

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **17 November 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **17 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](#)

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[Ward B06 – Corstorphine/Murrayfield](#)

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[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

[Ward B10 – Morningside](#)

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[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

[Ward B17 – Portobello/Craigmillar](#)

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

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

Consultations from Other Authorities Outwith the Lothians

Planning Applications within Edinburgh

Ward No.B01 – Almond

25/05196/FUL (Planning Permission)	Proposed single storey rear extension. at 20 Cammo Road Cammo Edinburgh EH4 8ED	Mr & Mrs David Lindsay., 20 Cammo Road Edinburgh Lothians EH4 8ED	Local Delegated Decision	GRANTED	10 November 2025
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Community Council: Cramond, Barnton + Cammo

25/05058/CLP (Certificate of Lawfulness (proposed))	Use of Property as Class 3 (Restaurant). at 31 The Loan Queensferry South Queensferry EH30 9SD	Mr Lewis Gill., 41 Kettleslaw Square Edinburgh EH30 9GP	Delegated Decision	REFUSED	12 November 2025
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Community Council: Queensferry + District

25/04670/LBC (Listed Building Consent)	Replacement of the existing, non-historic timber sash windows on a like-for-like basis with new windows, custom-fitted with slimline IGUs. All historical detail to be matched / reinstated. at 2 East Terrace South Queensferry EH30 9HS	Sheila Donald., 2 East Terrace South Queensferry EH30 9HS	Delegated Decision	GRANTED	17 November 2025
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Community Council: Queensferry + District

25/04598/CLP (Certificate of Lawfulness (proposed))	It is proposed to install new air source heat pumps, including routing existing drainage and creating a new enclosure within a designated area, with the existing bin store location will be repositioned and like for like alterations to the existing fencing. at 750 Ferry Road Edinburgh EH4 4PQ	The City Of Edinburgh Council., FAO: Brian Leckie Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	10 November 2025
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Community Council: Muirhouse + Salvesen (Inactive)

25/04210/FUL (Planning Permission)	Erection of golf pod. at 32 Barnton Avenue Edinburgh EH4 6JH	Bruntsfield Links Golfing Society., 32 Barnton Avenue Edinburgh United Kingdom EH4 6JH	Local Delegated Decision	WITHDRAWN	17 November 2025
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Community Council: Davidson Mains+Silverknowes (Inactive)

[Wards](#)

Ward No. B02 – Pentland Hills

25/05683/PNT (Prior Notification-Telecommunication)	Installation of 1 No new power generator, 1 No. new equipment cabinet and associated ancillary works thereto. at Telecoms Mast 270 Metres North West Of 580 Lanark Road West Balerno	EE Limited.,	Delegated Decision	PERMITTED DEVELOPMENT	11 November 2025
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Community Council: Balerno

25/05475/FUL (Planning Permission)	Alteration of approved scheme of design 25/02295/FUL. Extension to existing two storey semi detached house, comprising a two storey extension to gable end, and continuous single storey extension to rear. Introducing a front porch and alternative window design. at 2 Baberton Mains Wood Baberton Mains Edinburgh EH14 3DU	Mr Rahail Chohan., 2 Baberton Mains Wood Edinburgh EH14 3DU	Local Delegated Decision	GRANTED	10 November 2025
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Community Council: Juniper Green + Baberton Mains

25/05448/TCO (Treework Within a Conservation Area)	Holly at Lidgate Shot by Give Way Sign on Ratho Park Road. - Remove dead tops. at Treeworks Ratho Park Road Ratho Newbridge	Mrs Christine Paterson., 2 Lidgate Shot Edinburgh EH28 8TY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 November 2025
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Community Council: Ratho + District

25/05391/TCO (Treework Within a Conservation Area)	T3589, T3590, T3592, T3593, T3591, T1 Sikta Spruce, T2, T3 Scots Pine cut to stump. at Treeworks Larchfield Balerno	Mrs Kate De Haan., Kingsgate Rolvenden Cranbrook Kent TN17 4NE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 November 2025
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Community Council: Balerno

25/05033/CLE (Certificate of Lawfulness (existing))	Existing outbuilding for summer room, study and store. at 514 Lanark Road West Balerno EH14 7AJ	Mrs Cheryl Easton., 514 Lanark Road West Balerno EH14 7AJ	Delegated Decision	GRANTED	11 November 2025
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Community Council: Balerno

25/04761/FUL (Planning Permission)	Demolition of existing wooden shed measuring 6m x 3m, replacing it with new shed measuring 5.3m x 2.3m made of black wood composite materials in same location. At the same time the existing summer house, measuring 3m x 4m will be demolished and replaced with garden room measuring 3m x 4m constructed with hardie plank weatherboard cladding. To be completed in a Monterey Taupe colour with sliding doors. at 18 Baird Road Ratho Newbridge EH28 8RA	Mr Thomas Brazel., 18 Baird Road Ratho Newbridge EH28 8RA	Local Delegated Decision	GRANTED	11 November 2025
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Community Council: Ratho + District

25/04127/FUL (Planning Permission)	Erection of a one-and-a-half- storey garage / workshop and home office. at Malleny Mill 31 Malleny Millgate Malleny Mills Balerno EH14 7AY	Mr Murray Roberts., Malleny Mill 31 Malleny Millgate Malleny Mills Balerno EH14 7AY	Local Delegated Decision	GRANTED	14 November 2025
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Community Council: Balerno

