

Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **24 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

	Erect side/rear extension. at 17 Grieve Crescent Muirhouse Edinburgh EH4 4UG 25/06077/FUL	SAS. FAO: Tony Kartec. 46(1F4) Albion Road Edinburgh EH7 5QU	Mrs Maja Raczynska., 17 Grieve Crescent Edinburgh Scotland EH4 4UG	Local Delegated Decision	Registered on: 20/11/2025 <u>Comments Due by</u> 12.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Muirhouse + Salvesen (Inactive) Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

	Sycamore - Fell. at 4A Barnton Park Wood Barnton Edinburgh EH4 6EW 25/05951/TPO	Steve Milne Chartered Arboriculturist. Steve Milne Steve Milne Chartered Arboriculturist 86 Dewar Street Dunfermline KY12 8AA	Duddingston Conservation Trust., Mr Nick Banbury 4A Barnton Park Wood Edinburgh EH4 6EW		Registered on: 17/11/2025	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 Edinburgh EH4 6EW 25/06041/TPO	Steve Milne Chartered Arboriculturist. Steve Milne Steve Milne Chartered Arboriculturist 86 Dewar Street Dunfermline KY12 8AA	Mr Nick Banbury., 4A Barnton Park Wood Edinburgh Scotland EH4 6EW		Registered on: 17/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo TCO and TPO submissions
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	Ash, Oak and Lime to remove deadwood from tree canopies which over hang footpaths and not the whole canopy. at Royal Bank Of Scotland 201 Gogar Station Road Gogar Edinburgh EH12 9SB 25/06147/TPO	Willerby Landscapes Ltd. FAO: Seamus Neesham Bridge Nurseries Green Lane Four Elms Edenbridge TN8 6RN	Willerby Landscapes Ltd., FAO: Mr Seamus Neesham Bridge Nurseries Green Lane Four Elms Edenbridge TN8 6RN	Delegated Decision	Registered on: 21/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Ratho + District 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

Listed Category: C Balerno Conservation Area	Alterations to include a new conservation style roof light on the rear elevation and internal alterations to improve accessibility with a replacement stair and alterations to accommodate new replacement stair. at 22 Main Street Balerno EH14 7EH 25/05915/LBC	Planning & Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DA	22 Main Street Balerno EH14 7EH	Delegated Decision	Registered on: 10/11/2025 <u>Site Notice posted on:</u> 28/11/2025 <u>Advertised on:</u> 28/11/2025 <u>Comments Due by</u> 19.12.2025	Local1 Team Community Council: Balerno Listed building and Con Area Consents
	Convert existing garage and raise roof. at 4 Weavers Knowe Crescent Edinburgh EH14 5PJ 25/06051/FUL	R2 Draughting Services Ltd. FAO: Ross Mullen 73 Moffat Walk Tranent EH33 2QN	Ms Laura Kerr., 4 Weavers Knowe Crescent Edinburgh Scotland EH14 5PJ	Local Delegated Decision	Registered on: 17/11/2025 <u>Comments Due by</u> 15.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Currie Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Balerno Conservation Area	Tree No 27 - a 21m high Spruce - Fell Tree No 27 and plant tree recommended by Landscape Architect in same place at 4 Bridge Road Balerno Bridge Balerno EH14 7AH 25/06095/TCO		St Mungo's Church., Mr Cameron Crawford 4 Bridge Road Balerno, Edinburgh United Kingdom EH14 7AE	Delegated Decision	Registered on: 19/11/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Balerno TCO and TPO submissions
Listed Category: C Currie Conservation Area	3 conifers and 1 eucalyptus remove. at 105 Lanark Road West Currie EH14 5LB 25/06157/TCO		Mr Samuel Clarke., 105 Lanark Road West Edinburgh EH145LB	Delegated Decision	Registered on: 24/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Currie 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.B03 – Drum Brae/Gyle

1. Planning Applications

	Proposed attic conversion to create 1st floor bedroom and ensuite. at 13 West Craigs Avenue Cammo Edinburgh EH12 8LZ 25/06146/FUL	Lochinvar. FAO: Mark MacKenzie 25 Fisherrow Industrial Estate Newhailes Road Musselburgh EH21 6RU	Miss Susan Howden., 13 West Craigs Avenue Edinburgh EH12 8LZ	Local Delegated Decision	Registered on: 21/11/2025 <u>Comments Due by</u> 15.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Gyle 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.B04 – Forth

1. Planning Applications

Listed Category: B Trinity Conservation Area	To replace the and re-slate 2 No. roof slopes with new Cupa H3 40x22 (16x9) Spanish slates. at 21 And 23 Boswall Road Trinity Edinburgh EH5 3RR 25/05931/LBC		Fairhaven Church Lane Ardingly RH17 6UR	Delegated Decision	Registered on: 18/11/2025 <u>Site Notice posted on:</u> 28/11/2025 <u>Advertised on:</u> 28/11/2025 <u>Comments Due by</u> 19.12.2025	Local1 Team Community Council: Trinity Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

Newhaven Conservation Area	Willow (8672) remove tree, lime (8623) remove snapped branch, lime (8625) remove snapped branch, willow (8639) remove snapped limb. at Newhaven Park Park Road Edinburgh 25/06042/TCO		Hardie. FAO: Greg Hardie 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	Registered on: 20/11/2025	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

	Licenced grocers. at 5 Anchorfield Newhaven Edinburgh EH6 4JG 25/06064/CLP	Timber Bush Associates Ltd. (Tranent). Graeme Blackwood. 2 Seton West Mains Tranent EH33 1NA	Mr Deepak Singh., 172 Saughton Road North Edinburgh EH12 7DS	Delegated Decision	Registered on: 18/11/2025	Local1 Team Community Council: Leith Harbour + Newhaven CLE and CLP submissions
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[Wards](#)

