

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **10 November 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **10 November 2025**. Full details of the decision and the application report can be found on the [Planning and Building Standards Online Services](#).

Wards

[Ward B01 - Almond](#)

[Ward B02 – Pentland Hills](#)

[Ward B03 – Drum Brae/Gyle](#)

[Ward B04 – Forth](#)

[Ward B05 – Inverleith](#)

[Ward B06 – Corstorphine/Murrayfield](#)

[Ward B07 – Sighthill/Gorgie](#)

[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

[Ward B10 – Morningside](#)

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[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

[Ward B17 – Portobello/Craigmillar](#)

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

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

Consultations from Other Authorities Outwith the Lothians

Planning Applications within Edinburgh

Ward No.B01 – Almond

25/05658/PNT (Prior Notification-Telecommunication)	The removal and replacement of 3 No. antennas and ancillary development thereto. at Telecomms Apparatus 21 Metres North Of 4 Housefield Drive Kirkliston	Hutchison 3G UK Limited.,	Delegated Decision	PERMITTED DEVELOPMENT	5 November 2025
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Community Council: Kirkliston

25/05332/FUL (Planning Permission)	Proposed garden pod. at 2 West Haugh Cottages Edinburgh Road Newbridge Junction Newbridge EH28 8LA	Urban Pods., Mr Ross Iwaniec Unit 19 Napier Square Livingston EH54 5DG	Local Delegated Decision	GRANTED	5 November 2025
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Community Council: Kirkliston

25/05255/CLP (Certificate of Lawfulness (proposed))	Replacement windows and doors. at 1 - 16 Hillside Terrace Craigiehall South Queensferry EH30 9TJ	Area Estates Limited.,	Delegated Decision	GRANTED	7 November 2025
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Community Council: Cramond, Barnton + Cammo

25/05251/TCO (Treework Within a Conservation Area)	Ash tree section fell due to signs of Ash die back. at 54 Barnton Avenue Davidson's Mains Edinburgh EH4 6JL	Mrs Maureen Robertson., 54 Barnton Avenue Edinburgh EH4 6JL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 November 2025
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Community Council: Davidson Mains+Silverknowes (Inactive)

25/05145/TELE (Prior Approval)	Prior Approval for electronic communication code operators. at Proposed Telecoms Apparatus 120 Metres South Of Ashley Lodge Freelands Road Ratho Newbridge	Cornerstone., Hive 2 1530 Arlington Business Park Hive 2 Theale RG7 4SA	Delegated Decision	GRANTED	5 November 2025
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Community Council: Ratho + District

25/05095/TPO (Treework)	European larch to dismantle to ground level for H & S reasons. at Royal Bank Of Scotland 201 Gogar Station Road Gogar Edinburgh EH12 9SB	Willerby Landscapes Ltd., FAO: Mr Seamus Neesham Bridge Nurseries Green Lane Four Elms Edenbridge TN8 6RN	Delegated Decision	GRANTED	7 November 2025
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Community Council: Ratho + District

25/04967/TPO (Treework)	Scots Pine Removal - To dismantle the tree to ground level. at Tree Works Glasgow Road Gogar Edinburgh	Willerby Landscapes Ltd.,	Delegated Decision	GRANTED	7 November 2025
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Community Council: Ratho + District

25/04452/FUL (Planning Permission)	Single storey rear extension with ground floor internal alterations. at 2 Marchfield Grove Edinburgh EH4 5BN	Carolyn Munro., 2 Marchfield Grove Edinburgh EH4 5BN	Local Delegated Decision	GRANTED	3 November 2025
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Community Council: Davidson Mains+Silverknowes (Inactive)

25/04259/TPO (Treework)	5 Beech trees, trees to be reduced in height & spread by up to 4m. at 26 Braehead Crescent Edinburgh EH4 6BP	Helen Johnstone., 13 Braehead Drive Edinburgh EH46QJ	Delegated Decision	MIXED DECISION	7 November 2025
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Community Council: Cramond, Barnton + Cammo

25/04000/FUL (Planning Permission)	Proposed rear single storey extension with internal alterations. at 5 Standingstane Road South Queensferry EH30 9UB	Ms G Minshull., 5 Standingstane Road South Queensferry EH30 9UB	Delegated Decision	PERMITTED DEVELOPMENT	3 November 2025
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Community Council: Queensferry + District

25/02109/FUL (Planning Permission)	Erection of dwelling house and formation of vehicular access and driveway. at 24 Cammo Crescent Cammo Edinburgh EH4 8DZ	Mr And Mrs MacLeod., 24 Cammo Crescent Edinburgh EH4 8DZ	Committee Decision	REFUSED	4 November 2025
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Community Council: Cramond

25/02091/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 6 Almond Bank Cottages Cramond Edinburgh EH4 6PJ	Ms Carla Brothwood., 6 Almond Bank Cottages Cramond Edinburgh EH4 6PJ	Committee Decision	REFUSED	6 November 2025
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Community Council: Cramond

24/05608/FUL (Planning Permission)	Conversion of existing garage to new dwelling to provide ancillary accommodation to the existing house. at 3 Marchfield Park Edinburgh EH4 5BW	Mr Jenkins., 3 Marchfield Park Edinburgh EH4 5BW	Local Delegated Decision	WITHDRAWN	4 November 2025
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Community Council: Silverknowes (Not Active) (pre 28 March 2025)

[Wards](#)

Ward No. B02 – Pentland Hills

25/05665/PNT (Prior Notification- Telecommunication)	1x 9m light wooden pole. at Proposed Telecoms Apparatus 30 Metres North East Of 2 Viewfield Road Edinburgh Juniper Green	British Telecommunications Plc .,	Delegated Decision	PERMITTED DEVELOPMENT	7 November 2025
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Community Council: Westerhailes

25/05358/FUL (Planning Permission)	Proposed two storey extension to existing house. at 22 Stewart Avenue Curriehill Currie EH14 5SD	Mr Gary Temple., 22 Stewart Avenue Currie Edinburgh EH14 5SD	Local Delegated Decision	GRANTED	7 November 2025
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Community Council: Currie

25/05323/FUL (Planning Permission)	New porch to front, single storey extension to the rear, widened vehicle access and driveway. at 31 Marchbank Drive Marchbank Balerno EH14 7ER	Mr Andrew Blundell., 31 Marchbank Drive Balerno EH14 7ER	Local Delegated Decision	GRANTED	7 November 2025
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Community Council: Balerno

25/05061/LBC (Listed Building Consent)	Insert one Fakro conservation roof window in between existing rafters, flush with existing roof line. at 113 Lanark Road West Currie EH14 5LB	Mrs Claire Noble., Bathie-brae Cottage 113 Lanark Road West Currie EH14 5LB	Delegated Decision	PERMISSION IS NOT REQUIRED	5 November 2025
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Community Council: Currie

25/03958/FUL (Planning Permission)	Community microhub building including an externally area of ground surface is changed, new trees and soft landscaping. at Land 15 Meters West Of 17 Murrayburn Gardens Hailesland Edinburgh	Wester Hailes Growing Communities SCIO., FAO: Mr Greig Robertson Healthy Living Centre 30 Harvesters Way Edinburgh EH14 3JF	Local Delegated Decision	GRANTED	7 November 2025
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Community Council: Westerhailes

