

Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **1 December 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](#)
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[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

	Change of use of former golf course (class 11) to temporary extension of vehicle storage compound (class 6) and associated works (in retrospect). at Port Royal Golf Range 8A East Mains Of Ingliston Eastfield Road Newbridge EH28 8TR 25/05942/FUL	Ryden LLP, Exchange Crescent. Simon Wasser. Conference Square 7 Exchange Crescent Edinburgh EH3 8AN	Royal Highland & Agricultural Society Of Scot., RHASS Ingliston House Royal Highland Centre Edinburgh EH28 8NB	Local Delegated Decision	Registered on: 24/11/2025 <u>Site Notice</u> <u>posted on:</u> 05/12/2025 <u>Advertised</u> <u>on:</u> 05/12/2025 <u>Comments</u> <u>Due by</u> 28.12.2025	James Armstrong james.armstrong @edinburgh.gov.uk Community Council: Ratho + District Other Developments - Local
Queensferry Conservation Area	Change of Use from fitness studio (class 11) to restaurant (class 3) at 31 The Loan South Queensferry EH30 9SD 25/06037/FUL		Mr Lewis Gill., 35B High Street Edinburgh EH30 9HN	Delegated Decision	Registered on: 17/11/2025 <u>Site Notice</u> <u>posted on:</u> 05/12/2025 <u>Advertised</u> <u>on:</u> 05/12/2025 <u>Comments</u> <u>Due by</u> 28.12.2025	Local1 Team Community Council: Queensferry + District Other Developments - Local
	Advertisement of the following types: Hoarding. at Advertising Hoarding 45 Metres South Of 9 East Mains Of Ingliston Eastfield Road Newbridge 25/06133/ADV	Wildstone. FAO: Richard Page The Hayloft 2 Far Peak Northleach GL54 3AP	Wildstone Estates Limited., 50 Eastbourne Terrace Paddington London W2 6LG	Delegated Decision	Registered on: 21/11/2025 <u>Comments</u> <u>Due by</u> 12.12.2025	Local1 Team Community Council: Ratho + District Advertisements
	New single storey flat roof extension and first floor extension over existing utility. at 27 Cramond Gardens Cramond Edinburgh EH4 6PT 25/06172/FUL	R2 Draughting Services Ltd. FAO: Ross Mullen 73 Moffat Walk Tranent EH33 2QN	Mr Stuart Caulfield., 27 Cramond Gardens Edinburgh EH4 6PT	Local Delegated Decision	Registered on: 27/11/2025 <u>Comments</u> <u>Due by</u> 19.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo Householder Developments

Queensferry Conservation Area	Proposed garage conversion. at 37 Ashburnham Loan Queensferry South Queensferry EH30 9LE 25/06239/FUL	T Square-Architects. FAO: Claire Gibbons Castleview Steuart Road Bridge Of Allan Stirling FK9 4JX	Mrs Sarah Morris., 37 Ashburnham Loan Queensferry South Queensferry EH30 9LE	Local Delegated Decision	Registered on: 27/11/2025 <u>Site Notice</u> posted on: 05/12/2025 <u>Advertised</u> on: 05/12/2025 <u>Comments</u> Due by 28.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Queensferry + District Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

	Application for a certificate of lawfulness for a short term let. at 34 Bridge Street Newbridge Edinburgh EH28 8SR 25/06096/CLESTL		Sonsar Property Limited., Ms Kishwar Sarwar Gillespie Tax Accountants 2-4 2-4 Salamander Place Leith Edinburgh EH67JB	Delegated Decision	Registered on: 28/11/2025	Ross McFarlane ross.mcfarlane1@ edinburgh.gov.uk Community Council: Ratho + District CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

	Erection of an extension. at 49 Lawson Crescent Queensferry South Queensferry EH30 9JE 25/06175/CLP	John Gordon Associates Ltd. 3 Dean Acres Comrie KY12 9XS	Mr & Mrs Moore., 49 Lawson Crescent South Queensferry EH30 9JE	Delegated Decision	Registered on: 25/11/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Queensferry + District CLE and CLP submissions
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Wards