Ward No. B05 – Inverleith

1. Planning Applications

Listed Category: B New Town Conservation Area	Internal alterations to form new shower room, external drainage connection. at 1F1 11 Brandon Street Edinburgh EH3 5DX 25/05648/LBC	Maxwell72 Architects. FAO: Maxwell Davidson 19 Echline Terrace S Queensferry Edinburgh EH30 9XH	1F1 11 Brandon Street Broughton Edinburgh EH3 5DX	Delegated Decision	Registered on: 21/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
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Listed Category: B New Town Conservation Area	Replace the existing windows and door with double glazed sash and case timber windows to match the existing and a timber glazed door. at 5 - 7 Hamilton Place Edinburgh 25/05819/LBC	John Tod Associates. 59 Edinburgh Road Musselburgh EH21 6EE	5 - 7 Hamilton Place Edinburgh EH3 5BA	Delegated Decision	Registered on: 10/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Slotting in slim double glazing to, and refurbishment of existing timber sash window frames. at 1F 1 Danube Street Edinburgh EH4 1NN 25/05918/LBC		1F 1 Danube Street Edinburgh EH4 1NN	Delegated Decision	Registered on: 10/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	The proposals are to replace 8 No. timber single glazed sash and case windows with like for like double glazed timber sash and case windows. at 2F 16 Clarendon Crescent Stockbridge Edinburgh EH4 1PU 25/06082/LBC	Gray Architectural Associates. FAO: Steven Gray 88 Buckstone Terrace Edinburgh EH10 6QR	Flat 3 16 Clarendon Crescent Edinburgh EH4 1PU	Delegated Decision	Registered on: 18/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Inverleith Conservation Area	1 Magnolia, height 6m, spread 5m, DBH multi-stem x 3 100 - 150mm reduce height by 1.5m, retaining a natural form. Reduce spread by 75cm radius. 2 Laburnum, height 5m, spread 5m, DBH 210mm poor condition. Co-dominant leader from 1m. Minor pruning to remove dead wood and maintain shape. 3 Birch located in back garden. height 8.5m, spread 9m, DBH 400mm prune to remove dead wood. Inspect mid-crown unions for decay and report any findings to the owner. at 86 Inverleith Place Inverleith Edinburgh EH3 5PA 25/06158/TCO	Root And Branch Arboriculture Ltd. FAO: Duncan Brooks 2 Trevelyan Place Pencaitland EH34 5AH	O.M.Garden Services., FAO: Ms Otilie Miller 8 Dryden Gardens Edinburgh EH7 4PP	Delegated Decision	Registered on: 24/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

1. Planning Applications

	Proposed double-height extension to the side of the property. at 9 Craigleith View Edinburgh EH4 3JZ 25/05965/FUL	CSY Architects. 102 High Street Dalkeith EH22 1HZ	Mr Drummond Miller., 9 Craigleith View Edinburgh Scotland EH4 3JZ	Local Delegated Decision	Registered on: 18/11/2025 <u>Comments</u> <u>Due by</u> 10.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Murrayfield Householder Developments
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	Erection of timber decking to rear of dwelling house, change rear facing window to door to access decking. Form en-suite window in rear facing dormer. at 39 Forrester Road Corstorphine Edinburgh EH12 8AD 25/06004/FUL	A G Thomson. Gordon Thomson 4 Furniss Avenue Rosyth KY11 2ST	Mr James Harvey., 39 Forrester Road Corstorphine Edinburgh EH12 8AD	Local Delegated Decision	Registered on: 14/11/2025 <u>Comments</u> <u>Due by</u> 09.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments
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	Enlarged windows and door openings at rear, replaced decking terrace at rear and internal alterations. at 60 Craighleith View Edinburgh EH4 3JY 25/06036/FUL	Kay Gourlay Architect. 5 Crarae Avenue Edinburgh EH4 3JD	Mr Craig And Mrs Penny Docherty., 60 Craighleith View Ravelston Edinburgh EH4 3JY	Local Delegated Decision	Registered on: 17/11/2025 <u>Comments</u> <u>Due by</u> 11.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Murrayfield Householder Developments
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Listed Category: C Coltbridge And Wester Coates Conservation Area	Internal alterations and replacement window to rear. at Flat 2 36 Murrayfield Avenue Murrayfield Edinburgh EH12 6AY 25/06086/LBC	W9 Architects. Jackie Walsh. 39B West Main Street Uphall EH52 5DR	Flat 2 36 Murrayfield Avenue Murrayfield Edinburgh EH12 6AY	Delegated Decision	Registered on: 18/11/2025 <u>Site Notice</u> <u>posted on:</u> 28/11/2025 <u>Advertised</u> <u>on:</u> 28/11/2025 <u>Comments</u> <u>Due by</u> 19.12.2025	Local1 Team Community Council: Murrayfield Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

	T1 Sorbus sectional fell to ground level. T2 Beech crown lift by 1-2m. at 6 Ravelston House Road Ravelston Edinburgh EH4 3LW 25/06136/TPO	McLaren Tree Surgery Ltd. FAO: Crawford McLaren 51 Silverknowes View Edinburgh EH4 5PS	Mr Mike Dobson., 6 Ravelston House Road Edinburgh EH4 3LW	Delegated Decision	Registered on: 21/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Murrayfield TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Corstorphine Conservation Area	Installation of Solar PV on building rooftop. at 5 Kirk Loan Edinburgh EH12 7HD 25/04257/CLP	Absolute Solar And Wind Ltd. FAO. Robert Armstrong. Arisaig Farm Gartocharn Loch Lomond And The Trossachs National Park Glasgow G83 8ND	Edinburgh Community Solar Coop C/o Energy4All., Trinity Enterprise Centre Unit 26 Barrow-in-Furness England LA14 2PN	Delegated Decision	Registered on: 11/11/2025	Graham Fraser graham.fraser@edinburgh.gov.uk Community Council: Corstorphine + Clermiston CLE and CLP submissions
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[Wards](#)

Ward No. B07 – Sighthill/Gorgie

1. Planning Applications

	Form single storey extension to side (gable) of existing semi-detached villa. at 2 Longstone Terrace Edinburgh EH14 2AL 25/06056/FUL	Paul Graham. 4 Longstone View Edinburgh EH14 2AN	Mr Craig Shaw., 2 Longstone Terrace Parkhead Edinburgh EH14 2AL	Local Delegated Decision	Registered on: 17/11/2025 <u>Comments Due by</u> 15.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Longstone Householder Developments
	Proposed erection of sun lounge to rear of ground floor flat. at 36 Sighthill Road Sighthill Edinburgh EH11 4PD 25/06111/FUL	Arkiplan Ltd. (Bo'Ness) Sean Elder. 28 Grahamsdyke Place Bo'Ness EH51 9QZ	Mr B Patel., 36 Sighthill Road Sighthill Edinburgh EH11 4PD	Local Delegated Decision	Registered on: 19/11/2025 <u>Comments Due by</u> 15.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Sighthill, Broomhouse + Parkhead 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. B08 – Colinton/Fairmilehead

1. Planning Applications

	Increase size of dormers to front and rear of the property. at 19 Redford Drive Edinburgh EH13 0BG 25/06047/FUL	Stuart Robinson. (Jordan Lane). Flat 2 9 Jordan Lane Edinburgh EH10 4RB	Mrs Gaenor Cassell., 19 Redford Drive Redford Edinburgh EH13 0BG	Local Delegated Decision	Registered on: 17/11/2025 <u>Comments</u> <u>Due by</u> 15.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Colinton Householder Developments
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Colinton Conservation Area	Advertisement of the following types: Fascia sign. at 26 Bridge Road Colinton Edinburgh EH13 0LQ 25/06108/ADV		MDA Studio (Edinburgh) Ltd., FAO: David Moore 65 Redford Avenue Edinburgh Scotland EH13 0BU	Delegated Decision	Registered on: 19/11/2025 <u>Comments</u> <u>Due by</u> 10.12.2025	Local1 Team Community Council: Colinton Advertisements
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Colinton Conservation Area	Change of use for an existing residential flat to be used as a short term let property. at 20B Bridge Road Colinton Edinburgh EH13 0LQ 25/06116/FULSTL	David Paton Building Consultancy. 13 High Street Loanhead EH20 9RH	Mrs Lorraine Pun., 20B Bridge Road Edinburgh EH13 0LQ	Local Delegated Decision	Registered on: 19/11/2025 <u>Site Notice posted on:</u> 28/11/2025 <u>Advertised on:</u> 28/11/2025 <u>Comments</u> <u>Due by</u> 19.12.2025	Improvement Team Community Council: Colinton Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