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/05406/CLP (Certificate of Lawfulness (proposed))	Single storey extension to side of detached house. Proposal would fall under permitted development. at 11 Craigs Avenue Craigmount Edinburgh EH12 8HR	Mrs Jyotsna Patel., 11 Craigs Avenue Edinburgh EH12 8HR	Delegated Decision	GRANTED	3 November 2025
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Community Council: Corstorphine + Gyle

[Wards](#)

Ward No. B04 – Forth

25/05275/WINP A (Prior Approval Windows)	Windows to be replaced, Like for like, in all aspects apart from an upgrade to Slimlite Double Glazed Units. at 2F1 7 Trinity Crescent Trinity Edinburgh EH5 3ED	Mrs Lindsay Watson., 7-5 Trinity Crescent Edinburgh Scotland EH5 3ED	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	3 November 2025
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Community Council: Trinity

25/05206/TCO (Treework Within a Conservation Area)	Seven sycamores (self-seeding) topped to fence height (~ 2m). at 127A Trinity Road Trinity Edinburgh EH5 3LB	Mr Callum Bruce., 127A Trinity Road Edinburgh EH5 3LB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 November 2025
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Community Council: Trinity

25/04813/FUL (Planning Permission)	New extension to existing house to form a new entrance bedroom, shower and store. Internal alterations to remove internal walls to form a new kitchen / dining / living room, bathroom, utility room and new glazed door. Remove existing wall and form new access and drive. at 75 Granton Road Trinity Edinburgh EH5 3QT	Mr Chris & Mrs Aileen Grieve., 75 Granton Road Trinity Edinburgh EH5 3QT	Local Delegated Decision	GRANTED	4 November 2025
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Community Council: Trinity

25/04064/LBC (Listed Building Consent)	Refurbishment of former railway platforms. Public artwork and sculptures located on northern platform. at 1 Granton Station Square Edinburgh EH5 1FU	The City Of Edinburgh Council., City Chambers High Street Edinburgh EH1 1YJ	Delegated Decision	GRANTED	5 November 2025
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Community Council: Granton + District

[Wards](#)

Ward No. B05 – Inverleith

25/05855/LBC (Listed Building Consent)	Boiler flue and 13 amp socket to be added to basement at front of B-listed townhouse. at 6 Malta Terrace Edinburgh EH4 1HR	Mrs Susan Younger., 6 Malta Terrace Edinburgh EH4 1HR	Local Delegated Decision	PERMISSION IS NOT REQUIRED	7 November 2025
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Community Council: Stockbridge + Inverleith

25/05758/TCO (Treework Within a Conservation Area)	Tree crown pruning and root protection works in accordance with method statement and annotated photographs. at King George V Public Park Logan Street Edinburgh	Morrison Construction., Mr Stuart Hill Robroyston Oval 1 Robroyston Oval Glasgow G33 1AP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 November 2025
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Community Council: New Town + Broughton

25/05301/TCO (Treework Within a Conservation Area)	Norway Maple tag 0677 overhanging shed crown lift to achieve 2m clearance from building. at Treeworks Inverleith Row Inverleith Edinburgh	George Heriots School., FAO: Mr Alan McClellan Lauriston Place Edinburgh EH3 9EQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 November 2025
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Community Council: Stockbridge + Inverleith

25/05002/FUL (Planning Permission)	Alterations and change of use of vacant care home to form single private house. at Flat 1 10 Columba Road Blackhall Edinburgh EH4 3QT	BS Landa., 174 High Street Edinburgh Scotland EH1 1QS	Local Delegated Decision	GRANTED	7 November 2025
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Community Council: Craigleith + Blackhall

25/04754/LBC (Listed Building Consent)	Installation of new central heating system including new combination boiler and flue to the rear of the property. at 1F1 22 Hamilton Place Stockbridge Edinburgh EH3 5AU	Mr Andy Mclean., 22-1 Hamilton Place Edinburgh EH3 5AU	Delegated Decision	PERMISSION IS NOT REQUIRED	4 November 2025
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Community Council: Stockbridge + Inverleith

25/04525/LBC (Listed Building Consent)	The works will include the repair of the existing decaying timber shop frontage, with decoration once the remedial works have been carried out. Internally, the shop will be lightly refurbished, with new free standing shop racking, new floor and wall finishes. at 44A Raeburn Place Edinburgh EH4 1HL	British Red Cross., Unit 2, Humanity House Armley Court Armley Rd Armley Leeds LS12 2NB	Delegated Decision	GRANTED	4 November 2025
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Community Council: Stockbridge + Inverleith

25/04435/FUL (Planning Permission)	Attic conversion, new dormers to front and rear & single storey flat roof extension to rear and side (as amended). at 2 Orchard Brae West Craigleith Edinburgh EH4 2EW	Mr John Wood., 9-1 Learmonth Terrace Edinburgh EH4 1PG	Local Delegated Decision	GRANTED	5 November 2025
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Community Council: Craigleith + Blackhall

25/04391/LBC (Listed Building Consent)	Internal alterations and refurbishment. at 2F 19 Belgrave Crescent Edinburgh EH4 3AJ	Richard Hope., 19 Belgrave Crescent Edinburgh EH4 3AJ	Delegated Decision	GRANTED	4 November 2025
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Community Council: West End

25/04308/LBC (Listed Building Consent)	Layout reconfiguration. at 16 Henderson Row Edinburgh EH3 5DR	Mrs Joanne Tivnen., 16 Henderson Row Edinburgh EH3 5DR	Delegated Decision	GRANTED	5 November 2025
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Community Council: Stockbridge + Inverleith

25/04156/ADV (Advert Consent)	Fascia signage. at 20 Easter Drylaw Place Edinburgh EH4 2QF	NCR., 9th Floor, 5 Merchant Squar Paddington W2 1BQ	Delegated Decision	GRANTED	4 November 2025
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Community Council: Drylaw +Telford

25/02795/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short-term let visitor accommodation for a period over 10 years at 2 Comely Bank Place Mews Stockbridge Edinburgh EH4 1EB	Mrs Antonia Allen., 2 Comely Bank Place Mews Edinburgh UK EH4 1EB	Delegated Decision	GRANTED	7 November 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/00961/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 33 Hugh Miller Place Edinburgh EH3 5JG	Mr Simon Downes., 33 Hugh Miller Place Stockbridge Edinburgh EH3 5JG	Committee Decision	REFUSED	6 November 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/00269/FULS TL (Planning Permission)	Retrospective change of use of premises to short term let accommodation. at 1F1 1 St Stephen Place Edinburgh EH3 5AJ	Ms Mint Findlay., 1F1 1 St Stephen Place Edinburgh EH3 5AJ	Committee Decision	REFUSED	6 November 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/05360/TPO (Treework)	T2184 Filed Maple remove. T2178 Sycamore remove major deadwood through crown area, approx 6m reduction in height of canopy. T2179 Sycamore reduce to 5m monolith. T2144 Cherry reduce height & spread by up to 2m. T2109 Norway maple cut to stump. at Mary Erskine School 95 Ravelston Dykes Road Ravelston Edinburgh EH4 3NT	Erskine Stewarts Melville School., Ravelston Dykes Road Edinburgh EH4 3NT	Delegated Decision	GRANTED	7 November 2025
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Community Council: Murrayfield