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/05541/ADV (Advert Consent)	Proposal to install 5x fascia, 1x projecting sign, 1x vinyl, 1x gantry. at 1 Bughtlin Market Edinburgh EH12 8XP	Tesco PLC., FAO: Ben Train Highwoods Kestrel Way Welwyn Garden City AL7 1GA	Delegated Decision	GRANTED	13 November 2025
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Community Council: Corstorphine East +West Craigs

25/05362/FUL (Planning Permission)	Replacement of metal cladding to existing industrial unit. Proposed profile to match existing vertical panelling but a proposed change in colour to better fit within the surrounding environment. at 24 South Gyle Crescent South Gyle Edinburgh EH12 9EB	M7 Real Estate Ltd., Blue Fin Building 110 Southwark Street 7th Floor London SE1 0SU	Local Delegated Decision	GRANTED	10 November 2025
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Community Council: Corstorphine + Gyle

25/04853/FUL (Planning Permission)	Alterations to existing car park comprising construction of 16 car parking spaces, removal of 6 existing car parking spaces, alteration of access road and replacement planting. (AS AMENDED) at 3 Redheughs Avenue South Gyle Edinburgh EH12 9RH	Shelborn Drummond Ltd., 24A Stafford Street Edinburgh EH3 7BD	Local Delegated Decision	GRANTED	13 November 2025
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Community Council: Corstorphine + Gyle

25/04263/FUL (Planning Permission)	Single-storey rear extension to existing dwelling house, conversion of existing garage to form bedroom and en-suite, and associated landscape alterations. at 28 Craigs Avenue Craigmount Edinburgh EH12 8HS	Mr Norman Paterson., 28 Craigs Avenue Edinburgh United Kingdom EH12 8HS	Local Delegated Decision	GRANTED	13 November 2025
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Community Council: Corstorphine + Gyle

25/04213/LBC (Listed Building Consent)	Add single storey extension to create kitchen, dining, living space (as amended). at 5 Oak Lane Edinburgh EH12 6XH	Mr Harry Royston., 5 Oak Lane Edinburgh EH12 6XH	Delegated Decision	GRANTED	11 November 2025
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Community Council: Corstorphine + Clermiston

[Wards](#)

Ward No. B04 – Forth

25/05500/TCO (Treework Within a Conservation Area)	Cherry tree in back garden removal. at 9 Stanley Road Newhaven Edinburgh EH6 4SE	Mrs Julie Edwin., 9 Stanley Road Edinburgh EH6 4SE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 November 2025
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Community Council: Trinity

25/04118/FUL (Planning Permission)	Upper extension above existing living room. at 45 Craighall Crescent Edinburgh EH6 4SL	Victoria Adam., 45 Craighall Crescent Edinburgh EH6 4SL	Delegated Decision	WITHDRAWN	12 November 2025
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Community Council: Trinity

25/03987/FUL (Planning Permission)	Variation of condition G03 of application ref. 98/03031/FUL. Hours of operation of the petrol filling station to be 24 hours daily. at 104 Pilton Drive Edinburgh EH5 2HF	Motor Fuel Group Ltd., 10 Bricket Road St Albans England AL1 3JX	Local Delegated Decision	REFUSED	10 November 2025
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Community Council: Granton + District

25/02543/LBC (Listed Building Consent)	Alterations and change of use of former Madelvic Works buildings to form 28 N. townhouse dwellings (as amended). at Land 93 Metres West Of Madelvic House Granton Park Avenue Edinburgh	Lar Projects Limited., F3 Buchan House Carnegie Campus Enterprise Way Dunfermline KY11 8PL	Delegated Decision	GRANTED	13 November 2025
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Community Council: Granton + District (pre 28 March 2025)

25/01540/FULS TL (Planning Permission STL)	Change of use from Class 4 Office to short term let and associated alterations. at 44 Craighall Road Trinity Edinburgh EH6 4RU	Mr Sean Anderson., 44 Craighall Road Trinity Edinburgh EH6 4RU	Local Delegated Decision	GRANTED	17 November 2025
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Community Council: Trinity (pre 28 March 2025)

[Wards](#)

Ward No. B05 – Inverleith

25/05706/TCO (Treework Within a Conservation Area)	T1 - Rowan. Crown reduce by no more than 1.5m to a final height of 6m from existing ground level. at 49 Ann Street Edinburgh EH4 1PL	Mr Colin McLatchie., 49 Ann Street Edinburgh EH4 1PL		NOT MAKE A TREE PRESERVATION ORDER	13 November 2025
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Community Council: Stockbridge + Inverleith

25/05533/CLE (Certificate of Lawfulness (existing))	Garage conversion and relocation of kitchen. at 9 Groathill Loan Edinburgh EH4 2WL	Bence Magyar., 9 Groathill Loan Edinburgh EH4 2WL	Delegated Decision	GRANTED	11 November 2025
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Community Council: Drylaw +Telford

25/05151/CLP (Certificate of Lawfulness (proposed))	New like for like replacement roof overlay and replacement rooflight. at 17 Raeburn Mews Edinburgh EH4 1RG	Miss Hannah Evans., 17 Raeburn Mews Edinburgh EH4 1RG	Delegated Decision	GRANTED	12 November 2025
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Community Council: Stockbridge + Inverleith