	Large beech tree light pruning (1.5m, 20%) of left branches, and light (1.5m, 20%) crown reduction. at 48 Bonaly Road Colinton Edinburgh EH13 0EQ 25/06155/TPO	Steven Purdie. 6 Craighleith Hill Crescent Edinburgh EH4 2JE	Ms Stephanie Whyte., 8 Bonaly Road Edinburgh EH13 0EQ	Delegated Decision	Registered on: 24/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Colinton TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Take down existing conservatory. Construct new single storey mono pitched roof extension to the rear of the property. at 28 Buckstone Lea Buckstone Edinburgh EH10 6XE 25/06007/CLP	Stuart Robinson. (Jordan Lane). Flat 2 9 Jordan Lane Edinburgh EH10 4RB	Ms Shelley Hutton., 28 Buckstone Lea Edinburgh Scotland EH10 6EX	Delegated Decision	Registered on: 14/11/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Fairmilehead CLE and CLP submissions
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[Wards](#)

Ward No.B09 – Fountainbridge/Craiglockhart

1. Planning Applications
2. Proposal of Application Notice
3. Trees in Conservation Area
4. Tree Preservation Orders
5. Prior Notification - Telecommunications
6. Certificate of Lawfulness Existing
7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B10 – Morningside

1. Planning Applications

Morningside Conservation Area	Ground floor additions to form new utilities wing to north, garage and gym wing to south, demolish existing rear utility. Build new kitchen / dining space. Minor internal alterations to upgrade existing bathrooms. Provide two new bedrooms and shower room within existing roof profile. Provide new insulation sarking and replace slates to match. New dormer to front. at 13 Corrennie Gardens Edinburgh EH10 6DG 25/05862/FUL	Tom Bomford Studio. Lyne Cottage Dalginross Comrie PH6 2HB	Ms Brett Burns. 13 Corrennie Gardens Edinburgh EH10 6DG	Local Delegated Decision	Registered on: 06/11/2025 <u>Site Notice posted on:</u> 28/11/2025 <u>Advertised on:</u> 28/11/2025 <u>Comments Due by</u> 19.12.2025	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Morningside Householder Developments
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Marchmont, Meadows And Bruntsfield Conservation Area	Remove existing front door and replace with metal framed bi-fold doors with fanlight. Form new opening and install new metal framed angled box window. Internal alterations to relocate stair. at 16A Meadow Place Edinburgh EH9 1JR 25/05868/FUL	Stuart Robinson. Flat 2 9 Jordan Lane Edinburgh EH10 4RB	Ms Beatrice Christie. 16A Meadow Place Edinburgh EH9 1JR	Local Delegated Decision	Registered on: 06/11/2025 <u>Site Notice posted on:</u> 28/11/2025 <u>Advertised on:</u> 28/11/2025 <u>Comments Due by</u> 19.12.2025	Anika Taylor anika.taylor@edinburgh.gov.uk Community Council: Marchmont + Sciennes Householder Developments
Listed Category: B Morningside Conservation Area	Seeking Listed Building consent to replace the existing single glazed casement window with double glazed upgrades. Full restoration of the original case, manufacture and install like-for-like casement sash with Heritage 'slimlite' double glazing. Careful attention will be given when manufacturing new like for like sash. All window moulds, dimensions and features of the original sash will be retained and replicated on the new sash. at 53 Nile Grove Edinburgh EH10 4RE 25/06001/LBC	Hermitage Windows Ltd. FAO: Alistair Jamieson 17-21 East Mayfield Newington Edinburgh EH9 1SE	53 Nile Grove Edinburgh EH10 4RE	Delegated Decision	Registered on: 14/11/2025 <u>Site Notice posted on:</u> 28/11/2025 <u>Advertised on:</u> 28/11/2025 <u>Comments Due by</u> 19.12.2025	Local1 Team Community Council: Morningside Listed building and Con Area Consents
Merchiston And Greenhill Conservation Area	Extending the existing external metal side stairs to the attic level, creating a new access to the attic and all related works. at 32 Polwarth Terrace Edinburgh EH11 1LX 25/06048/FUL	ABC Architecture. Enrico Nasolini. 18A Rothesay Place Edinburgh EH3 7SQ	Mrs Genevieve Warick. 32 Polwarth Terrace Edinburgh EH11 1LX	Local Delegated Decision	Registered on: 19/11/2025 <u>Site Notice posted on:</u> 28/11/2025 <u>Advertised on:</u> 28/11/2025 <u>Comments Due by</u> 19.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Merchiston Householder Developments