25/05322/CLP (Certificate of Lawfulness (proposed))	Proposed sunroom extension to the rear of the main house. at 34 Hillview Crescent Corstorphine Edinburgh EH12 8QG	Mr J And Mrs M Redpath., 34 Hillview Crescent Edinburgh EH12 8QG	Delegated Decision	GRANTED	3 November 2025
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Community Council: Corstorphine + Clermiston

25/05071/TPO (Treework)	T1 Wych Elm - Cut to Stump, T2 Large Leaved Lime - Reduce Back Selected branches provide 3m clearance from building & remove deadwood from crown, T3 Large Leaved Lime - Reduce Back Selected branches provide 3m clearance from building & remove deadwood from crown at 16 Kirk Loan Broomhall Edinburgh EH12 7HD	Trust Housing., 12 New Mart Road Edinburgh United Kingdom EH14 1RL	Delegated Decision	GRANTED	5 November 2025
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Community Council: Corstorphine + Clermiston

25/05078/TCO (Treework Within a Conservation Area)	T1 - Fell to ground level. at 14 Ravelston Park Ravelston Edinburgh EH4 3DX	Mr Vincent Hart., 14 Ravelston Park Ravelston Edinburgh EH4 3DX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 November 2025
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Community Council: Murrayfield

25/04958/TPO (Treework)	T1 Sycamore - Reduction of decayed limb at 16m to east by up to 2m & remove hanging limb , T2 Sycamore - Prune dead limb within canopy at 16m to west over neighbouring garden at 18 Murray Cottages Broomhall Edinburgh EH12 7UH	David Rainey Trust Housing., 12 Newmart Road Edinburgh EH14 1RL	Delegated Decision	GRANTED	3 November 2025
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Community Council: Corstorphine + Clermiston

25/04514/FUL (Planning Permission)	Proposed rear extension and internal alterations. at 43 Broompark Road Edinburgh EH12 7JZ	Mr & Mrs Lyon., 43 Broompark Road Edinburgh EH12 7JZ	Local Delegated Decision	GRANTED	5 November 2025
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Community Council: Corstorphine + Clermiston

25/04524/LBC (Listed Building Consent)	Installation of a single external Local Exhaust Ventilation (LEV) duct for two classroom fume cupboards to the west elevation of the Art block building, which is situated in the curtilage of the Stuart Melville Old College. at Stewart's Melville College 3 Queensferry Road Edinburgh EH4 3EZ	ESMS., FAO: Jo Mathieson ART Block Queensferry Rd Edinburgh Scotland EH4 3EZ	Delegated Decision	GRANTED	7 November 2025
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Community Council: Craighleith + Blackhall

25/01004/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F3 36 Roseburn Street Edinburgh EH12 5PN	Ms Gillian Neil., 36 1F3, Roseburn Street Edinburgh EH12 5PN	Committee Decision	REFUSED	6 November 2025
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Community Council: Murrayfield (pre 28 March 2025)

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/05338/FUL (Planning Permission)	Removal of existing disabled ramp and steps, form new platt and steps, install steplift on new concrete base. at 54 Broomhouse Grove Broomhouse Edinburgh EH11 3TZ	Mrs Karen Hulme., 54 Broomhouse Grove Broomhouse Edinburgh EH11 3TZ	Local Delegated Decision	GRANTED	4 November 2025
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Community Council: Sighthill, Broomhouse + Parkhead

25/05287/FUL (Planning Permission)	Single storey extension to rear of the property to create a kitchen / dining area with sanitary accommodation. All materials to match existing. at 24 Fairbrae Broomhouse Edinburgh EH11 3GZ	Mr J Kerr., 24 Fairbrae Broomhouse Edinburgh EH11 3GZ	Local Delegated Decision	GRANTED	4 November 2025
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Community Council: Sighthill, Broomhouse + Parkhead

25/05300/TCO (Treework Within a Conservation Area)	Two large Sycamore trees: crown reduction of approximately 5 metres back to previous pruning points. at Treeworks McLaren Terrace Dalry Edinburgh	Mr Alin Valica., 6 McLaren Terrace Edinburgh EH11 2BN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 November 2025
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Community Council: Gorgie + Dalry

25/04469/FUL (Planning Permission)	Change of use of Building Unit 1 from a car showroom to business, light industry and general industry (Class 4 & 5) at 26 Bankhead Drive. at 26 Bankhead Drive Edinburgh EH11 4DJ	Signature Pubs Group., FAO: Nic Wood 6 Albyn Place Edinburgh EH2 4NG	Local Delegated Decision	GRANTED	7 November 2025
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Community Council: Sighthill, Broomhouse + Parkhead

25/04195/FUL (Planning Permission)	Proposed free-standing double garage to side garden. at 21 Stenhouse Avenue Stenhouse Edinburgh EH11 3HZ	Mr K Black., 21 Stenhouse Avenue Edinburgh United Kingdom EH11 3HZ	Local Delegated Decision	GRANTED	7 November 2025
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Community Council: Stenhouse, Saughton Mains + Whitson

25/01578/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 1F1 17 Westfield Road Slateford Edinburgh EH11 2QP	Ms Gillian Neil., 17 1F1 Westfield Road Edinburgh UK EH11 2QP	Committee Decision	REFUSED	6 November 2025
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Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/05261/TCO (Treework Within a Conservation Area)	T1 Laburnum - removal, tree is in poor health and leaning over the road, T2 Golden Weeping Willow - Crown lift to 2-2.5m above ground level, T3 Douglas Fir - Target prune, clearing branches from phone line, TG1 Mixture of Sycamore and Lleylandhii hedge - Crown lift to 3.5-4m above pavement at 7 Allermuir Road Colinton Edinburgh EH13 0HE	Eskbank Tree Care.,	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 November 2025
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Community Council: Colinton

25/04859/TPO (Treework)	T8 Elm, T9 Holly, T10 Holly, T11 Sycamore, T12 Elm, T13 holly, T14 Elm and T15 cut to stump and remove all arisingsstump to be left in the ground. at 2 Buckstone View Buckstone Edinburgh EH10 6PE	GSS Newbridge Ltd., FAO: Mr Paul Stevenson 2 Buckstone View Edinburgh Eh10 6PE	Delegated Decision	GRANTED	5 November 2025
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Community Council: Fairmilehead

25/04640/FUL (Planning Permission)	Install solar PV panels & loft conversion to form habitable accommodation. at 34 Skerryvore Loan Edinburgh EH10 6TX	Kirsty Sloan., 34 Skerryvore Loan Edinburgh EH10 6TX	Local Delegated Decision	GRANTED	5 November 2025
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Community Council: Fairmilehead

25/04356/LBC (Listed Building Consent)	Conversion of attic space with 3 No. rooflights and introduction of solar panels. at 57 Oxfangs Road Edinburgh EH10 7BD	Michael Teall., 57 Oxfangs Road Edinburgh EH10 7BD	Delegated Decision	GRANTED	6 November 2025
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Community Council: Fairmilehead

25/04362/FUL (Planning Permission)	Sub divide plot for new dwellinghouse inc. associated works and landscaping. at 1 Pentland Road Edinburgh EH13 0JA	John & Jennifer Reid., 1 Pentland Road Edinburgh UK EH13 0JA	Committee Decision	REFUSED	6 November 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