25/04622/FUL (Planning Permission)	Formation of side extension and rear dormer to semi-detached house, with associated internal alterations. at 5 Orchard Place Edinburgh EH4 2ET	Lynn Hutchison., 5 Orchard Place Edinburgh EH4 2ET	Local Delegated Decision	GRANTED	12 November 2025
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Community Council: Craigleith + Blackhall

25/04155/FUL (Planning Permission)	Installation of an automated teller machine. at 20 Easter Drylaw Place Edinburgh EH4 2QF	NCR., 9th Floor, 5 Merchant Square Paddington W2 1BQ	Delegated Decision	GRANTED	13 November 2025
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Community Council: Drylaw +Telford

25/02918/FULS TL (Planning Permission STL)	Change of use (retrospective) from residential to short term let accommodation (sui generis). at GF 33 St Bernard's Crescent Edinburgh EH4 1NR	Mr Frank Hoskins., GF 17 St Bernard's Crescent Edinburgh EH4 1NR	Local Delegated Decision	REFUSED	14 November 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/01994/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at Flat 12 5 Dean Bank Lane Stockbridge Edinburgh EH3 5BS	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Local Delegated Decision	REFUSED	17 November 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/04145/FUL (Planning Permission)	Proposed rear extension. at 54 Broomhouse Place South Broomhouse Edinburgh EH11 3TT	Mrs Min Chau., 54 Broomhouse Place South Broomhouse Edinburgh EH11 3TT	Local Delegated Decision	GRANTED	17 November 2025
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Community Council: Sighthill, Broomhouse + Parkhead

25/01822/FULS TL (Planning Permission STL)	We propose to rent out our property on a short term basis. at Flat 4 16 Duff Street Edinburgh EH11 2HG	Mr Frederick William Boni., 43 Cradlehall Park Inverness IV2 5DA	Local Delegated Decision	REFUSED	13 November 2025
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Community Council: Gorgie/Dalry

Ward No. B08 – Colinton/Fairmilehead

25/05781/WINP A (Prior Approval Windows)	The proposal works are to replace the existing UPVC windows in the conservatory on the front elevation along with existing sash and case windows with new alu-clad/timber frame while triple glazed windows as part of a house wide upgrade of the property. The project is currently under construction with the replacement sought to upgrade the house to work with a new MVHR unit. The proposal revisions will be like for like in appearance only with the sash and case element omitted instead one frame that will be tilt/ turn opening. at 27 Barnshot Road Edinburgh EH13 0DJ	Sarah Troy., 27 Barnshot Road Edinburgh EH13 0DJ	Delegated Decision	APPROVED	12 November 2025
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Community Council: Colinton

25/05765/PNT (Prior Notification- Telecommunication)	The removal and replacement of 3 No. antennas and ancillary development thereto. at Proposed Telecomms Apparatus 17 Metres Southeast Of 315 Colinton Mains Drive Edinburgh	Hutchison UK 3G Limited.,	Delegated Decision	PERMITTED DEVELOPMENT	11 November 2025
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Community Council: Firrhill (Inactive)

25/05425/TCO (Treework Within a Conservation Area)	Mature Cypress Lawson removal. Mature Scots pine removal, Monterey Cypress (marked as italian cypress) - WITHDRAWN at 2 Pentland Road Hailes Edinburgh EH13 0JA	Ms Fiona Davis., 2 Pentland Road Edinburgh EH13 0JA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 November 2025
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Community Council: Colinton

25/05330/FUL (Planning Permission)	Erection of 9.3m2 (internal area) extension to existing dwelling, comprising bathroom and store. Connected to existing dwelling through a new doorway. Sloping roof to match angle of existing roof. at 27 Camus Avenue Edinburgh EH10 6QY	Mr Michael Jardine., 27 Camus Avenue Edinburgh EH106QY	Local Delegated Decision	GRANTED	10 November 2025
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Community Council: Fairmilehead

25/04871/FUL (Planning Permission)	The proposal includes a porch extension and the addition of a dormer to the roof. at 67 Bonaly Road Colinton Edinburgh EH13 0PB	Mr And Ms Morna Spence And Simon Mitchell., Flat 8 Lyndon Court 67a Kelvin Road London England N5 2PP	Local Delegated Decision	GRANTED	13 November 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/05429/TCO (Treework Within a Conservation Area)	Conifer height reduction of a maximum 1.5m. at 17 Littlejohn Road Greenbank Edinburgh EH10 5GN	Mr Tony Porter., 17 Littlejohn Road Edinburgh EH10 5GN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 November 2025
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Community Council: Craiglockhart

25/05398/TELE (Prior Approval)	Prior approval for electronic communication code operators. at Proposed Telecoms Apparatus 35 Metres East Of 176 Colinton Road Edinburgh	Cornerstone., Hive 2 1530 Arlington Business Park Theale RG7 4SA	Local Delegated Decision	REFUSED	13 November 2025
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Community Council: Craiglockhart

25/05023/LBC (Listed Building Consent)	Internal alterations to flat. at 34 Rosebank Cottages Edinburgh EH3 8DA	Mr Sam Edgar., 34 Rosebank Cottages Edinburgh EH3 8DA	Delegated Decision	GRANTED	17 November 2025
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Community Council: Tollcross

