decision	Registered on: 04/11/2025	Improvement Team Community Council: West End CLE and CLP submissions
Listed Category: B	at 2F3 22 William Street Edinburgh EH3 7NH					
New Town Conservation Area	25/05384/CLESTL					

World Heritage Site	Existing use of property for short term let accommodation.	KMC Planning. 75 Caldercruix Crescent Livingston United Kingdom EH54 7FS	Mr William Lowe., 1 Alvanley Terrace Edinburgh EH9 1DU	Delegated Decision	Registered on: 05/11/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
Listed Category: B	at 1F, 2F, 3F And 4F 47A George Street New Town Edinburgh EH2 2HT					
New Town Conservation Area	25/05470/CLESTL					

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B12 – Leith Walk

1. Planning Applications

Listed Category: C	To partially demolish and reconstruct derelict C listed mews with works comprising retention of remaining gable and rear stone walls, rebuilding front facade in existing stone and constructing new roof finished in reclaimed natural slate.	Format Design. FAO: Shona Mackay Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	146 Duddingston Road West Edinburgh EH16 4AP	Delegated Decision	Registered on: 04/11/2025	Craig Turnbull craig.turnbull@edinburgh.gov.uk
New Town Conservation Area	at 9 Montgomery Street Lane Edinburgh				<u>Site Notice posted on:</u> 14/11/2025	Community Council: Leith Central
	25/05561/LBC				<u>Advertised on:</u> 14/11/2025	Listed building and Con Area Consents
					<u>Comments Due by</u> 05.12.2025	

Listed Category: A New Town Conservation Area	Installation of outdoor lighting to the front of property, consisting of 8 no. lights placed between the ground floor and the first floor of the building. 4 no. lights would be pointing upwards and 4 no. lights pointing downwards. To be illuminated with warm white lighting. at 1 Hillside Crescent Edinburgh EH7 5DY 25/05604/LBC		1 Hillside Crescent Edinburgh EH7 5DY	Delegated Decision	Registered on: 05/11/2025 Site Notice posted on: 14/11/2025 Advertised on: 14/11/2025 Comments Due by 05.12.2025	Local1 Team Community Council: Leith Central Listed building and Con Area Consents
	Retrospective change of use from flatted dwelling to short term let accommodation. at Flat 16 83 Hopetoun Street Edinburgh EH7 4NJ 25/05690/FULSTL	KMC Planning. 75 Caldercruix Crescent Livingston EH54 7FS	Robert & Carol Caldwell., 24 Park Street Peterborough PE8 6XN	Local Delegated Decision	Registered on: 29/10/2025 Comments Due by 25.11.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
	Form new basement under front driveway of house. at 91 Annandale Street Edinburgh EH7 4BB 25/05808/FUL	Capital A Architecture Ltd. FAO: Niall Hedderman 8 Cameron Drive Falkland KY15 7DL	Mr Owen Cox., 91 Annandale Street Edinburgh EH7 4BB	Local Delegated Decision	Registered on: 04/11/2025 Comments Due by 01.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: New Town + Broughton Householder Developments
	Retrospective change of use of premises to short-term let accommodation. at 55 McDonald Road Edinburgh EH7 4LY 25/05818/FULSTL	QB Wood Architects. FAO: Sarah Brown The Station Masters Office Station Road South Queensferry EH30 9JP	Mr M Shoiria., Flat 25 3 Western Harbour Way Edinburgh EH6 6LP	Local Delegated Decision	Registered on: 05/11/2025 Comments Due by 27.11.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local

