

Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **17 November 2025**

The Weekly Planning Bulletin is organised by ward. Under each ward you will find the following sections:-

- Section 1 – Recently registered planning applications;
- Section 2 – Proposal of Application Notices received;
- Section 3 – Proposals for tree work in conservation areas;
- Section 4 – Proposals for tree works where there is a Tree Preservation Order;
- Section 5 – Prior Notification of Telecommunications.
- Section 6 – Certificate of Lawfulness Existing.
- Section 7 – Certificate of Lawfulness Proposed.

If there are no applications or notices in a ward, the space underneath will be blank.

Section 8 at the end of the document contains consultations from other planning authorities.

Planning decisions are on a separate document.

Wards – click on the links below

[Ward B01 - Almond](#)
[Ward B02 – Pentland Hills](#)
[Ward B03 – Drum Brae/Gyle](#)
[Ward B04 – Forth](#)
[Ward B05 – Inverleith](#)
[Ward B06 – Corstorphine/Murrayfield](#)
[Ward B07 – Sighthill/Gorgie](#)
[Ward B08 – Colinton/Fairmilehead](#)
[Ward B09 – Fountainbridge/Craiglockhart](#)
[Ward B10 – Morningside](#)
[Ward B11 – City Centre](#)
[Ward B12 – Leith Walk](#)
[Ward B13 – Leith](#)
[Ward B14 – Craigmillar/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

Listed Category: C Queensferry Conservation Area	Change of use to short term let. at 3 Bellstane South Queensferry EH30 9PU 25/05784/FULSTL	QB Wood Architects. FAO: Steven Wootton Station Masters Office South Queensferry Edinburgh EH30 9JP	Mr Javid Ashraf., 1 High Street South Queensferry EH30 9PP	Local Delegated Decision	Registered on: 12/11/2025 <u>Site Notice posted on:</u> 21/11/2025 <u>Advertised on:</u> 21/11/2025 <u>Comments Due by</u> 12.12.2025	Improvement Team Community Council: Queensferry + District Other Developments - Local
Barnton Avenue Conservation Area	Erection of a new two storey three bed dwelling with associated access and landscaping. at 20 Barnton Avenue Edinburgh EH4 6AL 25/05861/FUL	Kenneth Reid Architects. 39 Braid Farm Road Edinburgh EH10 6LE	Mr Bert Demarco., 20 Barnton Avenue Edinburgh EH4 6AL	Local Delegated Decision	Registered on: 11/11/2025 <u>Site Notice posted on:</u> 21/11/2025 <u>Advertised on:</u> 21/11/2025 <u>Comments Due by</u> 12.12.2025	Adam Gloser adam.gloser@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) Housing - Local
	Construct garden room. at 28 Corbiehill Place Edinburgh EH4 5AY 25/05878/FUL	Eoghann Campbell. 26-4 Windsor Place Edinburgh EH15 2AE	Mr Iain Morrison., 28 Corbiehill Place Edinburgh EH4 5AY	Local Delegated Decision	Registered on: 07/11/2025 <u>Comments Due by</u> 02.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) Householder Developments
	Conservatory and a canopy roof to the rear of the property. at 91 Long Crook South Queensferry EH30 9XS 25/05902/FUL	Anglian Home Improvements. FAO: Cameron Walker National Administration Centre 59 Hurricane Way Norwich Norfolk NR6 6JB	Ms Vikki Renwick., 91 Long Crook South Queensferry EH30 9XS	Local Delegated Decision	Registered on: 10/11/2025 <u>Comments Due by</u> 03.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Queensferry + District Householder Developments

	Single storey side extension including garage conversion and extend rear decking. at 43 Silverknowes Drive Edinburgh EH4 5LQ 25/05914/FUL	Charlotte Cotton Architect. 66 Silverknowes View Edinburgh EH4 5PS	Mr Ben Phillips., 43 Silverknowes Drive Edinburgh EH4 5LQ	Local Delegated Decision	Registered on: 10/11/2025 <u>Comments</u> <u>Due by</u> 02.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) Householder Developments
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	Two storey extension to rear. Single storey front porch and garage extension to front. at 7 Cramond Grove Edinburgh EH4 6PZ 25/05922/FUL	HLP Architecture. FAO: Colin Gibson 35 Joppa Road Edinburgh EH15 2HB	Mrs Clare Cliff., 7 Cramond Grove Edinburgh EH4 6PZ	Local Delegated Decision	Registered on: 11/11/2025 <u>Comments</u> <u>Due by</u> 03.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo Householder Developments
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	install new dormer to form ensuite to first floor bedroom at 8 Cammo Gardens Cammo Edinburgh EH4 8EH 25/05932/FUL	Raymond Bryan. 1 John's Place Edinburgh EH6 7EL	Mr & Mrs P Rutkowski., 8 Cammo Gardens Edinburgh EH4 8EH	Local Delegated Decision	Registered on: 14/11/2025 <u>Comments</u> <u>Due by</u> 05.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

	Numerous treeworks. at Treeworks 30 Metres South Of 4 Barnton Park Wood Barnton Edinburgh 25/05867/TPO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Ross & Liddell Ltd., FAO: Mr Craig Gorman 6 Clifton Terrace Edinburgh EH12 5DR	Delegated Decision	Registered on: 12/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo TCO and TPO submissions
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	Sycamore fell. at 4A Barnton Park Wood Barnton Edinburgh EH4 6EW 25/06022/TPO	Steve Milne Chartered Arboriculturist 86 Dewar Street Dunfermline KY12 8AA	Duddingston Conservation Trust., Mr Nick Banbury 4A Barnton Park Wood Edinburgh EH4 6EW	Delegated Decision	Registered on: 17/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo TCO and TPO submissions
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	T1 and T2 Lime crown lift by 1-2m, remove major deadwood and cut back on house side by up to 1.5m. at 14 Braehead Drive Cramond Edinburgh EH4 6QL 25/06038/TPO	Crawford McLaren. 51 Silverknowes View Edinburgh EH4 5PS	Mr Edward Richards., 14 Braehead Drive Edinburgh EH4 6QL	Delegated Decision	Registered on: 17/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo 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. B02 – Pentland Hills

1. Planning Applications

Juniper Green Conservation Area	Alterations to create a new dormer in the rear of each of the two bedrooms. at 546A Lanark Road Woodhall Juniper Green EH14 5EL 25/05924/FUL	Ian Forbes Architect. (Leith Wk). Ian Forbes. Studio 2, The Red Stonestone 130 Leith Walk Edinburgh EH6 5DT	JOLA1 Ltd., 64 Spylaw Bank Road Edinburgh EH13 0JB	Local Delegated Decision	Registered on: 11/11/2025 <u>Site Notice posted on:</u> 21/11/2025 <u>Advertised on:</u> 21/11/2025 <u>Comments Due by</u> 12.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Juniper Green + Baberton Mains Householder Developments
	Form single story sloped roof extension to side and rear of property. at 17 Deanpark Avenue Deanpark Balerno EH14 7EB 25/05926/FUL	Ctec Designs Limited. David Creighton. 17 Nether Currie Crescent Currie EH14 5JJ	Mr Lewis Murray., 17 Deanpark Avenue Place Balerno Edinburgh EH14 7EB	Local Delegated Decision	Registered on: 11/11/2025 <u>Comments Due by</u> 03.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Balerno Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