Morningside Conservation Area	Proposed replacement of existing driveway metal gates with widened driveway gates and new metal railings on top of existing stone wall at front and side boundary. at 3 Midmar Avenue Morningside Edinburgh EH10 6BS 25/06079/FUL	Charlotte Square Property Group. Philip Campbell. 10 Craigmillar Park Edinburgh EH16 5NE	Mr And Mrs Will and Nicola Connor. 3 Midmar Avenue Edinburgh EH10 6BS	Local Delegated Decision	Registered on: 18/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside Householder Developments
Merchiston And Greenhill Conservation Area	Advertisement of the following types: Box Sign, Projecting Sign. at 17 Church Hill Place Morningside Edinburgh EH10 4BE 25/06091/ADV		Oak Noir Design Ltd. Mr Daniel Brown 17 Church Hill Place Edinburgh EH104BE	Delegated Decision	Registered on: 19/11/2025 Comments Due by 10.12.2025	Local1 Team Community Council: Merchiston Advertisements
Morningside Conservation Area	Remove existing porch and extend dwellinghouse to form new entrance raising height of existing garage wallhead. Erect a garden room. at 12 Nile Grove Edinburgh EH10 4RF 25/06105/FUL	F.E.M Building Design. FAO: Douglas Mack 8 Plantain Grove Lenzie Glasgow G66 3NE	Mr K O'Shaughnessy. 12 Nile Grove Edinburgh EH10 4RF	Local Delegated Decision	Registered on: 19/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside Householder Developments
Listed Category: A Merchiston And Greenhill Conservation Area	Internal alteration to flat to increase landing on upper floor to increase circulation space. at Flat 3 5 Bruntsfield Crescent Bruntsfield Edinburgh EH10 4EZ 25/06114/LBC	Planning & Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DA	Flat 3 5 Bruntsfield Crescent Bruntsfield Edinburgh EH10 4EZ	Delegated Decision	Registered on: 19/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Merchiston Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Morningside Conservation Area	Ash tree approx 8m north west boundary reduce by upto 20%, Apple tree approx 8m middle of rear garden reduce by upto 20%. Small cherry, neighbours tree west boundary cut back to boundary approx 10%. at 3 And 5 Braidburn Terrace Morningside Edinburgh EH10 6EU 25/06066/TCO	Iain Craig & Sons. Andrew Craig. 4 Hunter Avenue Loanhead EH20 9SQ	Mr Charlie Herbert., 5 Braidburn Terrace Edinburgh EH10 9EU	Delegated Decision	Registered on: 19/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
Morningside Conservation Area	Copper beech (Fagus sylvatica purpurea) Ref No: T0993, T0994. at 10 Midmar Drive Morningside Edinburgh EH10 6BU 25/06093/TCO	KBAD. FAO: Kerr Blyth 106 Biggar Road Edinburgh EH10 7DU	Mr Gordon Brebner., 10 Midmar Drive Edinburgh EH10 6BU	Delegated Decision	Registered on: 19/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
Listed Category: B Merchiston And Greenhill Conservation Area	T1 yew, T2 norway maple, T3 sycamore, T4 norway maple, T5 ash, T6 & T11 lawson cypress, T7 monterey cypress, T8 birch, T9 larch, T10 atlas cedar remove tree. at 1 Church Hill Morningside Edinburgh EH10 4BG 25/06132/TCO	Edinburgh Tree Surgeons. FAO: Alan Dewar 54 Penicuik Road Roslin EH25 9LH	Ms Emily Macalister Hall., 1 Church Hill Edinburgh EH10 4BG	Delegated Decision	Registered on: 20/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
Merchiston And Greenhill Conservation Area	T1 Cherry reduction. at 10 Abbotsford Crescent Morningside Edinburgh EH10 5DY 25/06161/TCO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Mr Mr Richard Thomas., 10 Abbotsford Crescent Edinburgh EH10 5DY	Delegated Decision	Registered on: 24/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions

Merchiston And Greenhill Conservation Area	Pear remove. at 26 Greenhill Gardens Bruntsfield Edinburgh EH10 4BP 25/06164/TCO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Mr Bruce Mickel., 26 Greenhill Gardens Edinburgh EH10 4BP	Delegated Decision	Registered on: 24/11/2025	Tree Team planningtrees@edi nburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Use of the property as an HMO for ten occupants. at 3F1 34 Marchmont Road Edinburgh EH9 1HX 25/05777/CLE		Abdul Ali., 1 Seaview Terrace Edinburgh EH15 2HD	Delegated Decision	Registered on: 17/11/2025	Local1 Team Community Council: Marchmont + Sciennes CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B11 – City Centre

1. Planning Applications

World Heritage Site Listed Category: B New Town Conservation Area	Improvement to existing dwelling ventilation and replacement boiler, (in retrospect). at 23 Carlton Terrace Mews Calton Hill Edinburgh EH7 5DA 25/05118/FUL	Grant Murray Architects. FAO: Aimee Trainer 30 Bell Street Glasgow G1 1LG	Warmworks., 1 Carmichael Place Edinburgh EH6 5PH	Local Delegated Decision	Registered on: 10/11/2025 <u>Site Notice posted on:</u> 28/11/2025 <u>Advertised on:</u> 28/11/2025 <u>Comments Due by</u> 19.12.2025	Local1 Team Community Council: New Town + Broughton Householder Developments
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World Heritage Site Listed Category: B New Town Conservation Area	Proposed improvements to existing dwelling flat. Including secondary glazing, ventilation, replacement boiler and radiators. at 23 Carlton Terrace Mews Calton Hill Edinburgh EH7 5DA 25/05129/LBC	Grant Murray Architects Ltd. Aimee Trainer. 30 Bell Street Glasgow G1 1LG	1 Carmichael Place Edinburgh Scotland EH6 5PH	Delegated Decision	Registered on: 10/11/2025 <u>Site Notice posted on:</u> 28/11/2025 <u>Advertised on:</u> 28/11/2025 <u>Comments Due by</u> 19.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
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World Heritage Site Listed Category: A New Town Conservation Area	Reconfiguration and alterations to property, including reinstating an existing boarded-up window for a new ensuite, relocating the kitchen (to the current master bedroom) and converting the small existing kitchen to a guest room. Creating a new, double doorway between the new kitchen and living room, and reconfiguring utility and bathroom spaces. at 2F2 7 India Street Edinburgh EH3 6HA 25/05849/LBC	Affect Studio. FAO: Murdo McDermid Tribe Porty 19 Windsor Place Edinburgh EH15 2AJ	2F2 7 India Street Edinburgh EH3 6HA	Delegated Decision	Registered on: 17/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: New Town + Broughton 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 25/05876/FUL	Galliford Try Digital Infrastructure. FAO: Jodie Kane 2 Lochside View PO Box 17452 Edinburgh EH12 1LB	Cornerstone., Hive 2 1530 Arlington Business Park Hive 2 Theale RG7 4SA	Local Delegated Decision	Registered on: 06/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Tollcross Telecommunications
World Heritage Site Listed Category: B New Town Conservation Area	Ground floor fit out of existing retail unit including new flooring, new lighting, new fixtures, new shopfront decoration and new signage. at 48 Frederick Street New Town Edinburgh EH2 1EX 25/05945/LBC	AMD Interior Architecture. (Kew). Andrew Martin 159 Mortlake Road Kew TW9 4AW	5 & 6 Orbital Centre Cockerell Close Gunnels Wood Road Stevenage SG1 2NB	Delegated Decision	Registered on: 19/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents

World Heritage Site Listed Category: A New Town Conservation Area	Replace existing sashes to existing sash and case windows and add new conservation type velux roof light to East roof slope. at 3F 1 Manor Place New Town Edinburgh EH3 7DH 25/06003/LBC	David Sinclair. 40 Corstorphine Hill Gardens Edinburgh EH12 6LA	1 Manor Place Edinburgh EH3 7DH	Delegated Decision	Registered on: 14/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: West End Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	New painted facade, installation of signage, replacement rear mounted plant and extended rear mounted flue. at 9 - 11 Hanover Street Edinburgh EH2 2DL 25/06032/LBC	Pritchett Planning Consultancy. FAO: Phil Pritchett PO Box 8052 Edinburgh EH16 5ZF	9 - 11 Hanover Street New Town Edinburgh EH2 2DL	Delegated Decision	Registered on: 17/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Planning permission for frontage alterations and extension of rear flue and replacement rear mounted plant. at 9 - 11 Hanover Street Edinburgh EH2 2DL 25/06034/FUL	Pritchett Planning Consultancy. FAO: Phil Pritchett PO Box 8052 Edinburgh EH16 5ZF	Bella Group Holdings Limited., 9 - 11 Hanover Street New Town Edinburgh EH2 2DL	Local Delegated Decision	Registered on: 17/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	New French doors and Juliette balcony is being proposed to be added to the rear of the property in replacement of the existing windows. proposed balcony to match existing balcony of 16 Royal Crescent. at 18 Royal Crescent Edinburgh EH3 6QA 25/06045/LBC	Ian Forbes Architect. (Leith Wk). FAO: Ian Forbes Studio 2, The Red Stonestone 130 Leith Walk Edinburgh EH6 5DT	18 Royal Crescent Edinburgh EH3 6QA	Delegated Decision	Registered on: 17/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents

World Heritage Site Listed Category: A New Town Conservation Area	New rear French doors being proposed with new Juliette balconies to match the rear of 16 Royal Crescent. at 18 Royal Crescent Edinburgh EH3 6QA 25/06046/FUL	Ian Forbes Architect. (Leith Wk). FAO: Ian Forbes Studio 2, The Red Stonestone 130 Leith Walk Edinburgh EH6 5DT	Mr Andy & Mrs Hannah Brimelow., 18 Royal Crescent Broughton Edinburgh EH3 6QA	Local Delegated Decision	Registered on: 17/11/2025 <u>Site Notice posted on:</u> 28/11/2025 <u>Advertised on:</u> 28/11/2025 <u>Comments Due by</u> 19.12.2025	Local1 Team Community Council: New Town + Broughton Householder Developments
World Heritage Site Listed Category: B Old Town Conservation Area	Fabric repairs are proposed to John Knox house focusing on the rebuilding of a previously taken down front chimney, new chimney copes to 3no chimneys and general maintenance repairs including repointing the front elevations. at Scottish Storytelling Centre 43 High Street Edinburgh EH1 1SR 25/06054/LBC	Mill Architects. FAO: Jo Parry-Geddes 5 Easter Dalmeny Edinburgh EH30 9TS	121 George Street Edinburgh EH2 4YN	Delegated Decision	Registered on: 17/11/2025 <u>Site Notice posted on:</u> 28/11/2025 <u>Advertised on:</u> 28/11/2025 <u>Comments Due by</u> 19.12.2025	Local1 Team Community Council: Old Town Listed building and Con Area Consents
World Heritage Site Listed Category: A Old Town Conservation Area	Change of use from a flat (sui generis) to a short term let (sui generis). at Flat 4 5 Ramsay Garden Old Town Edinburgh EH1 2NA 25/06075/FULSTL	Brodies LLP. (Ed). George Sismey-Durrant. Capital Square 58 Morrison Street Edinburgh EH3 8BP	Elder Homes., Cluny Lodge 10-16 Cluny Drive Edinburgh EH10 6DP	Local Delegated Decision	Registered on: 18/11/2025 <u>Site Notice posted on:</u> 28/11/2025 <u>Advertised on:</u> 28/11/2025 <u>Comments Due by</u> 19.12.2025	Lesley Porteous lesley.porteous@edinburgh.gov.uk Community Council: Old Town Other Developments - Local

Marchmont, Meadows And Bruntsfield Conservation Area	Extending front and rear dormers to existing second floor rooms. at 61A Gilmore Place Tollcross Edinburgh EH3 9NT 25/06092/FUL	TDS - Technical Design Solutions. Fraser Pitkeathly. 20 Grange Road Monifieth Dundee DD5 4LR	Mr Craig Valente-Wallace., 61A Gilmore Place Tollcross Edinburgh EH3 9NT	Local Delegated Decision	Registered on: 21/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Tollcross Householder Developments
World Heritage Site Listed Category: A New Town Conservation Area	Replacement of existing timber sash windows with new windows containing pre-installed slimline glazing units. Historical window format to be reinstated on the frontage. at 3 Heriot Row New Town Edinburgh EH3 6HU 25/06100/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	3 Heriot Row Edinburgh EH3 6HU	Delegated Decision	Registered on: 19/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Replace the existing single glazed sash and case windows with double glazed upgrades. Full restoration of the original case, manufacture and install like-for-like sashes with Heritage 'slimlite' double glazing. All window moulds, dimensions and features of the original sashes will be retained and replicated on the new sashes. at GF 14 Eglinton Crescent New Town Edinburgh EH12 5DD 25/06101/LBC	Hermitage Windows Ltd. (Newington). Alistair Jamieson. 17-21 East Mayfield Newington Edinburgh EH9 1SE	14 Eglinton Crescent Edinburgh EH12 5DD	Delegated Decision	Registered on: 19/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: West End Listed building and Con Area Consents

World Heritage Site	Retrospective change of use to premises to form short term let accommodation. at 5A Walker Street New Town Edinburgh EH3 7JY	CM Architects. FAO: Alistair Cruickshank 137 Norse Road Glasgow G14 9EH	Crownmere Limited., 21 Hill Street Edinburgh EH3 2JP	Local Delegated Decision	Registered on: 20/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Improvement Team Community Council: West End Other Developments - Local
Listed Category: A						
New Town Conservation Area	25/06119/FULSTL					

2. Proposal of Application Notice

3. Trees in Conservation Area

Coltbridge And Wester Coates Conservation Area	T1 & T2 cherry remove. H1 privet hedge remove portions. at 27 Wester Coates Avenue Wester Coates Edinburgh EH12 5LS	Edinburgh Tree Surgeons. FAO: Alan Dewar 54 Penicuik Road Roslin EH25 9LH	Mrs Vivienne Whyte., 27 Wester Coates Avenue Edinburgh EH12 5LS	Delegated Decision	Registered on: 20/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Murrayfield TCO and TPO submissions
	25/06078/TCO					

Coltbridge And Wester Coates Conservation Area	t1 birch - remove tree, t2 beech - remove tree at 3A West Coates Wester Coates Edinburgh EH12 5JQ	Edinburgh Tree Surgeons. (Roslin). Alan Dewar. 54 Penicuik Road Roslin EH25 9LH	Mr Peter Stephen., 3A West Coates Edinburgh EH12 5JQ	Delegated Decision	Registered on: 19/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Murrayfield TCO and TPO submissions
	25/06103/TCO					

World Heritage Site	T1 Willow remove branches growing towards property back to thicker cord wood crown reduce by 1.5-2.5m. T2 Willow sectional fell to ground level. at GF 33 Chester Street New Town Edinburgh EH3 7EN	McLaren Tree Surgery Ltd. FAO: Crawford McLaren 51 Silverknowes View Edinburgh EH4 5PS	Mr Michael Connolly., 33 Chester Street Edinburgh EH3 7EN	Delegated Decision	Registered on: 20/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: West End TCO and TPO submissions
Listed Category: B						
New Town Conservation Area	25/06121/TCO					