25/05514/WINP A (Prior Approval Windows)	Application for replacement windows within a conservation area. The existing windows will be replaced with new white uPVC double-glazed units featuring plant-on Georgian bars. at Flat 5 16 Gray's Loan Edinburgh EH10 5BS	Mr & Mrs Armitage., Flat 5 16 Gray's Loan Edinburgh EH10 5BS	Delegated Decision	APPROVED	3 November 2025
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Community Council: Merchiston

25/05286/TCO (Treework Within a Conservation Area)	Leylandii section fell and remove. at 1F1 47 Falcon Gardens Morningside Edinburgh EH10 4AR	Ms Angela Turnbull., 47 Falcon Gardens Edinburgh EH10 4AR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 November 2025
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Community Council: Morningside

25/05292/TCO (Treework Within a Conservation Area)	T1 Cotoneaster cut back leaving 1.5m clearance, crown reduce height by 1- 2m, cut back on neighbours side by 1-2m, T2 Purple Plum crown reduce height approx. 4ft below gutter level and prune sides by up to 1m, T3 Elm remove darker growth at top of tree (approx. 2m) and prune to rebalance remaining crown by 1.5m, T4 Cherry (neighbours) cut back growth overhanging boundary towards boundary line approx. 2m, T6 Liquid Amber crown lift on left hand side by approx. 1m snip away from overhead wires leaving 0.5m clearance. at 10 Corrennie Gardens And 33 Hermitage Gardens Edinburgh	Mrs Marion Barrie., 10 Corrennie Gardens Edinburgh EH10 6DG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 November 2025
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Community Council: Morningside

25/05295/TCO (Treework Within a Conservation Area)	T1 Cypress fell to ground level. T2 Eucalyptus crown reduce height to 1.5m above previous reduction points and sides by 1.5-2.5m. T3 Cotoneaster reduce height to 2.5-3m above boundary wall to allow more light to garden. T4 Sugar Maple remove large limb overhanging to main union reduce canopy removing 1- 2m. T5 Cherry cut back overhang by 1.5-2.5m. at 33 Hermitage Gardens Morningside Edinburgh EH10 6AZ	Miss Teresa Costi., 33 Hermitage Gardens Edinburgh Scotland EH10 6AZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 November 2025
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Community Council: Morningside

25/05179/TCO (Treework Within a Conservation Area)	Beech fell tree to ground level due to Meripilus. at 34 Colinton Road Edinburgh EH10 5DG	Mr Brendan O'Brien., 34 Colinton Road Edinburgh EH10 5DG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 November 2025
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Community Council: Merchiston

25/05157/LBC (Listed Building Consent)	Replacement of existing timber sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. All Historical to be matched /reinstated. at 37 Warrender Park Terrace Edinburgh EH9 1EB	Mr Richard Lumgair., 37 Warrender Park Terrace Edinburgh United Kingdom EH9 1EB	Delegated Decision	GRANTED	6 November 2025
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Community Council: Marchmont + Sciennes

25/05086/TCO (Treework Within a Conservation Area)	T1 Cedar Deodara - Fell the tree. at 18 Corrennie Gardens Morningside Edinburgh EH10 6DG	Mrs Moira Clink., 18 Corrennie Gardens Morningside Edinburgh EH10 6DG	Delegated Decision	MAKE A TREE PRESERVATION ORDER	4 November 2025
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Community Council: Morningside

25/05042/TCO (Treework Within a Conservation Area)	Lime tree - Remove lime tree from overcrowded location. at 12 Tipperlinn Road Morningside Edinburgh EH10 5ET	Dr Ian Zealley., 12 Tipperlinn Road Edinburgh EH10 5ET	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 November 2025
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Community Council: Merchiston

25/04938/FUL (Planning Permission)	Front and side extension to existing house and associated works. at 69 Comiston View Pentland Edinburgh EH10 6LZ	Mr Sam & Mrs Catherine Walker., 69 Comiston View Edinburgh EH10 6LZ	Local Delegated Decision	GRANTED	4 November 2025
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Community Council: Fairmilehead

25/04814/FUL (Planning Permission)	The proposal here is to provide new solar PV panels to the rear slated section of roof with the associated battery pack being at ground level (as amended) at 42 Canaan Lane Edinburgh EH10 4SU	Mrs Fiona Jones., Millburn House 42 Canaan Lane Morningside Edinburgh EH10 4SU	Local Delegated Decision	GRANTED	4 November 2025
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Community Council: Morningside

25/04671/CLP (Certificate of Lawfulness (proposed))	Proposed single storey garden room extension. at 17 Polwarth Grove Edinburgh EH11 1LY	John & Trish McLellan., 17 Polwarth Grove Edinburgh EH11 1LY	Delegated Decision	GRANTED	4 November 2025
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Community Council: Merchiston

25/04245/FUL (Planning Permission)	Partial demolition of existing side extension, to be replaced with new extension; extension to the rear; erection of a dormer. at 9 Pentland Gardens Edinburgh EH10 6NN	Mrs Madeleine Vaz., 9 Pentland Gardens Edinburgh United Kingdom EH10 6NN	Local Delegated Decision	GRANTED	3 November 2025
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Community Council: Fairmilehead

25/03770/LBC (Listed Building Consent)	Proposing to remove existing loadbearing /non-loadbearing internal walls at ground floor of property. at 39 Cluny Gardens Edinburgh EH10 6BL	Mr Payam Bozorgio., 39 Cluny Gardens Edinburgh EH10 6BL	Delegated Decision	GRANTED	5 November 2025
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Community Council: Morningside

25/02888/FUL (Planning Permission)	Upgrading of solar panels to front elevation. Attic conservation with new roof lights and replacements of existing roof lights. New sliding door and clear story window to rear. Re-rendering of existing extension. at 26 Comiston Drive Edinburgh EH10 5QR	Mr Jens Munthe., 26 Comiston Drive Edinburgh EH10 5QR	Local Delegated Decision	GRANTED	3 November 2025
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Community Council: Morningside (pre 28 March 2025)

25/01996/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at 1F1 16 Marchmont Road Marchmont Edinburgh EH9 1HZ	Mr Hany Metawie., 23 Home Street Edinburgh United Kingdom EH3 9JR	Local Delegated Decision	REFUSED	5 November 2025
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

25/01161/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 2F2 112 Polwarth Gardens Edinburgh EH11 1LH	Ms Gillian Neil., 2F2 112 Polwarth Gardens Polwarth Edinburgh EH11 1LH	Committee Decision	REFUSED	6 November 2025
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Community Council: Merchiston (pre 28 March 2025)

25/01104/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at PF1 9 Marchmont Street Marchmont Edinburgh EH9 1EL	Ms Marie Taylor., PF1 9 Marchmont Street Marchmont Edinburgh EH9 1EL	Committee Decision	REFUSED	6 November 2025
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

[Wards](#)

Ward No. B11 – City Centre

25/05799/LBC (Listed Building Consent)	Relocation of existing retail store toilets and installation of new end-of-journey facilities within the communal landlord areas at ground floor level. at 43 - 45 Thistle Street South West Lane Edinburgh EH2 1EW	County Properties (Northern) Limited., 137 Scalby Road Scarborough YO12 6TB	Local Delegated Decision	PERMISSION IS NOT REQUIRED	6 November 2025
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Community Council: New Town + Broughton