Listed Category: B New Town Conservation Area	Refurbishment (retention) of existing sash windows with replacement Fineo slimline vacuum glass. 1 No. rotted sash replaced like-for-like. at 3F2 14 Brunton Place Edinburgh EH7 5EJ 25/05839/LBC	Clare Slifer Architects. 9 Rosefield Avenue Edinburgh EH15 1AT	Flat 8 3F2 14 Brunton Place Edinburgh EH7 5EJ	Delegated Decision	Registered on: 05/11/2025 Site Notice posted on: 14/11/2025 Advertised on: 14/11/2025 Comments Due by 05.12.2025	Local1 Team Community Council: Leith Central Listed building and Con Area Consents
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Abbeyhill Conservation Area	Retrospective change of use from residential flat (Sui Generis) to short term let holiday accommodation (Sui Generis). at 1 Alva Place Edinburgh EH7 5AZ 25/05872/FULSTL	McFadzean Studio. FAO: Douglas McFadzean 40 Charlotte Dundas Court Grangemouth FK3 9EB	HNV Property Ltd., FAO: Hana Vass 3 The Glebe Edinburgh EH4 6NW	Local Delegated Decision	Registered on: 06/11/2025 Site Notice posted on: 14/11/2025 Advertised on: 14/11/2025 Comments Due by 05.12.2025	Improvement Team Community Council: Leith Central Other Developments - Local
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Leith Conservation Area	Retrospective change of use from residential flat (sui generis) to short term let holiday accommodation (sui generis). at 1F4 3 South Lorne Place Edinburgh EH6 8QN 25/05875/FULSTL	McFadzean Studio. FAO: Douglas McFadzean 40 Charlotte Dundas Court Grangemouth FK3 9EB	HNV Property Ltd., FAO: Ms Hana Vass 3 The Glebe Edinburgh Scotland EH4 6NW	Local Delegated Decision	Registered on: 06/11/2025 Site Notice posted on: 14/11/2025 Advertised on: 14/11/2025 Comments Due by 05.12.2025	Improvement Team Community Council: Leith Central Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

New Town Conservation Area	T1 Elm crown raise 3m over pavement, 5m over parking, create 1.5m clearance from light. at Treeworks Cochran Terrace Edinburgh 25/05775/TCO		Laura Goble., 3F2 3 Cochran Terrace Edinburgh EH7 4BJ	Delegated Decision	Registered on: 05/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B13 – Leith

1. Planning Applications

Leith Conservation Area	Minor external alterations: Installation of 3 No. heritage roof lights. Removal of one door and replacement with glazed blocks. To private rear elevation replacement of two solid doors with new glazed doors. at 1A Madeira Place Edinburgh EH6 4AW 25/05700/LBC	Reiach & Hall Architects. FAO: Lyle Chrystie 8 Darnaway Street Edinburgh EH3 6BG	28A Avon Road Edinburgh EH4 6RD	Delegated Decision	Registered on: 03/11/2025 Site Notice posted on: 14/11/2025 Advertised on: 14/11/2025 Comments Due by 05.12.2025	Local1 Team Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents
Leith Conservation Area	Change of use from church session rooms to single family home. Minor external alterations including removal of one door and replacement with glazed bricks, installation of 3 No. heritage roof lights and replacement of 2 solid doors to rear with new glazed doors. at 1A Madeira Place Edinburgh EH6 4AW 25/05701/FUL	Reiach & Hall Architects. FAO: Lyle Chrystie 8 Darnaway Street Edinburgh EH3 6BG	Miss Molly Chrystie., 28A Avon Road Edinburgh EH4 6RD	Local Delegated Decision	Registered on: 28/10/2025 Site Notice posted on: 14/11/2025 Advertised on: 14/11/2025 Comments Due by 05.12.2025	Local1 Team Community Council: Leith Harbour + Newhaven Housing - Local
Listed Category: C Leith Conservation Area	Change of use from HMO (sui generis) to residential house (class 9). at 41 Portland Street Edinburgh 25/05807/FUL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Steven Allam., 34 York Road Edinburgh EH5 3EQ	Local Delegated Decision	Registered on: 04/11/2025 Site Notice posted on: 14/11/2025 Advertised on: 14/11/2025 Comments Due by 05.12.2025	Lesley Porteous lesley.porteous@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Housing - Local