1. Planning Applications

	Retrospective application for siting an InPost parcel locker. at 135 South Gyle Mains South Gyle Edinburgh EH12 9HU 25/05947/FUL	NL Jones Planning. Andi Herrick. Duke House Business Hub Duke Street Skipton BD23 2HQ	InPost UK., Moray House 23-35 Great Titchfield Street London W1W 7PA	Local Delegated Decision	Registered on: 11/11/2025 Comments Due by 03.12.2025	Local1 Team Community Council: Corstorphine + Gyle Other Developments - Local
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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.B04 – Forth

1. Planning Applications

Newhaven Conservation Area	Erect new conservatory to rear of existing dwelling. at 22 South Laverockbank Avenue Trinity Edinburgh EH5 3DX 25/05943/FUL	Bryant & Cairns. Thomas Osborne. 2 - 3 Borthwick View Pentland Industrial Estate Loanhead EH20 9QH	Mrs M. Ritchie. 22 South Laverockbank Avenue Edinburgh EH5 3DX	Local Delegated Decision	Registered on: 11/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Householder Team planning.househol der@edinburgh.go v.uk Community Council: Trinity Householder Developments
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Trinity Conservation Area	Minor external works to rear elevation. Lowering eills, introducing roof lights and enlarging a window opening. at 113 Trinity Road Trinity Edinburgh EH5 3LB 25/05979/FUL	Pend Architects. FAO: Jamie Anderson 40 Constitution Street Edinburgh EH6 6RS	Ms Rachael Thomas & Mr Dom Harrison. 40 Constitution Street Edinburgh EH6 6RS	Local Delegated Decision	Registered on: 13/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Tom Hutchinson tom.hutchinson1@ edinburgh.gov.uk Community Council: Trinity Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: C Trinity Conservation Area	Himalyan birch reduce height by 2-3m and shape (reduce sides 0.5-1m). at 1 York Road Trinity Edinburgh EH5 3EJ 25/05977/TCO		Hardie., FAO: Mr Greg Hardie 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	Registered on: 17/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Trinity Conservation Area	Replacement of rear window with French doors and steps to access rear drying green. at PF1 22 Trinity Crescent Edinburgh EH5 3EE 25/05667/CLP	D & H Farmer Chartered Architects. Meldon Design Studio 2 Elcho Street Brae Peebles EH45 8HU	Mr Joe Donkin., PF1 22 Trinity Crescent Edinburgh EH5 3EE	Delegated Decision	Registered on: 12/11/2025	Mykhailo Kovalov mykhailo.kovalov@edinburgh.gov.uk Community Council: Trinity CLE and CLP submissions
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[Wards](#)

Ward No. B05 – Inverleith

1. Planning Applications

Listed Category: A Inverleith Conservation Area	Erection of a modular steel access ramp and ticket booth, formation of new porous asphalt paths, soft landscaping and associated works. at Royal Botanic Garden 20A Inverleith Row Inverleith Edinburgh EH3 5LR 25/05745/FUL	Ironside Farrar. FAO: Nikki McAuley 111 McDonald Road Edinburgh EH7 4NW	Royal Botanic Garden Edinburgh., 20A Inverleith Row Edinburgh EH3 5LR	Delegated Decision	Registered on: 07/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: Stockbridge + Inverleith Other Developments - Local
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	Alterations to roof and first floor. at 89 Orchard Brae Edinburgh EH4 2EN 25/05870/FUL	NGP Architecture Ltd. Federation House 222 Queensferry Road Edinburgh EH4 2BN	Sally Jorjani., 89 Orchard Brae Edinburgh EH4 2EN	Local Delegated Decision	Registered on: 06/11/2025 <u>Comments Due by</u> 02.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigleith + Blackhall Householder Developments
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Listed Category: C Inverleith Conservation Area	Conversion of existing garage into a gym. Works to include internal insulation, removal of garage door in lieu of timber infill, new roof light and new opening on side elevation for sliding doors. at 6 Inverleith Terrace Inverleith Edinburgh EH3 5NS 25/05910/FUL	Fika Design 11 Carlton Street Edinburgh EH4 1NE	Mr Stuart Moffat., 6 Inverleith Terrace Edinburgh EH3 5NS	Local Delegated Decision	Registered on: 10/11/2025 <u>Site Notice posted on:</u> 21/11/2025 <u>Advertised on:</u> 21/11/2025 <u>Comments Due by</u> 12.12.2025	Local1 Team Community Council: Stockbridge + Inverleith Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

World Heritage Site Dean Conservation Area	3 Lime trees - Re-pollard 3 Lime trees back to previous points as per 3 yearly maintenance. at Tree Works Belford Place New Town Edinburgh 25/05957/TCO	Blaikie Tree Services. (Kirkliston). FAO: David Blaikie 11 Main Street Kirkliston EH29 9BS	Mrs Sarah Lister., 1 Belford Place Edinburgh EH4 3DH	Delegated Decision	Registered on: 17/11/2025	Community Council: West End TCO and TPO submissions
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World Heritage Site Dean Conservation Area	3 Lime trees re-pollard 3 Lime trees back to previous points as per 3 yearly maintenance. at Tree Works Belford Place New Town Edinburgh 25/06005/TCO	Blaikie Tree Services. (Kirkliston). David Blaikie. 11 Main Street Kirkliston EH29 9BS	Mrs Sarah Lister, 1 Belford Place Edinburgh EH4 3DH	Delegated Decision	Registered on: 14/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: West End 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. B06 – Corstorphine/Murrayfield

1. Planning Applications

World Heritage Site Dean Conservation Area	Sub-division of existing combined property back to 2 No. separate units as per original layout. Alterations and change of use from existing office and school shop to form 2 No. dwelling houses, arranged over 3 floors, with associated landscaping works to gardens. at 5 - 7 Queensferry Terrace Edinburgh EH4 3EQ 25/05906/FUL	Arctec Build Ltd. FAO: Andrew Dodds 4 The Maltings Haddington EH41 4EF	Kada Developments Ltd., H5 Newark Business Park Newark Road South Glenrothes KY7 4NS	Local Delegated Decision	Registered on: 10/11/2025 <u>Site Notice posted on:</u> 21/11/2025 <u>Advertised on:</u> 21/11/2025 <u>Comments Due by</u> 12.12.2025	Blair Burnett blair.burnett@edinburgh.gov.uk Community Council: Craigleith + Blackhall Housing - Local
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	Proposed extension to an existing dwelling to include a new ground floor dining / seating area from the existing kitchen. at 31 Hillview Crescent Corstorphine Edinburgh EH12 8QF 25/05948/FUL	LAB/04 Architects. Lee Johnson. 17 Dean Park Longniddry EH32 0QR	Mr Kieran Beamish., 31 Hillview Crescent Corstorphine Edinburgh EH12 8QF	Local Delegated Decision	Registered on: 11/11/2025 <u>Comments Due by</u> 03.12.2025	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