25/05584/CLP (Certificate of Lawfulness (proposed))	Installation of KEE walk roof edge protection with guardrail (or equal & approved) and installation of new access ladder. Installation only for maintenance purposes. at St Leonard's Land 98 Holyrood Road Edinburgh EH8 8AJ	The University Of Edinburgh., 9 Infirmary Street Edinburgh EH1 1NP	Delegated Decision	GRANTED	6 November 2025
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Community Council: Old Town

25/05339/CLP (Certificate of Lawfulness (proposed))	Installation of ventilation extract terminus on rear elevation of property. at 2F 2 Fettes Row Stockbridge Edinburgh EH3 6SF	Mr Max Webb., 2-2 Fettes Row Edinburgh EH3 6SE	Delegated Decision	GRANTED	7 November 2025
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Community Council: New Town + Broughton

25/05309/LBC (Listed Building Consent)	Create new shower room, utility and en-suite bathrooms. at 1F1 21 Fettes Row Edinburgh EH3 6RH	Edward Milligan., 1F1 21 Fettes Row Edinburgh EH3 6RH	Delegated Decision	PERMISSION IS NOT REQUIRED	6 November 2025
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Community Council: New Town + Broughton

25/05310/LBC (Listed Building Consent)	Replace double glazed timber sliding doors with powder coated aluminium bi-fold doors. at 28B Moray Place Edinburgh EH3 6BX	Mrs Cordelia Pilz., 28B Moray Place Edinburgh EH3 6BX	Delegated Decision	PERMISSION IS NOT REQUIRED	6 November 2025
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Community Council: New Town + Broughton

25/05334/LBC (Listed Building Consent)	Internal alterations to flat, including relocation of kitchen to front room and provision of ventilation extract to terminate on rear elevation. at 2F 2 Fettes Row Stockbridge Edinburgh EH3 6SF	Mr Max Webb., 2-2 Fettes Row Edinburgh UK EH3 6SE	Delegated Decision	GRANTED	6 November 2025
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Community Council: New Town + Broughton

25/05289/LBC (Listed Building Consent)	Replacement of deteriorated window with a timber framed sash unit. at 1F 27 Gilmore Place Edinburgh EH3 9NE	Miss Jackie Holms., 27 Gilmore Place Tollcross Edinburgh EH3 9NE	Delegated Decision	PERMISSION IS NOT REQUIRED	7 November 2025
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Community Council: Tollcross

25/05141/ADV (Advert Consent)	Advertisement of the following types : Projecting Sign. at Costa Coffee 78 South Bridge Old Town Edinburgh EH1 1HN	Costa Coffee Ltd., Mr Jason Lyte 3 Knaves Beech Business Centre Davies Way Loudwater HP10 9QR	Delegated Decision	GRANTED	6 November 2025
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Community Council: Old Town

25/05049/LBC (Listed Building Consent)	Internal alterations to form new larger kitchen with door opening and addition to new en-suite to rear bedroom. at 4F1 35 Jeffrey Street Edinburgh EH1 1DH	Mr Mark Lorimer., 2 Upper Tachbrook Street London England SW1V 1SH	Delegated Decision	GRANTED	6 November 2025
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Community Council: Old Town

25/04991/LBC (Listed Building Consent)	Proposed change of shop front - Removal of columns and change of doors to provide enlarged access. at 217 High Street Old Town Edinburgh EH1 1PE	Gold Brothers., 217 High Street Edinburgh UK EH1 1PE	Delegated Decision	REFUSED	7 November 2025
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Community Council: Old Town

25/04656/FUL (Planning Permission)	The proposed permission is part of the Edinburgh's Christmas presentation across the City, as part of contract with City of Edinburgh Council. This permission covers live activity in East Princes Street Gardens and The Mound precinct between 27 October 2025 and 18 January 2025, including the installation and dismantle periods. The necessary licenses and permissions would be sought and in place as agreed with City of Edinburgh Council departments. at East Princes Street Gardens Princes Street New Town Edinburgh	Unique Assembly Limited., Mr Nik Whybrew Assembly Roxy 2 Roxburgh Place Edinburgh EH8 9SU	Committee Decision	REFUSED	6 November 2025
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Community Council: Old Town

25/04660/FUL (Planning Permission)	Temporary change of use and siting of performance units, catering units and other associated removeable structures for Edinburgh's Christmas Festival recurring period of 2 years for Edinburgh's Christmas 2025 / 26. Dates will be in line with activation period of Edinburgh's Christmas in line with City of Edinburgh Council programme. at West Princes Street Gardens Princes Street Edinburgh	Unique Assembly Limited., FAO: Nik Whybrew Assembly Roxy 2 Roxburgh Place Edinburgh EH8 9SU	Committee Decision	GRANTED	6 November 2025
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Community Council: Old Town

25/04321/LBC (Listed Building Consent)	Existing single glazed timber sash and case windows replaced with new double glazed timber sash and case windows to match existing. at 2F 72 Great King Street Edinburgh EH3 6QU	Fiona Maisels., 2F 72 Great King Street Edinburgh EH3 6QU	Delegated Decision	GRANTED	4 November 2025
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Community Council: New Town + Broughton

25/04253/LBC (Listed Building Consent)	Alterations to form office use with addition of 1 WC and kitchenette; alter internal layout / finishes; repaint shop front / windows, addition of external light, door framing and plaque (as amended) at 23C Dundas Street New Town Edinburgh EH3 6QQ	Boland Scottish Properties Ltd., 49 Northumberland Street Edinburgh EH3 6JJ	Delegated Decision	GRANTED	3 November 2025
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Community Council: New Town + Broughton

25/04142/LBC (Listed Building Consent)	Upgrade wooden sash and case windows to take double glazing. at 8 Randolph Cliff Edinburgh EH3 7TZ	Mr Peter Cherkasova., 8 Randolph Cliff Lynedoch Place Edinburgh EH3 7TZ	Delegated Decision	GRANTED	6 November 2025
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Community Council: New Town + Broughton

25/03980/FUL (Planning Permission)	Alterations to Class 3 to allow full cooking and erection of 2 flues to front of property. at 137 Lauriston Place Edinburgh EH3 9JN	Dragon Fly Edinburgh Ltd., FAO: Mr George Roy 137 Lauriston Place Edinburgh EH3 9JN	Local Delegated Decision	REFUSED	6 November 2025
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Community Council: Tollcross

25/03852/FUL (Planning Permission)	Internal alterations to form 2 flats and cafe. 2 storey extension to roof of property to form additional accommodation. at Flat 3 1 Advocate's Close 357 High Street, Flat 2 369 High Street Edinburgh	Mr Ehab Yazid., 23B Blair Street Edinburgh EH1 1QR	Local Delegated Decision	WITHDRAWN	7 November 2025
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Community Council: Old Town

25/03853/LBC (Listed Building Consent)	Internal alterations to form 2 flats and cafe. 2 storey extension to roof of property to form additional accommodation. at Flat 3 1 Advocate's Close 357 High Street, Flat 2 369 High Street Edinburgh	Ehab Yazid., 23B Blair Street Edinburgh EH1 1QR	Delegated Decision	WITHDRAWN	7 November 2025
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Community Council: Old Town