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

World Heritage Site	Short term let (change of use to term let took place within the last 10 years but is not material change of use).		Mrs Sonia Miller., Druids Park House The Avenue Murthly Perthshire PH1 4ES	Delegated Decision	Registered on: 20/11/2025	Ross McFarlane ross.mcfarlane1@edinburgh.gov.uk Community Council: New Town + Broughton CLE and CLP submissions
Listed Category: B	at 2F2 186 Rose Street New Town Edinburgh EH2 4BA					
New Town Conservation Area	25/05989/CLESTL					

World Heritage Site	Application for a certificate of lawfulness for a Short Term Let.		Mr David Rennie, 11A Royal Crescent Edinburgh EH3 5BS	Delegated Decision	Registered on: 19/11/2025	Lesley Porteous lesley.porteous@edinburgh.gov.uk Community Council: Old Town CLE and CLP submissions
Listed Category: A	at Flat 30 50 North Bridge Old Town Edinburgh EH1 1QN					
Old Town Conservation Area	25/06002/CLESTL					

World Heritage Site	Use of a house as self-catering accommodation by individuals, families or (otherwise) up to 5 resident occupiers. (Class 9 use).	STL Solutions. FAO: Craig Douglas Clockwise Savoy Tower, 77 Renfrew Street Glasgow G2 3BZ	Mr Lukasz Koscielniak., 8 Abbeyhill Crescent Edinburgh EH8 8DZ	Delegated Decision	Registered on: 17/11/2025	Ross McFarlane ross.mcfarlane1@edinburgh.gov.uk Community Council: Old Town CLE and CLP submissions
Old Town Conservation Area	at 8 Abbeyhill Crescent Edinburgh EH8 8DZ					
	25/06033/CLESTL					

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B12 – Leith Walk

1. Planning Applications

Leith Conservation Area	Advertisement of the following types : Fascia Sign, Hoarding at 100, 102, 104 Leith Walk Edinburgh EH6 5DT	Contour Town Planning. (Harrison Rd). FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Islam Mohammed., 12 Merchiston Place Edinburgh EH10 4NR	Delegated Decision	Registered on: 18/11/2025 <u>Comments</u> <u>Due by</u> 09.12.2025	Local1 Team Community Council: Leith Central Advertisements
	25/06076/ADV					

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B13 – Leith

1. Planning Applications

Listed Category: B Leith Conservation Area	Alter and change the use of commercial premises to form three dwellings. at 96 - 98 Constitution Street Edinburgh EH6 6AW 25/05860/LBC	Gilberts. FAO: George Gilbert 39 Grassmarket Edinburgh EH1 2HS	96 - 98 Constitution Street Edinburgh EH6 6AW	Delegated Decision	Registered on: 18/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents
Listed Category: C Leith Conservation Area	Replacement of existing timber sash and case windows on a like-for-like basis with new windows incorporating slimline glazing units. All historical detail to be matched / reinstated. at 3F 4 Casselbank Street Edinburgh EH6 5HA 25/06071/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	3F 4 Casselbank Street Edinburgh EH6 5HA	Delegated Decision	Registered on: 18/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents
Listed Category: C Leith Conservation Area	Existing single glazed timber sash and case windows replaced with new double glazed timber sash and case windows to match existing. at 2F2 32 Great Junction Street North Leith Edinburgh EH6 5LA 25/06102/LBC	Robert Slaney. 3F2 48 Bruntsfield Gardens Edinburgh EH10 4DZ	2F2 32 Great Junction Street North Leith Edinburgh EH6 5LA	Delegated Decision	Registered on: 19/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Leith Harbour + Newhaven 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

Leith Conservation Area	Short term let use. at Flat 5 20 Timber Bush North Leith Edinburgh EH6 6QH 25/06113/CLESTL	QB Wood Architects. FAO: Sarah Brown The Station Masters Office Station Road South Queensferry EH30 9JP	Mr & Mrs Elwyn Soutter., 60 Ardlone Road Randalstown Co Antrim BT41 3HX	Delegated Decision	Registered on: 19/11/2025	Improvement Team Community Council: Leith Harbour + Newhaven CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

1. Planning Applications

	Rear extension and conversion of a garage associated to existing ground floor flat. at 33 Baronscourt Terrace Mountcastle Edinburgh EH8 7EN 25/05748/FUL	Peter Howden. 19-1 Learmonth Gardens Edinburgh EH4 1HB	Ms Catherine Wallace., 33 Baronscourt Terrace Edinburgh EH8 7EN	Local Delegated Decision	Registered on: 21/11/2025 <u>Comments</u> <u>Due by</u> 12.12.2025	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Northfield + Willowbrae 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

	Convert existing garage and raise roof. at 59 Restalrig Avenue Edinburgh EH7 6PN 25/06053/CLP	R2 Draughting Services Ltd. Ross Mullen. 73 Moffat Walk Tranent EH33 2QN	Ms Ann Pratt., 59 Restalrig Avenue Edinburgh Scotland EH7 6PN	Delegated Decision	Registered on: 17/11/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank CLE and CLP submissions
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[Wards](#)

Ward No. B15 – Southside/Newington

1. Planning Applications

Listed Category: B Southside Conservation Area	Proposed internal alterations to form ensuite and refurbishment of windows. Frames retained and glass replaced. at Flat 3 23 Newington Road Edinburgh EH9 1QR 25/05898/LBC	Kyla Martin Architectural Service. 97 Newington Road Edinburgh EH9 1QW	Flat 3 23 Newington Road Edinburgh EH9 1QR	Delegated Decision	Registered on: 11/11/2025 <u>Site Notice posted on:</u> 28/11/2025 <u>Advertised on:</u> 28/11/2025 <u>Comments Due by</u> 19.12.2025	Local1 Team Community Council: Southside Listed building and Con Area Consents
Grange Conservation Area	Refurbishment of two adjoining garages under separate ownership and the formation of a new external spiral staircase to the rear of 46 1F. at GF, 1F 46 St Alban's Road Edinburgh EH9 2LU 25/05909/FUL		Mr Luca Brunelli., 46 St Alban's Road Edinburgh EH9 2LU	Local Delegated Decision	Registered on: 11/11/2025 <u>Site Notice posted on:</u> 28/11/2025 <u>Advertised on:</u> 28/11/2025 <u>Comments Due by</u> 19.12.2025	Mathilde Delestre mathilde.delestre @edinburgh.gov.uk Community Council: Grange + Prestonfield Householder Developments
Listed Category: B Southside Conservation Area	Proposed internal alterations to remove and replace existing supporting steelwork, install kitchen appliances, serving counter, erect accessible WC along with proposed external signage and replacement of windows. at 11 St Patrick Square Newington Edinburgh EH8 9EZ 25/05949/LBC	Gordon Ramsay (Glebe Pl.). 3 Glebe Place Fife Burntisland KY3 0ES	11 St. Patrick Square Edinburgh UK EH8 9EZ	Delegated Decision	Registered on: 12/11/2025 <u>Site Notice posted on:</u> 28/11/2025 <u>Advertised on:</u> 28/11/2025 <u>Comments Due by</u> 19.12.2025	Local1 Team Community Council: Southside Listed building and Con Area Consents