25/05024/CLP (Certificate of Lawfulness (proposed))	To build a utility extension to the side of the residential property, set back from the principal elevation and the removal of existing patio doors and windows for an enlarged opening with sliding glazed doors at the rear elevation of the house. at 4 Redhall House Close Wester Craiglockhart Edinburgh EH14 1JN	Mr Brian Reid., 4 Redhall House Close Edinburgh UK EH14 1JN	Delegated Decision	GRANTED	11 November 2025
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Community Council: Craiglockhart

25/04431/FUL (Planning Permission)	Erection of 4 storey flatted development containing 8 flats on the site of previously demolished bungalow with associated landscaping, access and parking proposed as part of the scheme. (as amended) at 191 Colinton Road Edinburgh EH14 1BJ	RH12 LTD., FAO: Ronnie Napier 24 Fairyrkirk Road Rosyth Dunfermline Scotland KY11 2QQ	Local Delegated Decision	GRANTED	13 November 2025
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Community Council: Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

25/05698/TCO (Treework Within a Conservation Area)	T1 Elm reduce height from 8m to 7m and reduce spread from 10m to 8m lift to 3m from existing ground levels. at 7 South Gillsland Road Merchiston Edinburgh EH10 5DE	Mr Paul Clegg., 7 South Gillsland Road Merchiston Edinburgh EH10 5DE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 November 2025
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Community Council: Merchiston

25/05523/TCO (Treework Within a Conservation Area)	Heigh 7m, Spread 8m, DBH multi-stem 180/250.370mm reduce spread to W by upto 1.5m where encroaching on birch, to allow more light to birch. T11 purple leaved Cherry Plum height 7m, spread 6m, DBH 470mm reduce height of over extended top branch by 1.5m. Remove dead branches. Prune to a natural form., T13 - Cotoneaster from neighbour to north of back garden. H 10.5m, S 9m, DBH multi-stem reduce height of over extended canopy by 1-1.5m, to form a more compact growth habit. at 16 Greenhill Park Bruntsfield Edinburgh EH10 4DW	Mr Jim Baird., 16 Greenhill Park Edinburgh EH10 4DW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 November 2025
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Community Council: Merchiston

25/05353/LBC (Listed Building Consent)	Internal alterations to relocate Kitchen from rear room into new recess with adjoining rear room and remove wall to accommodate kitchen. at Flat 3 5 Bruntsfield Crescent Bruntsfield Edinburgh EH10 4EZ	Mr Richard Tiefenthaler., Flat 3 5 Bruntsfield Crescent Edinburgh EH10 4EZ	Delegated Decision	PERMISSION IS NOT REQUIRED	11 November 2025
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Community Council: Merchiston

25/05081/TCO (Treework Within a Conservation Area)	Cypress by front wall on Cluny Gardens - Remove c.12m high ornamental cypress that has grown too large for its site. at 4 Cluny Gardens Morningside Edinburgh EH10 6BQ	Mr Peter Brownsort., 4 Cluny Gardens Morningside Edinburgh EH10 6BQ	Delegated Decision	WITHDRAWN	11 November 2025
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Community Council: Morningside

25/04985/FUL (Planning Permission)	External alterations to existing garage and workshop: new window and doorway and replacement of render with timber cladding (in retrospect) at 10 Albert Terrace Morningside Edinburgh EH10 5EA	Dr J Ennis., 10 Albert Terrace Edinburgh EH10 5EA	Local Delegated Decision	GRANTED	13 November 2025
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Community Council: Merchiston

25/04228/FUL (Planning Permission)	Change of use to Class 3 restaurant. at 324 Morningside Road Edinburgh EH10 4QJ	Keith Pham., 324 Morningside Road Edinburgh EH10 4QJ	Local Delegated Decision	GRANTED	10 November 2025
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Community Council: Morningside

[Wards](#)

Ward No. B11 – City Centre

25/05830/LBC (Listed Building Consent)	Internal alterations to a small office to form short term let accommodation. at 64A Cumberland Street Edinburgh EH3 6RE	Mrs Vicki Sandison., 64A Cumberland Street Edinburgh EH3 6RE	Delegated Decision	PERMISSION IS NOT REQUIRED	12 November 2025
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Community Council: New Town + Broughton

25/05660/PNT (Prior Notification-Telecommunication)	The installation of 1 No. Alpha Wireless Antenna to be installed at 5.75m and ancillary development thereto including 2 No. Remote Radio Units (RRU) and 1 No. Base Band Unit (BBU) at a height of 5m on the existing CCTV column. at Proposed Telecoms Apparatus 20 Metres North Of 65 Fountainbridge Tollcross Edinburgh	BT Wholesale,	Delegated Decision	PERMITTED DEVELOPMENT	11 November 2025
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Community Council: Tollcross

25/05312/TCO (Treework Within a Conservation Area)	Ash tree in rear courtyard, remove as tree causing damage to property due to growth. at 63 North Castle Street New Town Edinburgh EH2 3LJ	Spanish Consulate., 63 North Castle Street Edinburgh EH2 3LJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 November 2025
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Community Council: New Town + Broughton

25/05290/LBC (Listed Building Consent)	Internal alterations to B-Listed property to include removal of non-original walls, doors, ceiling and reinstatement of original doors and room partitions. at 4 Broughton Place Edinburgh EH1 3RX	Mr Barry Connolly., 4 Broughton Place Edinburgh EH1 3RX	Delegated Decision	PERMISSION IS NOT REQUIRED	11 November 2025
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Community Council: New Town + Broughton