	Proposed internal alterations incorporating new two storey extension to side. at 43 Stanwell Street Edinburgh EH6 5NG 25/05811/FUL	Venn Architectural Services Ltd. FAO: Stuart Smith 16 Hamilton Drive West Edinburgh EH15 1NR	Mr P Hare., 43 Stanwell Street Edinburgh EH6 5NG	Local Delegated Decision	Registered on: 04/11/2025 <u>Comments Due by</u> 25.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Householder Developments
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Leith Conservation Area	Proposed internal alterations and extension. at 99 Constitution Street Edinburgh EH6 7AE 25/05826/FUL	Konishi Gaffney Architects. FAO: Katie Hamilton 88 Constitution Street Edinburgh EH6 6RP	Julie McCran., 99 Constitution Street Edinburgh EH6 7AE	Local Delegated Decision	Registered on: 05/11/2025 <u>Site Notice posted on:</u> 14/11/2025 <u>Advertised on:</u> 14/11/2025 <u>Comments Due by</u> 05.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Leith Links 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

Listed Category: C Leith Conservation Area	Class 3 Use. at 127 Great Junction Street Edinburgh EH6 5JB 25/04208/CLE	DLA Piper FAO Seb Galastro Collins House Rutland Square Edinburgh EH1 2AA	Ms Stephanie Milligan., Abbots Mews Apartment 14 8 Marygate Lane York YO30 7BJ	Delegated Decision	Registered on: 30/10/2025	Christopher Sillick christopher.sillick@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven CLE and CLP submissions
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Leith Conservation Area	Currently a parking plot designate this plot as a private parking area for residents. at Land 10 Metres West Of 57 Giles Street Edinburgh 25/05369/CLE		Ms Agata Bartosiewicz., 55/2 Giles Street Edinburgh EH6 6TR	Delegated Decision	Registered on: 29/10/2025	Christopher Sillick christopher.sillick@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

1. Planning Applications

	Dormer to both front and rear elevations and rooflight to front. at 21 Mountcastle Gardens Edinburgh EH8 7SS 25/05715/FUL		Mr Daryl Ferrier., 21 Mountcastle Gardens Edinburgh EH8 7SS	Local Delegated Decision	Registered on: 04/11/2025 Comments Due by 25.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Northfield + Willowbrae Householder Developments
	Remove existing roof, extend existing house with new roof over incorporating first floor accommodation new electrics, plumbing etc. at 82 Wakefield Avenue Edinburgh EH7 6TW 25/05739/FUL	Sabahat Hamad. 7C High Station Road Falkirk FK1 5LP	Mr Hamza Ghafoor., 82 Wakefield Avenue Edinburgh EH7 6TW	Local Delegated Decision	Registered on: 07/11/2025 Comments Due by 28.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank Householder Developments
	Replace existing rear conservatory roof and frames. at 10 Mountcastle Crescent Edinburgh EH8 7SB 25/05848/FUL	Anglian Home Improvements. FAO: Elwira Baranowicz National Administration Centre 59 Hurricane Way Norwich Norfolk NR6 6JB	Ms S Virdee., 10 Mountcastle Crescent Edinburgh EH8 7SB	Local Delegated Decision	Registered on: 05/11/2025 Comments Due by 28.11.2025	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

7. Certificate of Lawfulness Proposed

	Installation of two electrical upstands for recharging vehicles at 59 London Road Edinburgh EH7 6AA 25/05754/CLP		InstaVolt Ltd., 6 Cedarwood Chineham Park Basingstoke Hampshire RG24 8WD	Delegated Decision	Registered on: 30/10/2025	Local1 Team Community Council: Craigentinny + Meadowbank CLE and CLP submissions
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[Wards](#)