Listed Category: B Southside Conservation Area	Proposed external works extend to replacement of the existing timber windows and entrance door. New external signage. at 11 St Patrick Square Newington Edinburgh EH8 9EZ 25/05950/FUL	Gordon Ramsay (Glebe Pl.). 3 Glebe Place Fife Burntisland KY3 0ES	Mr Nadim Ahmed., 11 St Patrick Square Newington Edinburgh EH8 9EZ	Delegated Decision	Registered on: 17/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Southside Other Developments - Local
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Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Replace the existing single glazed sash and case windows with double glazed upgrades. Full restoration of the original case, manufacture and install like-for-like sashes with Heritage 'slimlite' double glazing. Careful attention will be given when manufacturing new like for like sashes. All window moulds, dimensions and features of the original sashes will be retained and replicated on the new sashes. at 1F 1 Sylvan Place Sciennes Edinburgh EH9 1LH 25/05952/LBC	Hermitage Windows Ltd. (Newington). Alistair Jamieson. 17-21 East Mayfield Newington Edinburgh EH9 1SE	1F 1 Sylvan Place Sciennes Edinburgh EH9 1LH	Delegated Decision	Registered on: 12/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Marchmont + Sciennes Listed building and Con Area Consents
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	Proposed 2 No. parking spaces and driveway. at GF2 17 Langton Road Blackford Edinburgh EH9 3DA 25/06018/FUL	Niall Young Architecture Ltd. FAO: George Young 1 Duke Street Dalkeith Edinburgh EH22 1BG	Ms J Darling., 17 Langton Road Edinburgh EH9 3DA	Local Delegated Decision	Registered on: 14/11/2025 Comments Due by 11.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Grange + Prestonfield Householder Developments
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Listed Category: B Southside Conservation Area	Proposed removal of cast iron entrance gates to car park and installation of new heritage bollards. at 42 - 76 Pleasance Edinburgh EH8 9TJ 25/06030/FUL	The University Of Edinburgh. The Department Of Estates 9 Infirmary Street Edinburgh EH1 1NP	The University Court Of The University Of Edinburgh., Old College 68 South Bridge Edinburgh EH8 9YL	Local Delegated Decision	Registered on: 18/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Southside Other Developments - Local
Listed Category: C Waverley Park Conservation Area	Installation of replacement sash and case windows. at 5 Ventnor Terrace Newington Edinburgh EH9 2BW 25/06065/LBC	Mozolowski & Murray. FAO. Steve Battrick. 2-8 Clashburn Way Kinross KY13 8GA	5 Ventnor Terrace Newington Edinburgh EH9 2BW	Delegated Decision	Registered on: 18/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Grange + Prestonfield Listed building and Con Area Consents
Listed Category: A Southside Conservation Area	Erection of rooftop solar PV panels and associated works. at Royal Commonwealth Pool 21 Dalkeith Road Prestonfield Edinburgh EH16 5BB 25/06089/LBC	Stephenson Halliday. Adam McConaghy Exchange Tower 19 Canning Street Edinburgh EH3 8EG	65 Sussex Street Glasgow G41 1DX	Delegated Decision	Registered on: 19/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Southside Listed building and Con Area Consents
Listed Category: A Southside Conservation Area	Erection of rooftop solar PV panels and associated works. at Royal Commonwealth Pool 21 Dalkeith Road Prestonfield Edinburgh EH16 5BB 25/06090/FUL	Stephenson Halliday. Adam McConaghy Exchange Tower 19 Canning Street Edinburgh EH3 8EG	Edinburgh Community Solar Co-Op. C/o Energy4All., 65 Sussex Street Glasgow United Kingdom G41 1DX	Local Delegated Decision	Registered on: 20/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Southside Other Developments - Local

World Heritage Site Listed Category: B Southside Conservation Area	Application to replace 5 timber sash and case, single glazed windows, with 5 new sympathetic timber sash and case, vacuum double glazed windows to match the configuration of existing. at Flat 19 6 Drummond Street Southside Edinburgh EH8 9TU 25/06109/LBC	Neil Middleton Architects. Eleanor Hyde. 15 Old Fishmarket Close Edinburgh EH1 1AE	Flat 19 6 Drummond Street Southside Edinburgh EH8 9TU	Delegated Decision	Registered on: 19/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Southside Listed building and Con Area Consents
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Listed Category: A Southside Conservation Area	Alter west elevation to create louvred grilles in turn connected to internal ductwork within services areas. at 30 George Square Southside Edinburgh EH8 9LJ 25/06134/LBC	CLWG Architects. FAO: David Willis 38 Dean Park Mews Edinburgh EH4 1ED	University Main Library 30 George Square Edinburgh EH8 9LE	Delegated Decision	Registered on: 21/11/2025 Site Notice posted on: 28/11/2025 Advertised on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Southside Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

Grange Conservation Area	T1 Yew - Raise and reduce, T2 Lime - Reduce. at 13 Dalrymple Crescent Grange Edinburgh EH9 2NX 25/06085/TCO	Lord Of The Trees. (Dunbar). FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Ms Aimee Chadha., 13 Dalrymple Crescent Grange Edinburgh EH9 2NX	Delegated Decision	Registered on: 18/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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Grange Conservation Area	Birch, betula pendula, located in front garden height 4m, spread 6-6.5m, DBH 310mm reduce height by 1-1.5m, reduce spread by approx. 0.75 to 1m radius. at 40 St Alban's Road Grange Edinburgh EH9 2LU 25/06159/TCO	Root And Branch Arboriculture Ltd. FAO: Duncan Brooks 2 Trevelyan Place Pencaitland EH34 5AH	Mrs Pamela Scott., 40 St Albans Road Edinburgh EH9 2LU	Delegated Decision	Registered on: 24/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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4. Tree Preservation Orders

Listed Category: B Blacket Conservation Area	3 x small cherry trees approx. 7m, wide crowns reduce by upto 30%. Holly shrub approx. 7m reduce by 1.5m. at 8 Salisbury Road Newington Edinburgh EH16 5AB 25/05865/TPO	Andrew Craig. 4 Hunter Avenue Loanhead EH20 9SQ	Mr Martin Nailor., 8 Salisbury Road Edinburgh EH16 5AB	Delegated Decision	Registered on: 24/11/2025	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