25/05237/CLP (Certificate of Lawfulness (proposed))	The flat currently has 6 wooden sash windows. I would like to install Aluminum (SG) secondary glazing behind of each of the windows in the property. They would also be sash windows and would not alter in any way the character of the windows when viewed from the outside. at 3F2 3 High Street Old Town Edinburgh EH1 1SR	Mr Thomas Bird., 3F2 3 High Street Edinburgh EH1 1SR	Delegated Decision	GRANTED	13 November 2025
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Community Council: Old Town

25/05204/LBC (Listed Building Consent)	Removal and replacement of 3 No. antennas, supports and 3 No. GRP chimney shrouds and all ancillary development. Installation of 3 No. antennas, supports and 3 No. GRP chimney shrouds and all ancillary development. at 42 Frederick Street Edinburgh EH2 1EX	Cornerstone., Hive 2 1530 Arlington Business Park Theale RG7 4SA	Delegated Decision	GRANTED	13 November 2025
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Community Council: New Town + Broughton

25/05207/FULS TL (Planning Permission STL)	The proposal is for a change of use from a commercial office use to short term let visitor accommodation. The proposed works involves entirely internal alterations and will not affect the external appearance of the building. at 36 Atholl Crescent Lane Edinburgh EH3 8ET	UK Bar Ltd., FAO: Mr Blair Pringle 60 Constitution Street Edinburgh EH6 6RR	Local Delegated Decision	REFUSED	17 November 2025
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Community Council: West End

25/04993/FUL (Planning Permission)	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 Old Town Edinburgh EH1 1PE	Local Delegated Decision	REFUSED	10 November 2025
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Community Council: Old Town

25/04996/LBC (Listed Building Consent)	Replace double glazed front fixed glazing and rooflight with triple glazing to first floor of fire station. at Tollcross Fire Station 6A West Tollcross Tollcross Edinburgh EH3 9BP	Scottish Fire & Rescue Service., SFRS Headquarters Westburn Drive Cambuslang South Lanarkshire G72 7NA	Delegated Decision	GRANTED	17 November 2025
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Community Council: Tollcross

25/04867/LBC (Listed Building Consent)	Alter existing windows to Rose Street elevation by introducing a transom to 2 windows and adding a transom and 2 opening sections to 1 window. at 18B Frederick Street New Town Edinburgh EH2 2HB	Mr Aman Singh., 18B Frederick Street Edinburgh EH2 2HB	Delegated Decision	REFUSED	17 November 2025
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Community Council: New Town + Broughton

25/04715/LBC (Listed Building Consent)	Internal alterations, relocation of kitchen, formation of en-suite and associated works (as amended). at 3F2 6 Forrest Road Old Town Edinburgh EH1 2QN	Mr Tober Reilly., 3F2 6 Forrest Road Edinburgh EH1 2QN	Delegated Decision	GRANTED	13 November 2025
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Community Council: Old Town

25/04683/FULS TL (Planning Permission)	Retrospective change of use from residential flat to short term let. at Flat 4 185 Canongate Old Town Edinburgh EH8 8BN	Appin Property Lettings Ltd., Mr Damien O'Looney Appin Property Lettings Ltd 5 South Charlotte Street Edinburgh United Kingdom EH2 4AN	Local Delegated Decision	WITHDRAWN	14 November 2025
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Community Council: Old Town

25/04547/ADV (Advert Consent)	Fascia and other signage (as revised). at 16 William Street Edinburgh EH3 7NH	Physiotherapy & Sports Medicine., FAO: Stuart Mailer 16 William Street Edinburgh EH3 7NH	Delegated Decision	GRANTED	11 November 2025
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Community Council: West End

25/04565/FUL (Planning Permission)	The installation of an automated teller machine and associated signage. at 63 Home Street Edinburgh EH3 9JP	NCR., 9th Floor, 5 Merchant Square, Paddington W2 1BQ	Local Delegated Decision	GRANTED	11 November 2025
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Community Council: Tollcross

25/04566/ADV (Advert Consent)	Installation of 1 illuminated surround sign and 1 illuminated logo panel at 63 Home Street Edinburgh EH3 9JP	NCR., 9th Floor, 5 Merchant Square Paddington W2 1BQ	Delegated Decision	GRANTED	11 November 2025
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Community Council: Tollcross

25/04568/FUL (Planning Permission)	Proposed external alterations including the addition of a balcony, roof deck, glass balustrade and change of double-glazed window to glazed external door. at 20 Castle Terrace Edinburgh EH1 2DB	Quilter Business Services Ltd., Senator House 85 Queen Victoria Street London EC4V 4AB	Local Delegated Decision	GRANTED	17 November 2025
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Community Council: Tollcross

25/04439/FUL (Planning Permission)	Change of use of flat 1F2 from non-domestic office storage use back to residential with merging of neighbouring residential flat 1F1 to restore both properties back into one residence. at 1F1, 1F2 127 Rose Street Edinburgh EH2 3DT	Michael Heseltine., 1F2 127 Rose Street Edinburgh EH2 3DT	Local Delegated Decision	GRANTED	17 November 2025
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Community Council: New Town + Broughton

25/03751/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, projecting sign. (AS AMENDED) at 1F 83 Princes Street Edinburgh EH2 2ER	Superdrug Stores PLC., FAO: Steve Arris 51 Sydenham Road Croyden CR0 2UE	Delegated Decision	REFUSED	13 November 2025
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Community Council: New Town + Broughton