Ward No. B15 – Southside/Newington

1. Planning Applications

Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Alterations to rear elevation to provide access to private rear garden. New external bike store. at 2 Fingal Place Edinburgh EH9 1JX 25/05723/FUL	Agora Architecture & Design. FAO: Sybille Stolze 10 York Place Edinburgh EH1 3EP	Mr Christian Zante., 2 Fingal Place Edinburgh EH9 1JX	Delegated Decision	Registered on: 29/10/2025 <u>Site Notice posted on:</u> 14/11/2025 <u>Advertised on:</u> 14/11/2025 <u>Comments Due by</u> 05.12.2025	Local1 Team Community Council: Marchmont + Sciennes Householder Developments
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Listed Category: B Grange Conservation Area	Replacement of existing sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. All historical detail to be matched /reinstated. at 9 Palmerston Road Edinburgh EH9 1TL 25/05772/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	9 Palmerston Road Edinburgh EH9 1TL	Delegated Decision	Registered on: 03/11/2025 <u>Site Notice posted on:</u> 14/11/2025 <u>Advertised on:</u> 14/11/2025 <u>Comments Due by</u> 05.12.2025	Local1 Team Community Council: Marchmont + Sciennes Listed building and Con Area Consents
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World Heritage Site Listed Category: B Southside Conservation Area	Replacing windows on like for like basis with timber sash and case windows 1 over 1 double glazing slim profile. at 2F1 2 Nicolson Square Edinburgh EH8 9BH 25/05791/LBC	ABC Architecture. FAO: Enrico Nasolini 18A Rothesay Place Edinburgh EH3 7SQ	20 Nicolson Street Edinburgh EH8 9DH	Delegated Decision	Registered on: 03/11/2025 <u>Site Notice posted on:</u> 14/11/2025 <u>Advertised on:</u> 14/11/2025 <u>Comments Due by</u> 05.12.2025	Local1 Team Community Council: Southside Listed building and Con Area Consents
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Craigmillar Park Conservation Area	New single storey extension to main house, extend existing garage to create double garage with storage area in roof space. at 15 Gordon Terrace Edinburgh EH16 5QR 25/05803/FUL	Steven Kinsey. 4 West Winnelstrae Edinburgh EH5 2ES	Mr Andrew McRae., 15 Gordon Terrace Edinburgh EH16 5QR	Local Delegated Decision	Registered on: 04/11/2025 <u>Site Notice posted on:</u> 14/11/2025 <u>Advertised on:</u> 14/11/2025 <u>Comments Due by</u> 05.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Grange + Prestonfield Householder Developments
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	Formation of off-street parking bay with new drop kerb, part removal of boundary hedge and retention of masonry boundary wall with proposed vertical timber cladding (part-retrospective). at 8 Rankin Drive Edinburgh EH9 3AT 25/05805/FUL	One Foot Square. FAO: Craig Proudfoot Studio 17 Newhaven Edinburgh EH6 0FS	CMW Investments Development Ltd., 23 Priestfield Road Edinburgh EH16 5HU	Local Delegated Decision	Registered on: 04/11/2025 <u>Comments Due by</u> 26.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Grange + Prestonfield Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Waverley Park Conservation Area	T3 Cherry and T3 Purple Plum - Reduce and shape, T1 metasequoia - Remove. at 14 Queen's Crescent Edinburgh EH9 2AZ 25/05798/TCO	Lord Of The Trees. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Ms Christine Regan., 14 Queen's Crescent Edinburgh EH9 2AZ	Delegated Decision	Registered on: 05/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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Grange Conservation Area	T1 cherry - reduce and remove limb. at 1 Strathearn Road Edinburgh EH9 2AH 25/05821/TCO	Lord Of The Trees. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Ms Jenny Dawe., 1 Strathearn Road Edinburgh EH9 2AH	Delegated Decision	Registered on: 05/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions
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Craigmillar Park Conservation Area	Willow tree adjacent to rear garden wall, routine pruning & trimming. at 8 West Savile Road Edinburgh EH16 5NG 25/05827/TCO		Jim Sorrell., 8 West Savile Road Edinburgh EH16 5NG	Delegated Decision	Registered on: 05/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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Listed Category: C Southside Conservation Area	Large Ash tree, full removal of tree. at 3F1 11 Parkside Street Edinburgh EH8 9RJ 25/05829/TCO	Steven Purdie. 6 Craigmyle Hill Crescent Edinburgh EH4 2JE	Simon Tomlinson., 3F1 11 Parkside Street Edinburgh EH8 9RJ	Delegated Decision	Registered on: 05/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Southside 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