25/03756/LBC (Listed Building Consent)	Works to shopfront and interior renovations. at 91 - 93 Shandwick Place Edinburgh EH2 4SD	Vinu Murugan., 91 - 93 Shandwick Place Edinburgh EH2 4SD	Delegated Decision	GRANTED	6 November 2025
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Community Council: West End

25/03242/LBC (Listed Building Consent)	Listed building consent for proposed alterations to listed part of existing office building. at 1 Thistle Street New Town Edinburgh EH2 1DF	Royal London Mutual Insurance Society Ltd., FAO: Mr Joe Kane 80 Fenchurch Street London UK EC3M 4BY	Committee Decision	GRANTED	6 November 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03063/FULS TL (Planning Permission STL)	Change of use (retrospective) from Class 4 (Office) to short term let accommodation (Sui-Generis). at 4 Torphichen Street Edinburgh EH3 8JQ	JGH Investment Co Ltd., 71 Queen Victoria Street London EC4V 4BE	Local Delegated Decision	GRANTED	6 November 2025
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Community Council: West End (pre 28 March 2025)

25/02951/FUL (Planning Permission)	Change of use of the Rose Theatre to a hotel and associated cafe / bar area in the roof, external alterations and associated roof plant. at 204 Rose Street New Town Edinburgh EH2 4AZ	Morningbridge Ltd.,	Committee Decision	REFUSED	6 November 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02944/LBC (Listed Building Consent)	Internal refurbishment to form a hotel with a cafe / bar area in the roof, external works and associated roof plant. at 204 Rose Street New Town Edinburgh EH2 4AZ	Morningbridge Ltd.,	Committee Decision	REFUSED	6 November 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02505/FULS TL (Planning Permission STL)	Retrospective change of use of residential flat to short term let accommodation. at 2F3 24 Dundonald Street Edinburgh EH3 6RY	HNV Property Ltd., FAO: Hana Vass 3 The Glebe Edinburgh EH4 6NW	Local Delegated Decision	WITHDRAWN	5 November 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02230/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 4 20 Lochrin Place Tollcross Edinburgh EH3 9QS	Waz Ltd., 20 Flat 4 Lochrin Place Edinburgh EH3 9QS	Committee Decision	REFUSED	6 November 2025
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Community Council: Tollcross (pre 28 March 2025)

25/02090/LBC (Listed Building Consent)	Erection of Outbuildings in the grounds of St. Andrews House nearby to listed retaining wall. Associated works including internal structural works & external works to the rear car park & landscaping. at St Andrew's House 2 - 6 Regent Road Edinburgh EH1 3DG	Scottish Government Care Of Mitie., Mr Stephen Dempster 35 Duchess Road Rutherglen Glasgow G73 1AU	Delegated Decision	PERMISSION IS NOT REQUIRED	3 November 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01613/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 63 Abbeyhill Edinburgh EH8 8DY	Mr M Shoaira., Flat 25 3 Western Harbour Way Edinburgh EH6 6LP	Committee Decision	REFUSED	6 November 2025
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Community Council: Old Town (pre 28 March 2025)

25/01561/FULS TL (Planning Permission STL)	Change of use from residential flat (Sui Generis) to short term let holiday accommodation (Sui Generis) (in retrospect). at Flat 8 50 North Bridge Old Town Edinburgh EH1 1QN	Mr Samir Aouane., 34 Orchard Brae Avenue Edinburgh Scotland EH4 2HN	Local Delegated Decision	REFUSED	5 November 2025
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Community Council: Old Town (pre 28 March 2025)

25/01129/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 6 3 Forrest Hill Edinburgh EH1 2QL	Mr Martin Mellor., Flat 6 3 Forrest Hill Edinburgh EH1 2QL	Committee Decision	REFUSED	6 November 2025
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Community Council: Old Town (pre 28 March 2025)

25/01102/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 6 101 East London Street Broughton Edinburgh EH7 4BF	Mr Jonathan Lilley., 101 Flat 6, East London Street Edinburgh EH7 4BF	Committee Decision	REFUSED	6 November 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00999/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F2 5 Royal Crescent Edinburgh EH3 6PZ	Mr Roger Flint., 5 2F2, Royal Crescent Edinburgh EH3 6PZ	Committee Decision	REFUSED	6 November 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00722/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 7 11 Old Fishmarket Close 190 High Street Edinburgh EH1 1RW	Mr Grant Davis., Flat 7 11 Old Fishmarket Close 190 High Street Edinburgh EH1 1RW	Committee Decision	REFUSED	6 November 2025
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Community Council: Old Town (pre 28 March 2025)

25/00268/FULS TL (Planning Permission)	Retrospective change of use of premises to short term let accommodation. at 15 Dublin Street Lane North Edinburgh EH3 6NT	Mr Tom Burns., 15 Dublin Street Lane North Edinburgh EH3 6NT	Committee Decision	REFUSED	6 November 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00259/FULS TL (Planning Permission)	Retrospective change of use of premises to short term let accommodation. at Flat 19 24 Simpson Loan Edinburgh EH3 9GE	Ms Pauline Lancaster., Flat 19 24 Simpson Loan Southside Edinburgh EH3 9GE	Committee Decision	REFUSED	6 November 2025
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Community Council: Tollcross (pre 28 March 2025)

24/03604/FUL (Planning Permission)	Refurbishment and extension of office (Class 4) and associated public realm, landscaping and cycle parking (as amended). at 59 Leith Street New Town Edinburgh EH1 3AU	Ardstone Capital UK Limited., Mr Craig McDonald Ardstone Capital 1 Cornhill London EC3V 3ND	Committee Decision	GRANTED WITH LEGAL AGREEMENT	7 November 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

24/00249/TEST (Test Application)	this is a test applicaiton at City Of Edinburgh Council Waverley Court 4 East Market Street Old Town Edinburgh EH8 8BG	CEC., FAO: Heather Harding 8 East Market Street Edinburgh EH8 8BG	Delegated Decision	REFUSED	5 November 2025
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

25/05111/LBC (Listed Building Consent)	Proposed minor internal alterations to lower ground, ground and first floors in retrospect. at 26 Pilrig Street Edinburgh EH6 5AJ	K&S Mir Ltd., 8 Johns Place Edinburgh EH6 7EL	Delegated Decision	GRANTED	7 November 2025
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Community Council: Leith Central

25/03950/LBC (Listed Building Consent)	Internal alterations to previously fitted modern office. at 5B Breadalbane Street Edinburgh EH6 5JH	Stuart Wright., Begbie Farmhouse Begbie Haddington EH41 4HQ	Delegated Decision	GRANTED	4 November 2025
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Community Council: Leith Central

25/03959/LBC (Listed Building Consent)	Alter and extend existing derelict dwelling house (as amended). at 8 Brunswick Road Edinburgh EH7 5NG	Riverford Properties Limited., 38 Dundas Street Edinburgh EH3 6JN	Delegated Decision	GRANTED	6 November 2025
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Community Council: Leith Central

25/03962/FUL (Planning Permission)	Alter and extend derelict dwelling house. at 8 Brunswick Road Edinburgh EH7 5NG	Riverford Properties Limited., 38 Dundas Street Edinburgh EH3 6JN	Local Delegated Decision	GRANTED	6 November 2025
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Community Council: Leith Central