25/03752/FUL (Planning Permission)	Shopfront alteration works to an existing trading retail unit including: removal of 1 No. shopfront entrance door with infill glazing including new stall risers to match existing. Shopfront window frames to be redecorated and new windowbed formed to RHS of shopfront. (AS AMENDED) at 81A - 82 Princes Street Edinburgh EH2 2ER	Superdrug Stores PLC., FAO. Mr Steve Arris. 51 Sydenham Road Croyden CR0 2UE	Local Delegated Decision	REFUSED	13 November 2025
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Community Council: New Town + Broughton

25/03091/CLES TL (Certificate of Lawfulness Existing STL)	The property has been operating continuously as a short term let since hosting the first guest on 7th March 2014. at 1F1 16 Broughton Place Broughton Edinburgh EH1 3RX	Mr Steven Rose., Bartholomew House 12 Duncan Street Edinburgh EH91SZ	Delegated Decision	GRANTED	14 November 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02131/LBC (Listed Building Consent)	Proposed roof refurbishment works (Energy Efficiency Improvements) - as amended. 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	12 November 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01936/FULS TL (Planning Permission STL)	Retrospective change of use from residential flat to short term let (sui generis). at 10B Union Street Edinburgh EH1 3LU	Mrs Sonia Miller., 46 Patriothall Stockbridge Edinburgh EH3 5AY	Local Delegated Decision	REFUSED	13 November 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01866/FULS TL (Planning Permission STL)	Change of use from flatted dwelling (Sui Generis) to short-term let (Sui Generis), in retrospect. at Flat 3F 105 Hanover Street Edinburgh EH2 1DJ	Mrs Jacqueline McColl., Flat 3F 105 Hanover Street Edinburgh EH2 1DJ	Local Delegated Decision	REFUSED	12 November 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01383/FULS TL (Planning Permission STL)	Retrospective change of use from residential to short term let. at Flat 3 8 Manor Place New Town Edinburgh EH3 7DD	Mr Andrew Warburton., 16-5 Carlton Terrace Edinburgh EH7 5DD	Local Delegated Decision	REFUSED	13 November 2025
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Community Council: West End (pre 28 March 2025)

25/01000/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 4F2 8 Jeffrey Street Edinburgh EH1 1DT	Mr Martin Mellor., 4F2 8 Jeffrey Street Edinburgh EH1 1DT	Committee Decision	REFUSED	11 November 2025
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

25/05468/TCO (Treework Within a Conservation Area)	Ash tree - removal of 2 large dead branches and 1 torn off hung up branch. at 1F1 69 Montgomery Street Hillside Edinburgh EH7 5HZ	Mr Patrick Dunne., 69 Montgomery Street Edinburgh EH7 5HZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 November 2025
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Community Council: Leith Central

25/04264/LBC (Listed Building Consent)	Combined works comprising re-glazing of existing arch- headed sashes and replacement of 2-pane sashes on a like-for-like basis. Slimline IGUs to be installed to all windows. All historical detail to be matched /reinstated. at Flat 22 4 Lochend Road Edinburgh EH6 8BR	Mr Joe Carney., Flat 22 4 Lochend Road Edinburgh EH6 8BR	Delegated Decision	GRANTED	17 November 2025
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

25/05703/WINP A (Prior Approval Windows)	Replacement of aluminium sliding sash windows for new pvcu sliding sash windows. at 38 Madeira Street Newhaven Edinburgh EH6 4AL	Ms Laura Maginnis., 38 Madeira Street Newhaven Edinburgh EH6 4AL	Delegated Decision	APPROVED	14 November 2025
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Community Council: Leith Harbour + Newhaven

25/05185/FUL (Planning Permission)	Proposed external covered area and new hardstanding to rear of the existing bingo hall. To include new planters, small access ramp and two new lobbies to existing building. at Unit 2 Ocean Terminal 98 Ocean Drive North Leith Edinburgh EH6 6JJ	Fraser Capital Management Ltd., Mr Brian Fraser Woodlands Wellpond Green Standon SG11 1NN	Local Delegated Decision	GRANTED	14 November 2025
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Community Council: Leith Harbour + Newhaven

25/04418/LBC (Listed Building Consent)	Extension to hotel. at 49 Mitchell Street Edinburgh EH6 7BD	Cameron Guest House Group., 8 John's Place Edinburgh EH6 7EL	Delegated Decision	GRANTED	11 November 2025
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Community Council: Leith Links

25/04385/ADV (Advert Consent)	Fascia sign, flag. at Edinburgh Hindu Mandir And Cultural Centre 2 St Andrew Place Edinburgh EH6 7EG	Edinburgh Hindu Mandir & Cultural Centre., 2 St Andrew Place Edinburgh EH6 7EG	Delegated Decision	WITHDRAWN	11 November 2025
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Community Council: Leith Links

25/04353/FUL (Planning Permission)	Alter driveway, widen driveway gates, fit new sliding gate (as amended). at 43 Portland Street Edinburgh EH6 4AZ	Mrs Anne Clouston., 43 Portland Street Edinburgh EH6 4AZ	Local Delegated Decision	GRANTED	17 November 2025
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Community Council: Leith Harbour + Newhaven

25/04354/LBC (Listed Building Consent)	Alter driveway, widen driveway gates, fit new sliding gate (as amended). at 43 Portland Street Edinburgh EH6 4AZ	Mrs Anne Clouston., 43 Portland Street Edinburgh UK EH6 4AZ	Delegated Decision	GRANTED	17 November 2025
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Community Council: Leith Harbour + Newhaven