Southside Conservation Area	Proposed replacement cladding with no change to visual appearance. at 38 Potterrow Edinburgh EH8 9BT 25/05824/CLP	Newmark Gerald Eve LLP. Dominic Page. 4th Floor, 1 Marsden Street Manchester M2 1HW	Roost Propco 1 Limited.,	Delegated Decision	Registered on: 05/11/2025	Local1 Team Community Council: Southside CLE and CLP submissions
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[Wards](#)

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

	Proposed single storey gable extension with internal alterations. at 48 Dinmont Drive Edinburgh EH16 5RR 25/05773/FUL	Capital Draughting Consultants Ltd. FAO: Keith Henderson 40 Dinmont Drive Edinburgh EH16 5RR	Mr A Dickson., 48 Dinmont Drive Edinburgh EH16 5RR	Local Delegated Decision	Registered on: 03/11/2025 <u>Comments</u> <u>Due by</u> 26.11.2025	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

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

1. Planning Applications

Portobello Conservation Area	Replace windows to shop front. at 100 Portobello High Street Edinburgh EH15 1AL 25/05714/FUL	Siyar Al. 31 Peacocktail Close Edinburgh EH15 3QT	Mrs Emine Al., 31 Peacocktail Close Edinburgh EH15 3QT	Local Delegated Decision	Registered on: 30/10/2025 <u>Site Notice posted on:</u> 14/11/2025 <u>Advertised on:</u> 14/11/2025 <u>Comments Due by</u> 05.12.2025	Local1 Team Community Council: Portobello (Inactive) Other Developments - Local
	Erection of 2 No. building identity signs to identify the Usher Building and reflect site development /changes in the period since installation. at Land 368 Metres Northeast Of 51 Little France Crescent Edinburgh 25/05768/ADV	Ironside Farrar. FAO: Nikki McAuley 111 McDonald Road Edinburgh EH7 4NW	The University Of Edinburgh., FAO: Angus Cowie Estates Department - Capital Projects Team Little France Crescent Edinburgh EH16 4TJ	Delegated Decision	Registered on: 03/11/2025 <u>Comments Due by</u> 24.11.2025	Graham Fraser graham.fraser@edinburgh.gov.uk Community Council: Craigmillar (Inactive) Advertisements
Portobello Conservation Area	Substantial demolition in a Conservation Area. at 4 Esplanade Terrace Edinburgh EH15 2ES 25/05801/CON	Programm Works Ltd. FAO: Bethan Nelson The Coach House Appin Home Farm Appin PA38 4BN	Mr Sean Parr., 4 Esplanade Terrace Edinburgh EH15 2ES	Local Delegated Decision	Registered on: 04/11/2025 <u>Site Notice posted on:</u> 14/11/2025 <u>Advertised on:</u> 14/11/2025 <u>Comments Due by</u> 05.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Portobello (Inactive) Listed building and Con Area Consents
	New garden shed (part retrospective). at 1 Duntreath Crescent Edinburgh EH16 4BQ 25/05822/FUL	Whitelaw Associates. FAO: Tom Whitelaw Kitleybrig Kitleyknowe Carlops Penicuik EH26 9NJ	Ping On Family Office., FAO: Lee Wong 1 Duntreath Crescent Edinburgh EH16 4BQ	Local Delegated Decision	Registered on: 05/11/2025 <u>Comments Due by</u> 28.11.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigmillar (Inactive) Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: B Portobello Conservation Area	T1 Lime raise, T2 Holly reduce and shape, T3 Ash reduce, shape and clear from telephone wires. at GF 40 Brighton Place Edinburgh EH15 1LT 25/05816/TCO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Ms Sonja Yanetta., 40 Brighton Place Edinburgh EH15 1LT	Delegated Decision	Registered on: 04/11/2025	Tree Team planningtrees@edi nburgh.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](#)