Corstorphine Conservation Area	Himalayan Pine - Section dismantle of Himalayan Pine, Whitebeam - 30% Crown reduction + Deadwooding, Lime Tree - Crown thinning on epicormic growth at 4 Dovecot Road Edinburgh EH12 7LE 25/05887/TCO	Cameron Rowberry 97 Polwarth Terrace Edinburgh EH11 1NW	Mr David Cameron., 4 Dovecot Road Edinburgh EH12 7LE	Delegated Decision	Registered on: 12/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Corstorphine + Clermiston 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. B07 – Sighthill/Gorgie

1. Planning Applications

	Single storey mono-pitch extension to side of property. at 94 Redhall Drive Edinburgh EH14 2DS 25/05921/FUL	HLP Architects Ltd. Colin Gibson. 35 Joppa Road Edinburgh EH15 2HB	Mr Damien Calis., 94 Redhall Drive Edinburgh EH14 2DS	Local Delegated Decision	Registered on: 10/11/2025 <u>Comments</u> <u>Due by</u> 02.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Longstone 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. B08 – Colinton/Fairmilehead

1. Planning Applications

Colinton Conservation Area	Car parking for the Church. at Land 30 Metres South Of 5 Dell Road Edinburgh 25/05871/FUL	EMA Architecture + Design. FAO: Laura Fisher 42 Charlotte Square Edinburgh EH2 4HQ	Colinton Parish Church., 4 Dell Road Edinburgh EH13 0JR	Local Delegated Decision	Registered on: 06/11/2025 <u>Site Notice</u> <u>posted on:</u> 21/11/2025 <u>Advertised</u> <u>on:</u> 21/11/2025 <u>Comments</u> <u>Due by</u> 12.12.2025	Local1 Team Community Council: Colinton Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

Colinton Conservation Area	Silver Birch section dismantle. at 1 Bonaly Road Colinton Edinburgh EH13 0EA 25/05885/TCO	Cameron Rowberry. 97 Polwarth Terrace Edinburgh EH11 1NW	Mrs Ann Duncan., 1 Bonaly Road Edinburgh EH13 0HA	Delegated Decision	Registered on: 14/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Colinton TCO and TPO submissions
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Colinton Conservation Area	Mature European linden removal of tree. at 56 Spylaw Bank Road Hailes Edinburgh EH13 0JB 25/05973/TCO	Jonathan Harris. 25 Greenend Grove Edinburgh EH17 7QE	Mr Duncan Campbell., 56 Spylaw Bank Road Edinburgh EH13 0JB	Delegated Decision	Registered on: 13/11/2025	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

	Proposed replacement of 6 No. existing antennas with 9 No. new antennas, the installation of 1 No. cabinet, and ancillary development thereto. The proposed development will utilise the existing installation to ensure that the visual impact on the area has been minimised as far as practicable. at Telecoms Mast 62 Metres Northwest Of 61 Bonaly Road Colinton Edinburgh 25/05993/PNT	WHP Telecoms Ltd. FAO: Niall Forde Building 8 Unit 6 Carryduff Business Park Comber Road Carryduff BT8 8AN	Cornerstone.,	Delegated Decision	Registered on: 13/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Colinton Telecommunications
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6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B09 – Fountainbridge/Craiglockhart

1. Planning Applications

	The proposed works are to remove the existing cold roof build up, finished with profiled metal cladding, and replace with a warm roof build up comprising 200mm of PIR insulation finished with an EPDM membrane system. at 4-9, 11-17 Slateford Green Gorgie Edinburgh 25/05844/FUL	Summers-Inman. FAO: Euan Cullen Suite 4, Pavilion 1, The Quadrant, 14 New Mart Road, Edinburgh EH14 1RL	Wheatley Homes East., FAO: David Assing 8 New Mart Road Edinburgh EH14 1RL	Local Delegated Decision	Registered on: 11/11/2025 <u>Comments</u> <u>Due by</u> 02.12.2025	Annmaree Marwick annmaree.marwick@edinburgh.gov.uk Community Council: Hutchison + Chesser (Inactive) Other Developments - Local
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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. B10 – Morningside****1. Planning Applications**

Plewlands Conservation Area	Proposed garden pod to the rear garden of the property. at 9 St Fillan's Terrace Edinburgh EH10 5NH 25/05682/FUL	EKJN Architects. FAO: Aleksandra Czekaj 129 High Street Linlithgow EH49 7EJ	Urban Pods. FAO: Mr Ross Iwaniec Unit 19 Napier Square Livingston EH54 5DG	Local Delegated Decision	Registered on: 12/11/2025 <u>Site Notice posted on:</u> 21/11/2025 <u>Advertised on:</u> 21/11/2025 <u>Comments Due by</u> 12.12.2025	Mykhailo Kovalov mykhailo.kovalov@edinburgh.gov.uk Community Council: Morningside Householder Developments
Listed Category: B Merchiston And Greenhill Conservation Area	Install telecommunications duct. at Polwarth Parish Church 38 Polwarth Terrace Edinburgh EH11 1LU 25/05788/LBC		FAO: Miss Erin Devlin Regus Tay House 300 Bath Street Glasgow G2 4JR	Local Delegated Decision	Registered on: 03/11/2025 <u>Site Notice posted on:</u> 21/11/2025 <u>Advertised on:</u> 21/11/2025 <u>Comments Due by</u> 12.12.2025	Local1 Team Community Council: Merchiston Listed building and Con Area Consents
Listed Category: C Merchiston And Greenhill Conservation Area	Increase width of press. at Flat 2 50 Spylaw Road Edinburgh EH10 5BL 25/05879/LBC	ABC Architecture. FAO: Steven White 18A Rothesay Place Edinburgh EH3 7SQ	Flat 2 50 Spylaw Road Edinburgh EH10 5BL	Delegated Decision	Registered on: 06/11/2025 <u>Site Notice posted on:</u> 21/11/2025 <u>Advertised on:</u> 21/11/2025 <u>Comments Due by</u> 12.12.2025	Local1 Team Community Council: Merchiston Listed building and Con Area Consents