25/02506/FULS TL (Planning Permission STL)	Retrospective change of use from residential to short term let holiday accommodation (Sui Generis). at 1F4 3 South Lorne Place Edinburgh EH6 8QN	HNV Property Ltd., FAO: Hana Vass 3 The Glebe Edinburgh EH4 6NW	Local Delegated Decision	WITHDRAWN	5 November 2025
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Community Council: Leith Central

25/02482/FULS TL (Planning Permission STL)	Retrospective change of use of residential flat to short term let accommodation. at 1 Alva Place Edinburgh EH7 5AZ	HNV Property Ltd., FAO: Hana Vass 3 The Glebe Edinburgh EH4 6NW	Local Delegated Decision	WITHDRAWN	5 November 2025
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Community Council: Leith Central

25/01930/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to Short Term Let for both 27 & 27A Hillside Street. at 27 Hillside Street Edinburgh EH7 5HD	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Local Delegated Decision	REFUSED	7 November 2025
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Community Council: Leith Central

25/01731/FULS TL (Planning Permission STL)	Retrospective change of use from residential flat (Sui Generis) to short term let holiday accommodation (Sui Generis). at Flat 16 37 Pilrig Heights Pilrig Edinburgh EH6 5FB	Mr George McRae., 43 Silverknowes Terrace Edinburgh EH4 5HJ	Committee Decision	REFUSED	6 November 2025
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Community Council: Leith Central

25/01397/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 3F2 74 Elm Row Broughton Edinburgh EH7 4AQ	Mr Ryan O'Rorke., 74 3F2, Elm Row Edinburgh EH7 4AQ	Committee Decision	REFUSED	6 November 2025
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Community Council: Leith Central

25/01250/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F3 17 Bothwell Street Leith Edinburgh EH7 5PX	Mr Mario Chiurato., 17 2F3, Bothwell Street Edinburgh EH7 5PX	Committee Decision	REFUSED	6 November 2025
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Community Council: Leith Central

25/00255/FULS TL (Planning Permission)	Retrospective change of use of premises to short-term let accommodation. at 2F1 17 Rossie Place Edinburgh EH7 5SD	Mr Barry Dunlop., 2F1 17 Rossie Place Edinburgh EH7 5SD	Committee Decision	REFUSED	6 November 2025
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

25/05510/TCO (Treework Within a Conservation Area)	Cherry tree fell the cherry tree to ground level and replace the tree with a smaller growing species. at 31 Beechwood Terrace Lochend Edinburgh EH6 8DE	Mr Ross Woodside., 31 Beechwood Terrace Edinburgh EH6 8DE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 November 2025
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Community Council: Leith Links

25/05405/CLP (Certificate of Lawfulness (proposed))	Replacement windows and drainage. at 191 Great Junction Street North Leith Edinburgh EH6 5LQ	Ms Zivile Smitaite., 191 Great Junction Street Edinburgh EH6 5LQ	Delegated Decision	GRANTED	4 November 2025
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Community Council: Leith Harbour + Newhaven

25/05055/TELE (Prior Approval)	Prior Approval for electronic communication code operators. at Telecoms Apparatus 17 Metres East Of 112 Salamander Street South Leith Edinburgh	Freshwave Facilities Limited., 50 Cowcross Street London EC1M 3HP	Delegated Decision	GRANTED	7 November 2025
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Community Council: Leith Links

25/02982/LBC (Listed Building Consent)	Thermal improvements to the building envelope will be made, whilst conserving the precast concrete panelling. at Cables Wynd House Cables Wynd Edinburgh	City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	Committee Decision	GRANTED	4 November 2025
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/02231/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 1 6 Tytler Gardens Abbeyhill Edinburgh EH8 8HQ	Ms Glenda Robertson., 6 Flat 1 Tytler Gardens Edinburgh EH8 8HQ	Committee Decision	REFUSED	6 November 2025
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Community Council: Old Town (pre 28 March 2025)

25/01408/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 6 Milton Street Abbeyhill Edinburgh EH8 8HF	Ms Lien Ta., 6 Milton Street Edinburgh EH8 8HF	Committee Decision	REFUSED	6 November 2025
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B15 – Southside/Newington

25/05517/TCO (Treework Within a Conservation Area)	Treeworks for various trees (13) as set out in the submitted works proposal document at 2 Lauder Road Grange Edinburgh	2 Lauder Road Residents Association., FAO: Mr Simon Guest 2 Lauder Road Edinburgh EH9 2EJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 November 2025
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Community Council: Marchmont + Sciennes

25/05313/TCO (Treework Within a Conservation Area)	Large Griselinia tree 20% from crown approx. 1.8m height reduction. at 18 St Alban's Road Grange Edinburgh EH9 2LU	Mr Alex Fahy., 18 St Alban's Road Grange Edinburgh EH9 2LU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 November 2025
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Community Council: Grange + Prestonfield

25/05281/TCO (Treework Within a Conservation Area)	Sorbus aucuparia and Betula pendula reduction of tree by 1m to bs 3998 standard. at 47A Grange Road Grange Edinburgh EH9 1UF	Ms Carla Palmer., 47A Grange Road Grange Edinburgh EH9 1UF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 November 2025
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Community Council: Marchmont + Sciennes

25/05293/TCO (Treework Within a Conservation Area)	T 1 Silver birch- - selective reduction of one limb exhibiting hype- extension over the road by no more than 2m. Crown lifting to provide 5m vertical clearance over road, secondary growth only and 2m clearance above shed roof. Secondary growth only. T2 Sycamore Selective reductions only of seven (7) lion-tailed limbs in upper crown including major limb over road back to secondary retrenched crown line. Deadwood removal from both trees. revised 21 Oct. by email. at 180 Grange Loan Grange Edinburgh EH9 2EE	President Of Carlton Cricket Club Ltd., 180 Grange Loan Edinburgh EH9 2EE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 November 2025
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Community Council: Marchmont + Sciennes

25/05303/TCO (Treework Within a Conservation Area)	Eastmost Lime by front driveway overhanging street. Significant basal decay at the NW buttresses tree shows a lot of movement at the base during pull tests. Remove in the interests of safety. at 44 Dick Place Grange Edinburgh EH9 2JB	Mrs Fiona Innes., 44 Dick Place Grange Edinburgh EH9 2JB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 November 2025
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Community Council: Marchmont + Sciennes

25/05164/TCO (Treework Within a Conservation Area)	Re pollard Lime tree Tilia x europaea back to previous pruning points (est 3m). at 3 Relugas Road Grange Edinburgh EH9 2NE	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 November 2025
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Community Council: Grange + Prestonfield

25/05128/TCO (Treework Within a Conservation Area)	Copper beech - Lateral crown reduction only to provide clearance from houses and street lamp column. Current height 19m; proposed height 19m. Current width 18m; proposed width 15m. (revised by email 30/10) at 3 Lauder Road Grange Edinburgh EH9 2EW	Mr Angus McGhie., 3 Lauder Road Grange Edinburgh EH9 2EW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 November 2025
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Community Council: Grange + Prestonfield

25/04980/TCO (Treework Within a Conservation Area)	Multi stemmed Ash tree in garage area. Crown lift to 2.5m. Ensure 1m clearance from buildings reduce crown height & crown spread by 30% (7m down to 4.5m & 4m radial spread in, to 2.5m). at 2 Relugas Road Grange Edinburgh EH9 2NE	Mrs Jane Main., 2 Relugas Road Grange Edinburgh EH9 2NE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 November 2025
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Community Council: Grange + Prestonfield