Ward No. B02 – Pentland Hills

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

	Sitka spruce remove tree. at 41 Johnsburn Road Johnsburn Balerno EH14 7BB 25/06214/TPO	Maxwell Tree Care. FAO: Paul Maxwell 40 Rowantree Avenue Currie EH1 5AU	Mr Alastair Proctor., 41 Johnsburn Road Balerno Edinburgh EH14 7BB	Delegated Decision	Registered on: 01/12/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Balerno TCO and TPO submissions
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5. Prior Notification - Telecommunications

	Notice of Intention to Install Fixed Line Broadband Apparatus. at Proposed Telecoms Apparatus 30 Metres West Of 25 Johnsburn Road Johnsburn Balerno 25/06061/PNT		Openreach., Sahiti Devisetty FTTP Planning & Support	Delegated Decision	Registered on: 18/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Balerno Telecommunications
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6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

1. Planning Applications

	Proposed extension. at 20 Drum Brae Avenue Edinburgh EH12 8TE 25/05828/FUL	John Allan. 41 Fitxallan Place Wester Inch Bathgate Eh48 2UN	Mr Craig McIntosh., 20 Drum Brae Avenue Edinburgh EH12 8TE	Local Delegated Decision	Registered on: 27/11/2025 <u>Comments</u> <u>Due by</u> 18.12.2025	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments
	Erect a new garage at the gable of an end terraced house. at 34 Alan Breck Gardens Clerwood Edinburgh EH4 7HX 25/06174/FUL	Sabahat Hamad. 7C High Station Road Falkirk FK1 5LP	Mr Raju Tarafdar., 34 Alan Breck Gardens Edinburgh EH4 7HX	Local Delegated Decision	Registered on: 27/11/2025 <u>Comments</u> <u>Due by</u> 19.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments

	Rear extension and velux roof light to existing house. at 7 Drum Brae South Craigmount Edinburgh EH12 8DS 25/06200/FUL	Sb-ad. FAO: Laura Bishop 32 Silverknowes Gardens Edinburgh EH4 5NB	Mr And Mrs Laing., 7 Drum Brae South Edinburgh EH12 8DS	Local Delegated Decision	Registered on: 26/11/2025 <u>Comments</u> <u>Due by</u> 17.12.2025	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

	Upgrade of existing telecommunications base station at drumbrae drive, edinburgh, EH4 7BY NGR e320102 n674439. at Telecoms Apparatus 38 Metres South Of 8 Drum Brae Drive Clerwood Edinburgh 25/06060/PNT	WHP Telecoms Limited. (Warrington). Susan McMorrow MRTPI. 401 Faraday Street Warrington WA3 6GA	Hutchison 3G UK.,	Delegated Decision	Registered on: 18/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Telecommunications
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	The removal and replacement of 3 No. antennas and ancillary development thereto. at Telecoms Apparatus 134 Metres North East Of Broadway Park South Gyle Broadway South Gyle Edinburgh 25/06185/PNT	Avison Young. (Manchester). FAO: Rebecca Skerrett 6th Floor, 11 York Street 7 Norfolk Street Manchester M2 2AW	Hutchison 3G UK.,	Delegated Decision	Registered on: 20/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Corstorphine + Gyle Telecommunications
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6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B04 – Forth

1. Planning Applications

	Upper extension above existing living room. at 45 Craighall Crescent Trinity Edinburgh EH6 4SL 25/06218/FUL	Biomorphis. FAO: Adriana Koluszko Drill Hall 36 Dalmeny Street Edinburgh EH6 8RG	Mrs Victoria Adam. 45 Craighall Crescent Edinburgh EH6 4SL	Local Delegated Decision	Registered on: 26/11/2025 <u>Comments Due by</u> 19.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Trinity 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. B05 – Inverleith