	Replacing an existing vestibule. at 39A Morningside Park Edinburgh EH10 5EZ 25/05904/FUL	Faed Browne Architects. FAO: Andrea Faed 6 Regent Street Lane Edinburgh EH15 2AL	Mr & Mrs N Moon. 39A Morningside Park Edinburgh EH10 5EZ	Local Delegated Decision	Registered on: 10/11/2025 <u>Comments Due by</u> 02.12.2025	Karen Robertson karen.robertson@edinburgh.gov.uk Community Council: Morningside Householder Developments
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Listed Category: B Morningside Conservation Area	Proposed erection of timber garden room (to replace existing garden room). at 10 Nile Grove Edinburgh EH10 4RF 25/05944/FUL	Mozolowski & Murray. Steve Battick. 2-8 Clashburn Way Kinross KY13 8GA	Mr & Mrs Richard & Donna Smith. 10 Nile Grove Edinburgh EH10 4RF	Local Delegated Decision	Registered on: 11/11/2025 <u>Site Notice posted on:</u> 21/11/2025 <u>Advertised on:</u> 21/11/2025 <u>Comments Due by</u> 12.12.2025	Local1 Team Community Council: Morningside Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Marchmont, Meadows And Bruntsfield Conservation Area	Broadleaf tree 20% thin, 1.5m reduction and 2m clearance from building. at 1F1 29 Roseneath Terrace Edinburgh EH9 1JP 25/05919/TCO	Castle Trees. FAO: Ryan Evans 26 Pincott Drive Edinburgh EH17 8ZQ	Miss Rosalind Woolfs., 29 Roseneath Terrace Edinburgh EH9 1JP	Delegated Decision	Registered on: 10/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions
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Listed Category: C Merchiston And Greenhill Conservation Area	Beech tree - Crown lift to approx 8 ft, Lime tree - removal of dead branch 15ft on north side, plum tree - prune, cherry tree - reduce crown by one quarter, Beech tree crown lift to approx 8 ft - Crown lift to approx 8 ft, Lime tree removal of dead branch - removal of dead branch 15ft on north side, plum tree prune - prune, cherry tree reduce crown by 1/4 - reduce crown by 1/4. at 6 Merchiston Park Merchiston Edinburgh EH10 4PN 25/05927/TCO		Mr Utheshtra Chetty., 6 Merchiston Park Edinburgh EH10 4PN	Delegated Decision	Registered on: 17/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
Merchiston And Greenhill Conservation Area	Gean in courtyard remove regrowth to previous cuts 4m regrowth off to leave a final height of 8m. at Treeworks Greenhill Court Bruntsfield Edinburgh 25/05937/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Charles White Ltd., 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	Registered on: 13/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions

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: A New Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at Flat 1 2 Ainslie Place Edinburgh EH3 6AR 25/05640/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise Savoy Tower, 77 Renfrew Street Glasgow G2 3BZ	Jane Fearnhead., Flat 1 2 Ainslie Place Edinburgh EH3 6AR	Delegated Decision	Registered on: 13/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
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World Heritage Site Listed Category: A New Town Conservation Area	Application for approval of extension of existing plant screening, new MEP services and roof plant, replacement of entrance door to office premises and addition of new air curtain in entrance vestibule. at 30 Charlotte Square Edinburgh EH2 4ET 25/05751/FUL	Form Design Consultants. FAO: Kieran McCann 27/2 George Street Edinburgh	People's Postcode Lottery., FAO: Ms Lorna Menzies 28 Charlotte Square Edinburgh EH2 4DR	Delegated Decision	Registered on: 11/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	Temporary decorative scaffold shroud screen advertisement printed onto pvc inset within a coloured 1:1 image of the building. illuminated during the hours of darkness 7am-11pm only. at 72 - 77 Princes Street, 3-5 Hanover Street New Town Edinburgh EH2 2DF 25/05797/ADV		Infinity Outdoor Ltd., FAO: Mark Wilkinson 175 - 176 Tottenham Court Road London W1T 2NU	Delegated Decision	Registered on: 04/11/2025 Comments Due by 25.11.2025	Nicola Orr nicola.orr@edinburgh.gov.uk Community Council: New Town + Broughton Advertisements
World Heritage Site Listed Category: A New Town Conservation Area	Internal alterations to flat to remove non original features such as secondary glazing, part height partitions etc and make minor alterations to modernise the layout. at 3F1 2 Alva Street Edinburgh EH2 4QG 25/05843/LBC	Planning And Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DD	3F1 2 Alva Street Edinburgh EH2 4QG	Delegated Decision	Registered on: 07/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: West End Listed building and Con Area Consents

World Heritage Site Listed Category: A New Town Conservation Area	To replace the existing poor quality slates on the three inside (middle) roofs with Cupa H3 Spanish slates, double nailing with copper nails. Fit new lead watergates and cover flashings. Strip small side panel of scotch slates and lay aside sound slates for re-use. Re-slate side panel with scotch slates and double nail each slate. at Flat 6 18 Royal Circus Edinburgh EH3 6SS 25/05864/LBC		Flat 6 18 Royal Circus Edinburgh EH3 6SS	Delegated Decision	Registered on: 06/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
World Heritage Site Listed Category: A West End Conservation Area	Removal and replacement of 6 No. antennas (3 No. in-situ; 3 No. with relocation). Installation of 3 No. dishes (2 No. 300mm; 1 No. 600mm). All ancillary development. All apparatus to be painted to match fabric of host building. at Royal Lyceum Theatre 15 - 17 Grindlay Street Edinburgh EH3 9AX 25/05874/LBC	Galliford Try Digital Infrastructure. FAO: Jodie Kane 2 Lochside View PO Box 17452 Edinburgh EH12 1LB	Hive 2 1530 Arlington Business Park Theale RG7 4SA	Delegated Decision	Registered on: 06/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Tollcross Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Advertisement of the following types: Fascia sign, projecting sign. at 48 Frederick Street Edinburgh EH2 1EX 25/05886/ADV	AMD Interior Architecture. FAO: Andrew Martin 7 Engine Shed Yard 23 Waldegrave Road Teddington TW11 8LA	Brora., FAO: Mark Taylor 5 & 6 Orbital Centre Cockerell Close Gunnels Wood Road Stevenage SG1 2NB	Delegated Decision	Registered on: 07/11/2025 Comments Due by 28.11.2025	Local1 Team Community Council: New Town/Broughton (pre 28 March 2025) Advertisements

World Heritage Site	The upgrade of the existing telecommunications site, comprising the removal and replacement of 2 no. existing antennas with 2 no. upgraded antennas and the relocation of 1 no. existing antenna, on existing support poles, the removal and replacement of 1 no. existing equipment cabinet with 1 no. upgraded equipment cabinet located on existing grillage, the installation of 1 no. GPS node to be fixed to the replacement equipment cabinet, and ancillary development thereto. at 354 Castlehill Edinburgh EH1 2NE	Perry Williams Ltd On Behalf Of KTL. FAO: Rachel Gormley Mayfield House Unit 7C, Lyon Road Altrincham WA14 5EF	Cellnex UK., R+, 4th Floor 2 Belgrave Street Reading RG1 1AZ	Delegated Decision	Registered on: 07/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Old Town Other Developments - Local
Listed Category: B						
Old Town Conservation Area						
	25/05888/FUL					