25/01851/FULS TL (Planning Permission STL)	Change of use to short term let (in retrospect). at Flat 4 42 Shore Edinburgh EH6 6QU	Mr Ian Anderson., Flat 3 147 Dalkeith Road Edinburgh EH16 5HQ	Local Delegated Decision	REFUSED	14 November 2025
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Community Council: Leith Harbour And Newhaven

Ward No. B14 – Craigentinny/Duddingston

25/05754/CLP (Certificate of Lawfulness (proposed))	Installation of two electrical upstands for recharging vehicles at 59 London Road Edinburgh EH7 6AA	InstaVolt Ltd., 6 Cedarwood Chineham Park Basingstoke Hampshire RG24 8WD	Delegated Decision	GRANTED	12 November 2025
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Community Council: Craigentinny + Meadowbank

25/05583/FUL (Planning Permission)	Formation of driveway and installation of EV charging point. at 118 Moira Terrace Edinburgh EH7 6TG	Elizabeth Robertson., 118 Moira Terrace Edinburgh EH7 6TG	Local Delegated Decision	GRANTED	14 November 2025
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Community Council: Craigentinny + Meadowbank

25/05560/ADV (Advert Consent)	Fascia sign. at 2 East Telferton Edinburgh EH7 6XD	Danfoss Scotland Ltd., Danfoss Wester Shawfair Danderhall Edinburgh EH22 1FD	Delegated Decision	GRANTED	17 November 2025
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Community Council: Craigentinny + Meadowbank

25/05264/CLP (Certificate of Lawfulness (proposed))	We are installing a skylight window in the inner box room of our top-floor flat. The skylight is 80cm squared in diameter and will be positioned on a flat section of roof above the room. The skylight is not to protrude from the roof more than 350mm and will sit flat on the roof surface. at 3F1 6 Meadowbank Terrace Edinburgh EH8 7AR	Mr Will Blamire., 6/7 Meadowbank Terrace Edinburgh Scotland EH8 7AR	Delegated Decision	GRANTED	13 November 2025
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Community Council: Northfield + Willowbrae

Ward No. B15 – Southside/Newington

25/05824/CLP (Certificate of Lawfulness (proposed))	Proposed replacement cladding with no change to visual appearance. at 38 Potterrow Edinburgh EH8 9BT	Roost Propco 1 Limited.,	Delegated Decision	GRANTED	12 November 2025
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Community Council: Southside

25/05695/TCO (Treework Within a Conservation Area)	Cherry tree (C1) 20% crown reduction = 1.8m. Cherry tree (C2) 20% crown reduction = 1.8m. Maple tree (M1) 25% crown reduction = 2.5m. White birch (WB1) 20% crown reduction = 1.8m. at Torwood 1A Mayfield Terrace Newington Edinburgh EH9 1RU	Mr Steven Taylor., Torwood 1A Mayfield Terrace Edinburgh EH5 3EN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 November 2025
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Community Council: Grange + Prestonfield

25/05699/TCO (Treework Within a Conservation Area)	Tree 1. reduce and shape tree from height 12m to 11m and width from 8m to 7m. Tree 2. Reshape unbalanced birch and reduce height from 5m to 4m Tree 3. Reduce height from 9m to 7m to prevent storm damage to conservatory. Tree 4. To reduce height of tree from 9m to 7m to prevent storm damage to conservatory Tree 5. To reduce and shape tree from height 8m to 7m and width from 7m to 6m at 33 Lygon Road Mayfield Edinburgh EH16 5QD	Ms Kathryn Auckland., 33 Lygon Road Edinburgh EH16 5QD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 November 2025
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Community Council: Grange + Prestonfield

25/05566/TCO (Treework Within a Conservation Area)	T1 Parottia, T2 Ash & T3 Macrocarpa, reduce & shape. at 21 Salisbury Road Edinburgh EH16 5AA	Magnus Jeffrey., 21 Salisbury Road Edinburgh EH16 5AA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 November 2025
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Community Council: Southside

25/05414/TCO (Treework Within a Conservation Area)	Weeping Willow remove 1 dead limb and cut back pavement side overhang by max 1m. at 21 Hallhead Road Mayfield Edinburgh EH16 5QJ	Mrs Marcia Campbell., 21 Hallhead Road Edinburgh EH16 5QJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 November 2025
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Community Council: Grange + Prestonfield

25/05368/TCO (Treework Within a Conservation Area)	Whitebeam - Crown reduce by 3 - 4m. Oak - crown reduce by 1 - 2m at 38 Hallhead Road Edinburgh EH16 5QJ	Dorothy Kidd., 38 Hallhead Road Edinburgh EH16 5QJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 November 2025
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Community Council: Grange + Prestonfield

25/05371/TCO (Treework Within a Conservation Area)	3 large lime trees which are old and diseased to safely and securely remove. at 21 West Mayfield Newington Edinburgh EH9 1TQ	Mr James Woods., 21 West Mayfield Newington Edinburgh EH9 1TQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 November 2025
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Community Council: Grange + Prestonfield