1. Planning Applications

World Heritage Site Listed Category: C New Town Conservation Area	Electrical rewire, installation of new radiators, change of windows to double glazed timber sash and case units. at 2F 9 Belgrave Place Dean Edinburgh EH4 3AN 25/06017/LBC	Architectural Building & Design Consultants Ltd. FAO: Fraser Sheerin 18A Rothesay Place Edinburgh EH3 7SQ	2F 9 Belgrave Place Edinburgh EH4 3AN	Delegated Decision	Registered on: 14/11/2025 <u>Site Notice posted on:</u> 05/12/2025 <u>Advertised on:</u> 05/12/2025 <u>Comments Due by</u> 28.12.2025	Local1 Team Community Council: West End Listed building and Con Area Consents
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Listed Category: C New Town Conservation Area	Proposal to replace 6 No. existing single glazed, timber sash and case windows with new double glazed, timber sash and case windows. at 1F1 2 Airle Place Broughton Edinburgh EH3 5DU 25/06177/LBC	Neil Middleton Architects. FAO: Eleanor Hyde The Breakfast Mission 15 Old Fishmarket Close Edinburgh EH1 1AE	78 Rue Villiers De L'Isle Adam 75020 Paris	Delegated Decision	Registered on: 25/11/2025 <u>Site Notice posted on:</u> 05/12/2025 <u>Advertised on:</u> 05/12/2025 <u>Comments Due by</u> 28.12.2025	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
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Listed Category: B Stockbridge Conservation Area	Replace 3 single glazed sash and case windows with slimline double glazed sash and case units. at 1 Hugh Miller Place Stockbridge Edinburgh EH3 5JG 25/06179/LBC		1 Hugh Miller Place Edinburgh EH3 5JG	Delegated Decision	Registered on: 25/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

Inverleith Conservation Area	Leylandii remove tree that has been significantly engulfed by the adjacent Leylandii. at 28 Kinnear Road Inverleith Edinburgh EH3 5PE 25/06205/TCO	Maxwell Tree Care. FAO: Paul Maxwell 40 Rowantree Avenue Currie EH1 5AU	Mrs Mags Turner., 28 Kinnear Road Inverleith Edinburgh EH3 5PE	Delegated Decision	Registered on: 26/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
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4. Tree Preservation Orders

Listed Category: A	Sycamore T2, Ash T1 and Lime T3 remove tree. at Drylaw House 32 Groathill Road North Easter Drylaw Edinburgh EH4 2SL 25/06245/TPO	Hardie. FAO: Greg Hardie 23 16 Crawford Green Kirkliston EH29 9LD	Hardie., FAO: Mr Greg Hardie 23 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	Registered on: 27/11/2025	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Drylaw +Telford TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No. B06 – Corstorphine/Murrayfield

1. Planning Applications

Listed Category: C Coltbridge And Wester Coates Conservation Area	To install 1x illuminated screen. at 1B Russell Road Roseburn Edinburgh EH12 5LZ 25/05530/LBC		FAO: Mr Ben Train Highwoods Kestrel Way Welwyn Garden City AL7 1GA	Delegated Decision	Registered on: 26/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Local1 Team Community Council: Murrayfield Listed building and Con Area Consents
Listed Category: C Coltbridge And Wester Coates Conservation Area	Proposed conversion and change of use with associated demolition and new build development to deliver Extra Care Community (Class 8), associated amenities, access and landscape. at 11 - 15 Coltbridge Terrace Edinburgh EH12 6AB 25/06035/FUL	Montagu Evans LLP. (Ed). Katherine Innes. Exchange Tower 19 Canning Street Edinburgh EH3 8EG	Vivere Extra Care Group Ltd & St Georges School., Provender Mill Mill Bay Lane Horsham Sussex United Kingdom RH12 1SS	Delegated Decision	Registered on: 17/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Nicola Orr nicola.orr@edinburgh.gov.uk Community Council: Murrayfield Other Developments - Local
Listed Category: A	Refurbishment and extension of the existing property to include damp proofing and window replacement. at 68 Roseburn Street Roseburn Edinburgh EH12 5PL 25/06148/LBC	Jones Robbins Tobin. FAO: Brian Tobin 32 Netherby Road Edinburgh EH5 3LX	68 Roseburn Street Edinburgh EH12 5PL	Delegated Decision	Registered on: 21/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Local1 Team Community Council: Murrayfield Listed building and Con Area Consents