Craigmillar Park Conservation Area	Replacement of cedar tiled roof with slate tiles. at 3 Blackbarony Road Mayfield Edinburgh EH16 5QP 25/05294/CLP	Kyla Martin Architectural Services. 97 Newington Road Edinburgh EH9 1QW	Mrs Valerie Anne Ruckley., 3 Blackbarony Road Edinburgh EH16 5QP	Delegated Decision	Registered on: 19/11/2025	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Grange + Prestonfield CLE and CLP submissions
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Listed Category: C Waverley Park Conservation Area	Installation of 'like for like' replacement sash and case windows. at 5 Ventnor Terrace Newington Edinburgh EH9 2BW 25/06067/CLP	Mozolowski & Murray. FAO: Steve Battrick. 2-8 Clashburn Way Kinross KY13 8GA	Mr & Mrs Simon Brassey., 5 Ventnor Terrace Newington Edinburgh EH9 2BW	Delegated Decision	Registered on: 18/11/2025	Local1 Team Community Council: Grange + Prestonfield CLE and CLP submissions
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[Wards](#)

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

	New 'built to rent' 10 flat development with associated management room and stores. at 34 Moredun Park Road Edinburgh EH17 7ET 25/05639/FUL	Whitelaw Associates. FAO: Tom Whitelaw Kitleybrig Kitleyknowe Carlops EH26 9NJ	Moredun Park Development Ltd.,	Delegated Decision	Registered on: 10/11/2025 <u>Comments Due by</u> 10.12.2025	Laura Marshall laura.marshall@edinburgh.gov.uk Community Council: Gilmerton + District Housing - Local
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	Proposed single storey rear extension. at 45 Clippens Drive Burdiehouse Edinburgh EH17 8TU 25/06020/FUL	Lim Yap. 5 The Riggs Auchtermuchty Cupar KY14 7DX	Mr Zhenwen Chen., 45 Clippens Drive Burdiehouse Edinburgh Scotland EH17 8TU	Local Delegated Decision	Registered on: 14/11/2025 <u>Comments</u> <u>Due by</u> 09.12.2025	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

	T1, T2, T3, T4, T5, T6 and T7 grand fir remove tree. at Land To Rear Of 17 Alnwickhill Court Alnwickhill Edinburgh EH16 6YG 25/06107/TPO	Edinburgh Tree Surgeons. (Roslin). Alan Dewar. 54 Penicuik Road Roslin EH25 9LH	Mr Paul Blank., 17 Alnwickhill Court Edinburgh UK EH16 6YG	Delegated Decision	Registered on: 19/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Liberton + District TCO and TPO submissions
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5. Prior Notification - Telecommunications

	1 x 9m light wooden pole. at Proposed Telecoms Apparatus 15 Metres South Of 8 St Katharine's Crescent Gracemount Edinburgh 25/05992/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
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	5m stub mast and headframe (galvanised steel, grey) 12 No. antennas (RAL7035 Grey) 4 No. dishes (3 No. 300mm; 1 No. 600mm) (RAL7035 Grey) 4 No. cabinets (2 No. 725x850x2100mm; 2 No. 650x600x2000mm) (RAL7035 Grey), and all ancillary development. at Proposed Telecoms Apparatus 20 Metres East Of 2 Craigour Place Moredun Edinburgh 25/06008/PNT	Galliford Try Telecoms. FAO. Jodie Kane. 2 Lochside View PO Box 17452 Edinburgh EH12 1LB	Cornerstone.,	Delegated Decision	Registered on: 13/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications
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6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Removal of canopies over bay window and front door. Form new full length canopy in keeping with the character of the house. at 90 Gilmerton Place Hyvots Bank Edinburgh EH17 8TR 25/06140/CLP	Kyla Martin Architectural Service. 97 Newington Road Edinburgh EH9 1QW	Mr Dougie Hamilton., 90 Gilmerton Place Edinburgh EH17 8TR	Delegated Decision	Registered on: 21/11/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Gilmerton + District CLE and CLP submissions
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[Wards](#)

Ward No. B17 – Portobello/Craigmillar

1. Planning Applications

Portobello Conservation Area	Internal reconfiguration of ground and first floor, replacement of windows to front and rear elevation, enlarging the roof light to the existing extension, replacing the existing roof light over the stair, enlarging the windows within the existing extension, including a sliding door out to the garden, and replacing the existing garage with a new timber-clad garage. at 4 Esplanade Terrace Edinburgh EH15 2ES 25/05802/FUL	Programm Works Ltd. FAO: Bethan Nelson Programm Works Ltd 20 Parkvale Place Edinburgh EH68AS	Mr Sean Parr., 4 Esplanade Terrace Edinburgh EH15 2ES	Local Delegated Decision	Registered on: 04/11/2025 <u>Site Notice posted on:</u> 28/11/2025 <u>Advertised on:</u> 28/11/2025 <u>Comments Due by</u> 19.12.2025	Anika Taylor anika.taylor@edinburgh.gov.uk Community Council: Portobello (Inactive) Householder Developments
	The installation of an automated teller machine and associated signage. at 1 Pringle Terrace Edinburgh EH16 4JE 25/05881/FUL	NCR Atleos. FAO: Natalie Gaunt Hope Street South Yorkshire S60 1LH	NCR., 9th Floor, 5 Merchant Square Paddington W2 1BQ	Local Delegated Decision	Registered on: 21/11/2025 <u>Comments Due by</u> 15.12.2025	Local1 Team Community Council: Craigmillar (Inactive) Other Developments - Local
	Advertisement of the following types: Fascia sign. at 1 Pringle Terrace Edinburgh EH16 4JE 25/05882/ADV	NCR Atleos. FAO: Natalie Gaunt Hope Street South Yorkshire S60 1LH	NCR., 9th Floor, 5 Merchant Square Paddington W2 1BQ	Delegated Decision	Registered on: 21/11/2025 <u>Comments Due by</u> 12.12.2025	Local1 Team Community Council: Craigmillar (Inactive) Advertisements
	Change of use from residential dwelling (Class 9) to short term let (secondary letting). No external or internal alterations proposed. Property will accommodate up to 5 guests. at 29 Bowes Place Edinburgh EH16 4WL 25/05907/FULSTL		Mrs Sarah Sarwar., 26 Tobias Street Edinburgh EH16 4WG	Local Delegated Decision	Registered on: 17/11/2025 <u>Comments Due by</u> 09.12.2025	Improvement Team Community Council: Craigmillar (Inactive) Other Developments - Local

2. Proposal of Application Notice
3. Trees in Conservation Area
4. Tree Preservation Orders
5. Prior Notification - Telecommunications
6. Certificate of Lawfulness Existing
7. Certificate of Lawfulness Proposed
[Wards](#)

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council
[Wards](#)