25/04962/TCO (Treework Within a Conservation Area)	Larch removal, birch and sycamore pruning larch has mature trees either side and is etiolated. Neighbours' trees on left and right overhang. at 22, 23, 24 Dalrymple Crescent Grange Edinburgh EH9 2NX	Mr Simon Turner., 23 Dalrymple Crescent Grange Edinburgh EH9 2NX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 November 2025
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Community Council: Grange + Prestonfield

25/04594/FUL (Planning Permission)	Proposed minor external alterations, improvements and reinstatements. at 24 Dalrymple Crescent Edinburgh EH9 2NX	Mr White & Mrs Reynolds, 24 Dalrymple Crescent Edinburgh EH9 2NX	Local Delegated Decision	GRANTED	7 November 2025
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Community Council: Grange + Prestonfield

25/04529/TPO (Treework)	T0102 Norway Maple, remove deadwood greater than 25mm. T0123 Larch, remove. T0129 Larch, remove. T0130 Larch (marked 136), remove. T0157 Flowering Cherry (marked 329), remove. T0158 Larch (marked 172), remove. T0224 Spruce, remove. T0225 Spruce, remove. T0240 Spruce, remove. Swedish Whitebeam (Bus Stop), remove. at Tree Works At Cameron Toll And Lady Road Edinburgh	Cameron Toll Shopping Centre., FAO: Claire Jefcoate 6 Lady Road Edinburgh EH16 5PB	Delegated Decision	GRANTED	7 November 2025
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Community Council: Grange + Prestonfield

25/04250/FUL (Planning Permission)	Alterations to annexe to create entrance porch, alterations to windows and doors, install external wall insulation with new timber cladding finish and green roof. at 7 Sciennes Gardens Edinburgh EH9 1NR	Ms Sarah Newton., 7 Sciennes Gardens Edinburgh EH9 1NR	Local Delegated Decision	GRANTED	4 November 2025
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Community Council: Marchmont + Sciennes

25/02634/ADV (Advert Consent)	Advertisement of the following types : Fascia sign, projecting sign (as amended). at 72 South Clerk Street Edinburgh EH8 9PT	Hey Luck Bubble Tae., 72 South Clerk Street Edinburgh EH8 9PT	Delegated Decision	GRANTED	3 November 2025
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Community Council: Southside (pre 28 March 2025)

25/01993/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at 32A Prestonfield Avenue Prestonfield Edinburgh EH16 5EU	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Local Delegated Decision	REFUSED	6 November 2025
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Community Council: Grange/Prestonfield

25/01997/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at 1F 51A Nicolson Street Newington Edinburgh EH8 9BZ	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Local Delegated Decision	REFUSED	5 November 2025
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Community Council: Southside (pre 28 March 2025)

25/01114/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F2 70 South Clerk Street Edinburgh EH8 9PT	Ms Kate Stevenson., 70 2F1, South Clerk Street Edinburgh EH8 9PT	Local Delegated Decision	WITHDRAWN	5 November 2025
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Community Council: Southside (pre 28 March 2025)

25/00975/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 82 East Crosscauseway Edinburgh EH8 9HQ	Ms Monika Jaros., 82 East Crosscauseway Edinburgh EH8 9HQ	Committee Decision	REFUSED	6 November 2025
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Community Council: Southside (pre 28 March 2025)

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/05653/PNT (Prior Notification- Telecommunicat ion)	1x 8m light wooden pole. at Proposed Telecoms Apparatus 20 Metres West Of 172 Gilmerton Dykes Crescent Edinburgh	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	7 November 2025
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Community Council: Gilmerton + District

25/05654/PNT (Prior Notification-Telecommunication)	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	British Telecommunications Plc (BT),	Delegated Decision	PERMITTED DEVELOPMENT	5 November 2025
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Community Council: Liberton + District

25/05655/PNT (Prior Notification-Telecommunication)	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	British Telecommunications Plc .,	Delegated Decision	PERMITTED DEVELOPMENT	5 November 2025
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Community Council: Liberton + District

25/05656/PNT (Prior Notification-Telecommunication)	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	British Telecommunications Plc .,	Delegated Decision	PERMITTED DEVELOPMENT	5 November 2025
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Community Council: Gilmerton + District

25/05657/PNT (Prior Notification-Telecommunication)	1 x 9m light galvanised pole. at Proposed Telecoms Apparatus 20 Metres South Of 1 Yewlands Gardens Edinburgh	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	5 November 2025
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Community Council: Liberton + District

25/05662/PNT (Prior Notification-Telecommunication)	Prior Notification 1 x 8m light wooden pole. at Proposed Telecoms Apparatus 10 Metres South Of 143 Gilmerton Dykes Crescent Hyvots Bank Edinburgh	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	7 November 2025
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Community Council: Gilmerton + District

25/05663/PNT (Prior Notification-Telecommunication)	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	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	7 November 2025
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Community Council: Liberton + District

25/04666/FUL (Planning Permission)	Conversion of existing standalone garage within rear garden into kitchen with bathroom and storage area. at 16 Southhouse Avenue Edinburgh EH17 8EA	Reynaldo Guino-o., 16 Southhouse Avenue Edinburgh EH17 8EA	Local Delegated Decision	GRANTED	4 November 2025
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Community Council: Gilmerton + District

25/04397/FUL (Planning Permission)	Proposed single storey rear extension and attic conversion with new dormers. at 56 Walter Scott Avenue Inch Edinburgh EH16 5RJ	Scotia Prime Holding Ltd., Ms Huili Wang 6 Flat 2 Esdaile Bank Edinburgh Scotland EH9 2PN	Local Delegated Decision	GRANTED	4 November 2025
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Community Council: Liberton + District

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/04637/FUL (Planning Permission)	Internal alterations, extend single storey utility room to the rear and form new french doors from window on the rear. at 43 Pittville Street Edinburgh EH15 2BX	Mr & Mrs Barrett., 43 Pittville Street Edinburgh EH15 2BX	Local Delegated Decision	GRANTED	4 November 2025
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Community Council: Portobello (Inactive)

25/04638/LBC (Listed Building Consent)	Internal alterations, extend single storey utility room to the rear and form new french doors from window on the rear. at 43 Pittville Street Edinburgh EH15 2BX	Mr & Mrs Barrett., 43 Pittville Street Edinburgh EH15 2BX	Delegated Decision	GRANTED	3 November 2025
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Community Council: Portobello (Inactive)

25/03869/FUL (Planning Permission)	Removal of existing sunroom and new extension; new dormer window and rooflights to rear. at 3 Bridge Street Edinburgh EH15 1DB	Mr Chris Thomas., 3 Bridge Street Edinburgh EH15 1DB	Local Delegated Decision	GRANTED	4 November 2025
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Community Council: Portobello (Inactive)

24/05038/FUL (Planning Permission)	Demolition of water tower and partial demolition of former laundry building, and erection of residential flatted development (Sui Generis) with associated works. at Development At Pittville Street Lane Edinburgh	Cabins In The City (PSL) Limited., 9 Ainslie Place Edinburgh EH3 6AT	Committee Decision	GRANTED WITH LEGAL AGREEMENT	5 November 2025
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Community Council: Portobello (pre 28 March 2025)

[Wards](#)