Listed Category: B West Murrayfield Conservation Area	Add PV Panels to the flat roofs of both west and east wings to the main building. at 1 Easter Belmont Road Murrayfield Edinburgh EH12 6EX 25/06229/LBC	Walter Wood. The Smiddy Byburn Ecclesmachan EH52 6NG	1 Easter Belmont Road Edinburgh EH12 6EX	Delegated Decision	Registered on: 27/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Local1 Team Community Council: Murrayfield Listed building and Con Area Consents
	New side and rear extension to private house. at 2 Cumlodden Avenue Murrayfield Edinburgh EH12 6DR 25/06237/FUL	Faed Browne Architects. FAO: Andrea Faed 6 Regent Street Lane Edinburgh EH15 2AL	Mr & Mrs P Robinson., 2 Cumlodden Avenue Edinburgh EH12 6DR	Local Delegated Decision	Registered on: 27/11/2025 Comments Due by 22.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Murrayfield Householder Developments
	Advertisement of the following types: Fascia sign. at 101 - 103 Saughtonhall Drive Saughtonhall Edinburgh EH12 5TS 25/06275/ADV	Extend Your Home. 7 Hyldevale Ave Cheadle SK8 4DE	Miss Maddiha Hussain., Day & Night Emergency Dentist 101-103 Saughtonhall Drive Edinburgh EH12 5TS	Delegated Decision	Registered on: 28/11/2025 Comments Due by 19.12.2025	Local1 Team Community Council: Murrayfield Advertisements

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No. B07 – Sighthill/Gorgie

1. Planning Applications

	Temporary construction compound with welfare facilities and laydown area. at Land 50 Metres North Of 169 Balgreen Road Saughtonhall Edinburgh 25/05966/FUL	Scottish Water. FAO: Karla Mann Main Building 55 Buckstone Terrace Edinburgh EH10 6XH	Scottish Water., Scottish Water Main Building 55 Buckstone Terrace Edinburgh EH10 6XH	Delegated Decision	Registered on: 24/11/2025 <u>Advertised on:</u> 05/12/2025 <u>Comments Due by</u> 28.12.2025	Local1 Team Community Council: Gorgie + Dalry Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

	Ash tree to rear of block 2 by rear boundary wall. Suffering from ash dieback, mainly on rear stem remove large diameter deadwood on rear stem, crown lift to 3m over grass & remove basal Ivy. at Flat 1 2 Inglis Green Rigg Kingsknowe Edinburgh EH14 2LF 25/06170/TPO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	James Gibb Residential Factors., Mr Jonathan Togneri. 23 Alva Street Edinburgh EH2 4PS	Delegated Decision	Registered on: 24/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Longstone TCO and TPO submissions
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5. Prior Notification - Telecommunications

	Removal and replacement of 3 No. antennas, internal cabinet works, ancillary works. at Proposed Telecoms Apparatus 81 Metres Southeast Of 9 Bankhead Drive South Gyle Edinburgh 25/06224/PNT	WHP Telecoms Limited. (Warrington). FAO: Susan McMorow 401 Faraday Street Warrington WA3 6GA	Hutchison 3G UK.,	Delegated Decision	Registered on: 26/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Sighthill, Broomhouse + Parkhead Telecommunications
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6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	<p>The proposed works is for the installation of a roof mounted solar PV system generating 83kWp, comprising of 191 x Astro N5 435Wp panels or similar.</p> <p>at</p> <p>3 Cultins Road South Gyle Edinburgh EH11 4DF</p> <p>25/05458/CLP</p>		<p>Sunbird Solar Solutions (UK) Limited., Mr Justin Scott Parkshot House 5 Kew Road Richmond United Kingdom TW9 2PR</p>	Delegated Decision	<p>Registered on: 24/11/2025</p>	<p>Graham Fraser graham.fraser@edinburgh.gov.uk</p> <p>Community Council: Sighthill, Broomhouse + Parkhead</p> <p>CLE and CLP submissions</p>
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Wards