World Heritage Site	The upgrade of the existing telecommunications site, comprising the removal and replacement of 2 no. existing antennas with 2 no. upgraded antennas and the relocation of 1 no. existing antenna, on existing support poles, the removal and replacement of 1 no. existing equipment cabinet with 1 no. upgraded equipment cabinet located on existing grillage, the installation of 1 no. GPS node to be fixed to the replacement equipment cabinet, and ancillary development thereto. at 354 Castlehill Edinburgh EH1 2NE	Perry Williams Ltd On Behalf Of KTL. FAO: Rachel Gormley Mayfield House Unit 7C, Lyon Road Altrincham WA14 5EF	R+, 4th Floor 2 Blagrove Street Reading RG1 1AZ	Delegated Decision	Registered on: 07/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Old Town Listed building and Con Area Consents
Listed Category: B						
Old Town Conservation Area						
	25/05889/LBC					

World Heritage Site Listed Category: A New Town Conservation Area	Internal alterations to a grade A listed ground and basement house to form two separate flats. at 1 Gloucester Place Edinburgh EH3 6EE 25/05891/LBC	ZONE Architects Ltd. (Zone). 211 Granton Road Edinburgh EH5 1HD	1 Gloucester Place Edinburgh EH3 6EE	Delegated Decision	Registered on: 07/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Old Town Conservation Area	Change of use from vacant office to residential apartment with new window and block off existing external doorway. at 10 Old Tolbooth Wynd Edinburgh EH8 8EQ 25/05892/FUL	Pritchett Planning Consultancy. FAO: Phil Pritchett PO Box 8052 Edinburgh EH16 5ZF	Mr Ben Pritchett., 10 Old Tolbooth Wynd Edinburgh EH8 8EQ	Local Delegated Decision	Registered on: 07/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: Old Town Housing - Local
World Heritage Site Listed Category: B New Town Conservation Area	Change of use of premises to short-term let accommodation. at 1F1B 12 Union Street Edinburgh EH1 3LU 25/05894/FULSTL		Ms T Kalidasa., 45 Stevenson Street Oban PA34 5NA	Local Delegated Decision	Registered on: 13/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	Minor external works. Seeking approval for the alteration of the existing main entrance. at 120B Princes Street Edinburgh EH2 4AD 25/05896/LBC	Pend Architects. FAO: Jamie Anderson 40 Constitution Street Edinburgh EH6 6RS	Thistle House 21 - 23 Thistle Street Edinburgh EH2 1DF	Delegated Decision	Registered on: 07/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents

World Heritage Site Listed Category: B New Town Conservation Area	Minor external works. Seeking approval for the alteration of the existing main entrance. at 120B Princes Street Edinburgh EH2 4AD 25/05897/FUL	Pend Architects. FAO: Jamie Anderson 40 Constitution Street Edinburgh EH6 6RS	Thistle Property Holding Company., Thistle House 21 - 23 Thistle Street Edinburgh EH2 1DF	Local Delegated Decision	Registered on: 07/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	Proposed replacement of existing kitchen. Opening to be formed within non-original stud partition to make kitchen open plan to living room. Existing kitchen ceiling to be removed to expose original cornice. at Flat 5 50 Manor Place Edinburgh EH3 7EH 25/05899/LBC	Covell Matthews Architects Ltd. FAO: Hector Black 15 Rutland Square Edinburgh EH1 2BE	Flat 5 50 Manor Place Edinburgh EH3 7EH	Delegated Decision	Registered on: 07/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: West End Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Replacement of the two number south facing windows on the courtyard flat. The sash and case windows will be replaced with like for like new wooden windows. Slim-line double glazing will be fitted to the new windows. at 32A Abercromby Place Edinburgh EH3 6QE 25/05905/LBC		32A Abercromby Place Edinburgh EH3 6QE	Delegated Decision	Registered on: 10/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents

World Heritage Site Listed Category: A New Town Conservation Area	Internal alterations and upgrading to top floor flat to create open plan kitchen & living room, as well as a more attractive principal bedroom suite. at 3F 15 Randolph Crescent New Town Edinburgh EH3 7TT 25/05923/LBC	GLM. (Torphichen Street). Felicity Fairclough. 20 Torphichen Street Edinburgh EH3 8JB	15-3 Randolph Crescent Edinburgh EH3 7TH	Delegated Decision	Registered on: 11/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
Marchmont, Meadows And Bruntsfield Conservation Area	Proposal for solar panel installation on the sloped roof out of public view due to the height of the roof. at 3F2 19 Gillespie Crescent Bruntsfield Edinburgh EH10 4HU 25/05930/FUL	ABC Architecture. Enrico Nasolini. 18A Rothesay Place Edinburgh EH3 7SQ	Lormor Ltd. C/o Southside., 20 Nicolson Street Edinburgh EH8 9DH	Local Delegated Decision	Registered on: 13/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Tollcross Householder Developments
World Heritage Site Listed Category: A New Town Conservation Area	Proposal to reinstate original railings at the front entrance plat , where previously removed. Introduce a new gate across the entrance plat. at 6 Broughton Place Broughton Edinburgh EH1 3RX 25/05940/LBC	Lorn Macneal Architects. 3 St Vincent Street Edinburgh EH3 6SW	6 Broughton Place Edinburgh EH1 3RS	Delegated Decision	Registered on: 11/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Internal alterations to work in progress consented with reference 21/03661/LBC. at 12 Royal Terrace Calton Hill Edinburgh EH7 5AB 25/05946/LBC	META Architecture. (Constitution St). Matthew Ansell. 40 Constitution Street Edinburgh EH6 6RS	12 Royal Terrace Edinburgh EH7 5AB	Delegated Decision	Registered on: 11/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents

World Heritage Site	Change of use to short term let. at 2F 4 Baxter's Place Greenside Edinburgh EH1 3AF 25/05962/FULSTL		Mr John Alexander., Baxters Place 2F, 4 Baxters Place Edinburgh EH1 3AF	Local Delegated Decision	Registered on: 12/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
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World Heritage Site	Refurbishment and alteration works include relocation of kitchen, alterations to internal doorways, forming of new cupboard and new cloakroom/WC/shower within existing spaces; including related electrical, plumbing and decorative works. at 1F 22 Drummond Place New Town Edinburgh EH3 6PN 25/05970/LBC	Helen Lucas Architects. FAO: Lucy Sacker 31-35 Marchmont Road Edinburgh EH9 1HU	59A Flat 2 Belford Road Edinburgh EH4 3DB	Delegated Decision	Registered on: 13/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
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2. Proposal of Application Notice