25/05347/TCO (Treework Within a Conservation Area)	Reduction of silver birch in back garden (Betula Pendula) reduction of silver birch by 1.5m to BS3998 standard. White beam tree in back garden (sorbus aria) reduction of white beam by 1.5m to BS3998 standard. at 18 Mayfield Terrace Newington Edinburgh EH9 1SA	Ms Fiona Alexander., 18 Mayfield Terrace Edinburgh EH9 1SA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 November 2025
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Community Council: Grange + Prestonfield

25/04979/TCO (Treework Within a Conservation Area)	Rear garden Silver Birch x 2 crown lift by 1m, removing 5 secondary branches on east tree & 7 secondary branches on west tree. at Flat 1 59 Grange Loan Grange Edinburgh EH9 2EG	Charles White Ltd., FAO: Ms Sarah Wilson 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	MAKE A TREE PRESERVATION ORDER	11 November 2025
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Community Council: Grange + Prestonfield

25/04279/ADV (Advert Consent)	The proposal is to create a mural at the locations highlighted on the drawing, enhancing its visual appeal while respecting the structure's integrity. at Kenneth Mackenzie Suite 7 Richmond Place Newington Edinburgh EH8 9ST	The University Court, The University Of Edinburgh., Old College South Bridge Edinburgh United Kingdom EH8 9YL	Delegated Decision	WITHDRAWN	13 November 2025
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Community Council: Southside

25/02061/FUL (Planning Permission)	Remove existing garage and erect new granny annex. at 14 Kirkhill Drive Prestonfield Edinburgh EH16 5DW	Mr & Mrs Kevin Hamilton., 14 Kirkhill Drive Prestonfield Edinburgh EH16 5DW	Local Delegated Decision	GRANTED	10 November 2025
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Community Council: Grange/Prestonfield

25/01850/FUL (Planning Permission)	Upgrading of 2x existing pitches from grass to 3G synthetic sports pitches with spectator fencing, modular spectator stand with inbuilt storage, lighting, paving and associated landscaping works (as amended) at Peffermill Playing Fields 40 Peffermill Road Edinburgh EH16 5LL	University Of Edinburgh, Estates Department., FAO: Ella Campbell 9 Infirmary Street Edinburgh Scotland EH1 1NP	Local Delegated Decision	GRANTED	13 November 2025
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Community Council: Grange/Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/05072/FUL (Planning Permission)	Installation of a hand car wash facility on former garage forecourt at 66 Old Burdiehouse Road Burdiehouse Edinburgh EH17 8BL	Glenburn Car Wash., Mr Muhammad Ahmad. 66 Old Burdiehouse Road Edinburgh EH17 8BL	Local Delegated Decision	GRANTED	10 November 2025
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Community Council: Liberton + District

25/03166/FUL (Planning Permission)	Demolition of existing prefab bungalow and erection of two semi-detached dwellings (as amended). at 44 Craigour Avenue Edinburgh EH17 7NJ	C/o RMJD1., FAO: Mr Ryan More Sugar Bond 2 Anderson Place Edinburgh EH6 5NP	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	14 November 2025
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/05936/FUL (Planning Permission)	Installation of temporary classrooms. at Newcraighall Primary School 67 Whitehill Street Newcraighall Musselburgh EH21 8QZ	The City Of Edinburgh Council (CEC)., 4 East Market Street Edinburgh Scotland EH8 8BG	Local Delegated Decision	PERMITTED DEVELOPMENT	13 November 2025
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Community Council: Craigmillar (Inactive)

25/05278/CLP (Certificate of Lawfulness (proposed))	Window replacement and painting of render of block. Overcladding of timber fascias and soffits including replacement of black pvc rainwater goods. at 80 Duddingston Row Bingham Edinburgh EH15 3NH	Places For People Scotland Housing Association., Mr Russell Faktor-Jones 4 Hay Avenue Edinburgh EH16 4AQ	Delegated Decision	GRANTED	11 November 2025
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Community Council: Craigmillar (Inactive)

25/05302/CLP (Certificate of Lawfulness (proposed))	Alterations + installation of new doors. at 28 Wilson's Park Portobello West Edinburgh EH15 1HY	Rev R Vizor., 28 Wilson's Park Edinburgh EH15 1HY	Delegated Decision	GRANTED	13 November 2025
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Community Council: Portobello (Inactive)

25/04417/LBC (Listed Building Consent)	Proposed alterations to an existing dwelling including: 1. alterations to existing boundary wall to form new access gates. 2. new driveway & associated EV charging point to existing front garden. at 7 East Brighton Crescent Edinburgh EH15 1LR	Mark Fowlestone., 7 East Brighton Crescent Edinburgh EH15 1LR	Delegated Decision	GRANTED	11 November 2025
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Community Council: Portobello (Inactive)

25/04403/FUL (Planning Permission)	Proposed alterations to an existing dwelling including: 1. alterations to existing boundary to form a new driveway, access gates & associated EV charging point at property. at 7 East Brighton Crescent Edinburgh EH15 1LR	Mark Fowlestone., 7 East Brighton Crescent Edinburgh EH15 1LR	Local Delegated Decision	GRANTED	11 November 2025
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Community Council: Portobello (Inactive)

25/01932/FULS TL (Planning Permission STL)	Retrospective change of use from residential to short term let accommodation. at 6 Joppa Park Edinburgh EH15 2EP	Mrs Norma Simpson., 6 Joppa Park Edinburgh EH15 2EP	Local Delegated Decision	REFUSED	17 November 2025
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Community Council: Portobello (pre 28 March 2025)

[Wards](#)