World Heritage Site	Demolition of existing building and redevelopment of the site for mixed use development comprising residential, hotel and office use with ancillary commercial spaces, associated open space, car parking landscaping and ancillary works. at 3 Lady Lawson Street Edinburgh EH3 9DR 25/05912/PAN	CBRE. Colin Smith 7 Castle Street Edinburgh EH2 3AH	EIP Jupiter SARL.,	Additional Consultation Required Being assessed.	Registered on: 10/11/2025 Earliest date for planning application 02.02.2026	Jamie Carver jamie.carver@edinburgh.gov.uk Community Council: Tollcross PAN submissions
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3. Trees in Conservation Area

Coltbridge And Wester Coates Conservation Area	T1 Cherry crown lift to 4m reduce spread of the tree by 2m., T2 and T3 Willow reduce height from 8 to 6m reduce spread from 9 - 6m. at 2 Wester Coates Place Wester Coates Edinburgh EH12 5YG 25/05975/TCO	JWT Tree Services Ltd. FAO: John Thompson 10 South Quarry Way Gorebridge EH23 4GZ	Mrs Sara Guijarro., 2 Wester Coates Place Edinburgh EH12 5YG	Delegated Decision	Registered on: 13/11/2025	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 Listed Category: A New Town Conservation Area	To continue use as a short term let. at 2F2 4 Northumberland Place New Town Edinburgh EH3 6LQ 25/04752/CLESTL		Mr Steve Scott., flat 6 4 Northumberland Place 4/6 Edinburgh EH3 6LQ	Delegated Decision	Registered on: 13/11/2025	Improvement Team Community Council: New Town + Broughton CLE and CLP submissions
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World Heritage Site Listed Category: A New Town Conservation Area	Existing use as a short term let for over 10 years. at 7 Northumberland Place Edinburgh EH3 6LQ 25/05880/CLESTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Ms Eileen Cochrane., 7 Northumberland Place Edinburgh EH3 6LQ	Delegated Decision	Registered on: 11/11/2025	Ross McFarlane ross.mcfarlane1@edinburgh.gov.uk Community Council: New Town + Broughton CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

Ward No. B12 – Leith Walk

1. Planning Applications

Listed Category: C New Town Conservation Area	Reconstruct and change of use from derelict mews property to create two self contained short term let apartments and all associated site works. at 9 Montgomery Street Lane Edinburgh 25/05558/FULSTL	Format Design. FAO: Shona Mackay Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	Burgh Property., 146 Duddingston Road West Edinburgh EH16 4AP	Local Delegated Decision	Registered on: 11/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Craig Turnbull craig.turnbull@edi nburgh.gov.uk Community Council: Leith Central Other Developments - Local
Listed Category: B Pilrig Conservation Area	We seek to move powered appliances and plumbing from the current kitchen area into the adjacent room. All works would be reversible. at 1 Pilrig Street Pilrig Edinburgh EH6 5AH 25/05709/LBC		1 Pilrig Street Edinburgh EH65AH	Delegated Decision	Registered on: 04/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: Leith Central Listed building and Con Area Consents
Pilrig Conservation Area	External and internal alterations including installation of roof lights to front and rear elevations and addition of an en-suite. at 13 Rosslyn Crescent Edinburgh EH6 5AT 25/05893/FUL	Dana Cherepkova. 1/2 8 Dixon Avenue Glasgow G42 8ED	Kedar & Carys Kshetri., 13 Rosslyn Crescent Edinburgh EH6 5AT	Local Delegated Decision	Registered on: 07/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Householder Team planning.househol der@edinburgh.go v.uk Community Council: Leith Central Householder Developments

Listed Category: A New Town Conservation Area	Replace the existing single-glazing with slim Fineo vacuum glass, retaining the historic window cases and timber astragals. The sashes, cases, astragals and weights will all be sensitively refurbished. at 2F 7 East Claremont Street Edinburgh EH7 4HT 25/05895/LBC	Matthew Johnson (E.Clr.St). 7/2 East Claremont Street Edinburgh EH7 4HT	2F 7 East Claremont Street Edinburgh EH7 4HT	Delegated Decision	Registered on: 07/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
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Listed Category: B New Town Conservation Area	Proposed rear conservatory with slimline replacement windows and internal alterations with new electric timber gate to rear access. at 23 Bellevue Place Broughton Edinburgh EH7 4BS 25/05953/LBC	Capital Draughting Consultants Ltd. FAO: Keith Henderson 40 Dinmont Drive Edinburgh EH16 5RR	23 Bellevue Place Broughton Edinburgh EH7 4BS	Delegated Decision	Registered on: 12/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
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Listed Category: B New Town Conservation Area	Proposed rear conservatory with slimline replacement windows and internal alterations with new electric timber gate to rear access. at 23 Bellevue Place Broughton Edinburgh EH7 4BS 25/05954/FUL	Capital Draughting Consultants Ltd. Keith Henderson. 40 Dinmont Drive Edinburgh EH16 5RR	Mr R Monk., 23 Bellevue Place Bellevue Place Edinburgh EH7 4BS	Local Delegated Decision	Registered on: 12/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: New Town + Broughton Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No. B13 – Leith

1. Planning Applications

Listed Category: B Leith Conservation Area	Alter commercial premises and change of use to form three dwellings. at 96 - 98 Constitution Street Edinburgh EH6 6AW 25/05854/FUL	Gilberts. FAO: George Gilbert 39 Grassmarket Edinburgh EH1 2HS	Mr Mark Hamilton., 96 - 98 Constitution Street Edinburgh EH6 6AW	Local Delegated Decision	Registered on: 06/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: Leith Harbour + Newhaven Housing - Local
Listed Category: C Leith Conservation Area	Internal and external alterations to enable conversion to short term let use. at 5 Tower Place Edinburgh EH6 7BZ 25/05925/LBC	Gray Macpherson Architects. (Biggar Rd). Michael Gray. 106 Biggar Road Edinburgh EH10 7DU	Mr Alan McCrone Reiverslaw House Bonnington Road Peebles EH45 9HF	Delegated Decision	Registered on: 14/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Ross McFarlane ross.mcfarlane1@ edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents
	Change of use from Class 1A, 2 and 4 to a Specialist Training Academy for Boxing and Mixed Martial Arts (Class 11). at 41 Ocean Drive North Leith Edinburgh EH6 6BH 25/05958/FUL	EMA Architecture + Design. Philip Cross. 42 Charlotte Square Edinburgh EH2 4HQ	Global Sports Advisory & Monkscroft Newtown Limited., 42 Charlotte Square Edinburgh EH2 4HQ	Local Delegated Decision	Registered on: 14/11/2025 Comments Due by 08.12.2025	Local1 Team Community Council: Leith Harbour + Newhaven Other Developments - Local
Leith Conservation Area	Substantial demolition in a Conservation Area. at 1A, 2 Casselbank Street Edinburgh EH6 5HA 25/05959/CON	Ferguson Planning. (Thistle St, Ed). Tim Ferguson. First Floor, 38 Thistle Street Edinburgh EH2 1EN	Ferguson Planning,	Delegated Decision	Registered on: 12/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Graham Fraser graham.fraser@ed inburgh.gov.uk Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents

Leith Conservation Area	Change of use, part demolition and conversion / extension of vacant HMO, workshop and office to form an apart-hotel together with associated infrastructure / works. at 1A, 2 Casselbank Street Edinburgh EH6 5HA 25/05961/FUL	Ferguson Planning. FAO: Tim Ferguson Ferguson Planning 38 Thistle Street Edinburgh EH2 1EN	Ferguson Planning., 38 Thistle Street Edinburgh EH2 1EN	Delegated Decision	Registered on: 13/11/2025 <u>Site Notice posted on:</u> 21/11/2025 <u>Advertised on:</u> 21/11/2025 <u>Comments Due by</u> 12.12.2025	Graham Fraser graham.fraser@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Other Developments - Local
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2. Proposal of Application Notice

	Proposed mixed use development comprising, residential (build to rent), purpose built student accommodation, retail/commercial space and associated works. at 52 - 66 Salamander Street South Leith Edinburgh EH6 7LA 25/05968/PAN	Scott Hobbs Planning Ltd. FAO: Hugh Shepherd 24A Stafford Street Edinburgh EH3 7BD	Stephen G Dalton & Son.,	Additional Consultation Required Being Assessed.	Registered on: 11/11/2025 Earliest date for planning application 03.02.2026	Jamie Carver jamie.carver@edinburgh.gov.uk Community Council: Leith Links PAN submissions
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3. Trees in Conservation Area

Listed Category: B Leith Conservation Area	Japanese White Pine in courtyard. - Remove tree as it has become too large for it position. at Unit 1 107 Constitution Street South Leith Edinburgh EH6 7AE 25/05935/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mr Rob Smith., Unit 1 107 Constitution Street South Leith Edinburgh EH6 7AE	Delegated Decision	Registered on: 12/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Leith Links TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No. B14 – Craigentinny/Duddingston

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

Duddingston Conservation Area	Ash tree - remove tree, Leyland cypress - cutting back branches to boundary. at 3 Abercorn Cottages Duddingston Edinburgh EH15 3QB 25/05955/TCO		Mr Greg Hardie., 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	Registered on: 12/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Northfield + Willowbrae TCO and TPO submissions
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Listed Category: B Duddingston Conservation Area	silver birch - reduce height by 6ft to previous pruning cuts at 4 The Causeway Duddingston Edinburgh EH15 3PZ 25/05956/TCO		Mr Greg Hardie, 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	Registered on: 12/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Northfield + Willowbrae TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

	Removal and replacement of 20m pole with 20m pole, removal and replacement of 6 No. antennas with 6 No. antennas (6 No. antennas in total), installation of 3 No. rrus (3 No. rrus in total) and development ancillary thereto. at Telecoms Apparatus 23 Metres North East Of 59 Northfield Broadway Mountcastle Edinburgh 25/05985/PNT	WHP Telecoms Ltd. FAO: Sophie Smyth Unit 6 Building 8 Carryduff Business Park Comber Road BT8 8AN	Cornerstone.	Delegated Decision	Registered on: 13/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Northfield + Willowbrae Telecommunications
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6. Certificate of Lawfulness Existing

	Existing use as a short term let for over 10 years. at 3F2 25 Waverley Park Abbeyhill Edinburgh EH8 8ES 25/05928/CLESTL	STL Solutions. Craig Douglas. Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Ms Marta Collings., 25 3f2 Waverley Park Edinburgh EH8 8ES	Delegated Decision	Registered on: 11/11/2025	Lesley Porteous lesley.porteous@e dinburgh.gov.uk Community Council: Craigentinny + Meadowbank CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

New Town Conservation Area	We are proposing to install a rooftop solar array which will equate to 44.1kWp on a flat roof. at 11 Montrose Terrace Abbeyhill Edinburgh 25/05409/CLP	Ivegate Ltd. Stacey Stone. 1 Low Moor Mills Albert Road Morley Leeds LS27 8LD	Ivegate Ltd.,	Delegated Decision	Registered on: 07/11/2025	Local1 Team Community Council: Leith Central CLE and CLP submissions
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	The construction of a multi games court (Cruyff Court) situated in Figgate Park to replace a goal end which was situated adjacent to the new play area. at Figgate Burn Park Play Area Mountcastle Crescent Edinburgh 25/05611/CLP	Edinburgh & Lothians Greenspace Trust. FAO: Ross Woodside 109 Edinburgh & Lothian Greenspace Trust Edinburgh EH10 7DS	City Of Edinburgh Council., FAO: Bob McAllister Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	Registered on: 05/11/2025	Local1 Team Community Council: Northfield + Willowbrae CLE and CLP submissions
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	Garage conversion and internal alterations including new roof- light. at 56 Ulster Crescent Edinburgh EH8 7JL 25/05960/CLP	Agora Architecture & Design. (York Pl). Gaynor Ross. 10 York Place Edinburgh EH1 3EP	Mr / Ms Igor & Grace Rubinov & Zhou., 56 Ulster Crescent Edinburgh EH8 7JL	Delegated Decision	Registered on: 12/11/2025	Elaine Campbell elaine.campbell@ edinburgh.gov.uk Community Council: Northfield + Willowbrae CLE and CLP submissions
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Ward No. B15 – Southside/Newington

1. Planning Applications

Listed Category: C Craigmillar Park Conservation Area	Proposed internal alterations to reposition kitchen, form second floor shower room and ensuite. Replace roof lights like for like. at 10A Moston Terrace Edinburgh EH9 2DE 25/05681/LBC	Kyla Martin Architectural Service. 97 Newington Road Edinburgh EH9 1QW	10A Moston Terrace Edinburgh EH9 2DE	Delegated Decision	Registered on: 24/10/2025 <u>Site Notice posted on:</u> 21/11/2025 <u>Advertised on:</u> 21/11/2025 <u>Comments Due by</u> 12.12.2025	Local1 Team Community Council: Grange + Prestonfield Listed building and Con Area Consents
Listed Category: A Southside Conservation Area	Removal of 3 No. antennas and all ancillary development. Replacement with 4 No. antennas (within alcoves); 2 No. equipment cabinets / racks (withing equipment room); and all ancillary development (with antennas and steelwork painted black reflecting that of the existing apparatus). at St Peters Church 16 Lutton Place Edinburgh EH8 9PE 25/05845/LBC	Galliford Try Digital Infrastructure. FAO: Jodie Kane 2 Lochside View PO Box 17452 Edinburgh EH12 1LB	Hive 2 1530 Arlington Business Park Theale RG7 4SA	Delegated Decision	Registered on: 05/11/2025 <u>Site Notice posted on:</u> 21/11/2025 <u>Advertised on:</u> 21/11/2025 <u>Comments Due by</u> 12.12.2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Southside Listed building and Con Area Consents

Listed Category: A Southside Conservation Area	Removal of 3 No. antennas and all ancillary development. Replacement with 4 No. antennas (within alcoves); 2 No. equipment cabinets /racks (within equipment room); and all ancillary development (with antennas and steelwork painted black reflecting that of the existing apparatus). at St Peters Church 16 Lutton Place Edinburgh EH8 9PE 25/05846/FUL	Galliford Try Telecoms. FAO: Jodie Kane 2 Lochside View PO Box 17452 Edinburgh EH12 1LB	Cornerstone., Hive 2 1530 Arlington Business Park Theale RG7 4SA	Delegated Decision	Registered on: 05/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Southside Telecommunications
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Listed Category: B	Replace rotten rear timber framed single glazed window with like for like frame with standard double glazing. at 1 Priestfield Road North Edinburgh EH16 5HS 25/05853/LBC		Craigview 1 Priestfield Road North Edinburgh EH16 5HS	Delegated Decision	Registered on: 07/11/2025 Site Notice posted on: 21/11/2025 Advertised on: 21/11/2025 Comments Due by 12.12.2025	Local1 Team Community Council: Grange + Prestonfield Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

Craigmillar Park Conservation Area	Cherry Prunus 30%, Himalayan Birch 30% canopy reduction. at 10 Glenorchy Terrace Edinburgh EH9 2DQ 25/05884/TCO	Cameron Rowberry. 97 Polwarth Terrace Edinburgh EH11 1NW	Mrs Charlie Mills., 10 Glenorchy Terrace Edinburgh EH9 2DQ	Delegated Decision	Registered on: 12/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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Grange Conservation Area	T1 Birch - Reduce and shape, T2 Lime - Re-pollard. at 12 St Thomas Road Edinburgh EH9 2LQ 25/05920/TCO	Lord Of The Trees. (Dunbar). Pauline Trollip. 3 Meiklerig Cottages Dunbar EH42 1TF	Mr Charles Morrison., 12 St Thomas Road Edinburgh EH9 2LQ	Delegated Decision	Registered on: 10/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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Grange Conservation Area	Lime Tree - front garden and Ash Tree - rear garden - Remove major deadwood and hangers. at 9 Lauder Road Grange Edinburgh EH9 2EW 25/06021/TCO		Mrs Audrey O'Brien., 9 Lauder Road Edinburgh EH9 2EW	Delegated Decision	Registered on: 17/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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4. Tree Preservation Orders

	Rowan T0226 (231) remove. Flowering cherry T0230, T0233, T0234, T0246, T0346, T0348 and T0305 remove. Scots Pine T0247 (tagged 269) remove. Larch T0323 and T0327 remove. Corsican Pine T0403 reduce over extended subdominant stem by 2.5m to lessen weight. Norway Maple T3101 remove. at Tree Works At Cameron Toll And Lady Road Edinburgh 25/05917/TPO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Cameron Toll Shopping Centre., FAO: Ms Claire Jefcoate 6 Lady Road Edinburgh EH16 5PB	Delegated Decision	Registered on: 10/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield 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. B16 – Liberton/Gilmerton

1. Planning Applications

	New single storey side extension, new doors and windows to rear elevation. at 16 The Spinney Hyvots Bank Edinburgh EH17 7LD 25/05941/FUL	R2 Draughting Services Ltd. Ross Mullen. 73 Moffat Walk Tranent EH33 2QN	Mr Andrew Head., 16 The Spinney Edinburgh EH17 7LD	Local Delegated Decision	Registered on: 11/11/2025 <u>Comments</u> <u>Due by</u> 03.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Gilmerton + 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

	1 x 9m light wooden pole. at Proposed Telecoms Apparatus 15 Metres South Of 10 Monkbarns Gardens Liberton Edinburgh 25/05982/PNT	Openreach 123 Judd Street London WC1H 9NP	British Telecommunications Plc.,	Delegated Decision	Registered on: 13/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Liberton + District Telecommunications
	1 x 8m light wooden pole. at Proposed Telecoms Apparatus 20 Metres West Of 172 Gilmerton Dykes Crescent Hyvots Bank Edinburgh 25/05983/PNT	Openreach. 123 Judd Street London WC1H 9NP	British Telecommunications Plc.,	Delegated Decision	Registered on: 13/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications
	New 9m light pole adjacent 139 Captains Road and new 9m light pole near 2 Southhouse Road. at Proposed Telecoms Apparatus 15 Metres North Of 139 Captain's Road Gracemount Edinburgh 25/05984/PNT	Openreach 123 Judd Street London WC1H 9NP	British Telecommunications Plc.,	Delegated Decision	Registered on: 13/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No. B17 – Portobello/Craigmillar

1. Planning Applications

Listed Category: B Portobello Conservation Area	Various changes to the property including relocation of kitchen to a bedroom, Opening up between front and rear rooms, New en-suite, Alteration to fire place, New windows to the rear, External doors painted, New shed, Bike shed and summer house. at 35 Bath Street Edinburgh EH15 1HB 25/05795/LBC	Lothian Plans. FAO: Stephen Lothian 18 Laidlaw Gardens Tranent EH33 2QH	35 Bath Street Edinburgh EH15 1HB	Delegated Decision	Registered on: 11/11/2025 <u>Site Notice posted on:</u> 21/11/2025 <u>Advertised on:</u> 21/11/2025 <u>Comments Due by</u> 12.12.2025	Local1 Team Community Council: Portobello (Inactive) Listed building and Con Area Consents
Listed Category: C	Installation of temporary classrooms. at Newcraighall Primary School 67 Whitehill Street Newcraighall Musselburgh EH21 8QZ 25/05936/FUL	Summers-Inman (New Mart). Rory Smith. Suite 4, Pavilion 1, The Quadrant, 14 New Mart Road, Edinburgh EH14 1RL	The City Of Edinburgh Council (CEC)., 4 East Market Street Edinburgh EH8 8BG	Local Delegated Decision	Registered on: 11/11/2025 <u>Comments Due by</u> 03.12.2025	Graham Fraser graham.fraser@ed inburgh.gov.uk Community Council: Craigmillar (Inactive) Other Developments - Local
Listed Category: A Portobello Conservation Area	Stonework and roof repairs. at 49 Bellfield Street Portobello East Edinburgh 25/05939/LBC.	The City Of Edinburgh Council Jamie Shearer Waverley Court 4 East Market Street Edinburgh EH8 8BG	Waverley Court 4 East Market St Edinburgh EH8 8BG	Delegated Decision	Registered on: 11/11/2025 <u>Site Notice posted on:</u> 21/11/2025 <u>Advertised on:</u> 21/11/2025 <u>Comments Due by</u> 12.12.2025	Local1 Team Community Council: Portobello (Inactive) Listed building and Con Area Consents

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](#)

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

[Wards](#)