Ward No. B08 – Colinton/Fairmilehead

1. Planning Applications

	<p>Building a community garden on the disused bowling greens. The garden will include raised beds It will include a polytunnel to extend the range of crops It will be served by a couple of bespoke, timber sheds, 1 for congregating and preparing refreshments and the 2nd for tool storage. Both sheds will harvest rainwater which will be stored for use on the garden. All existing trees and hedges will be retained.</p> <p>at</p> <p>Bowling Green Clubhouse And Pavillion Oxgangs Road North Oxgangs Edinburgh</p> <p>25/05938/FUL</p>		<p>Edible Estates., Mr Steven Pike Out Of The Blue Drill Hall 32-36 Dalmeny Street Edinburgh EH6 8RG</p>	Delegated Decision	<p>Registered on: 27/11/2025</p> <p><u>Comments</u> <u>Due by</u> 22.12.2025</p>	<p>Local1 Team</p> <p>Community Council: Firrhill (Inactive)</p> <p>Other Developments - Local</p>
	<p>Prior Approval for electronic communication code operators.</p> <p>at</p> <p>Proposed Telecoms Apparatus 30 Metres Southwest Of 1 The Gallolee Redford Edinburgh</p> <p>25/06115/TELE</p>	<p>WHP Telecoms. FAO: Catherine Morris 401 Faraday Street Birchwood Park Warrington WA3 6GA</p>	<p>Cornerstone Telecommunications Infrastructure Limited., Hive 2, 1530 Arlington Business Park Theale RG7 4SA</p>	Delegated Decision	<p>Registered on: 19/11/2025</p> <p><u>Comments</u> <u>Due by</u> 15.12.2025</p>	<p>Conor MacGreevy conor.macgreevy@edinburgh.gov.uk</p> <p>Community Council: Colinton</p> <p>Telecommunications</p>

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.B09 – Fountainbridge/Craiglockhart

1. Planning Applications

2. Proposal of Application Notice

	Development of a Sui Generis hotel use encompassing short and extended stay hotel accommodation, student accommodation, co-working facilities, meeting and events space, communal kitchen and clubhouse, gym, restaurant and café, and rooftop bar, with associated access and servicing. at Site 60 Metres South Of 199 Fountainbridge Tollcross Edinburgh 25/06023/PAN	Montagu Evans LLP. FAO: Katherine Innes Exchange Tower 19 Canning Street Edinburgh EH3 8EG	The Social Hub And Buccleuch Property And Cruden Group, Per Agent.	Additional Consultati on Required Being assessed.	Registered on: 21/11/2025 Earliest date for planning application 13.02.2026	Jamie Carver jamie.carver@edin burgh.gov.uk Community Council: Tollcross PAN submissions
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3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No. B10 – Morningside

1. Planning Applications

Plewlands Conservation Area	Proposed garden pod, within garden ground. at 32 Comiston Drive Morningside Edinburgh EH10 5QR 25/06238/FUL	JG Architectural Technology. FAO: James Grieve 27 Dovecot Park Linlithgow EH49 7LH	Urban Pods. FAO: Mr Ross Iwaniec Unit 19 Napier Square Livingston EH54 5DG	Local Delegated Decision	Registered on: 28/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: C Merchiston And Greenhill Conservation Area	Beech at entrance reduce the spread of the west crown back from house, shortening branches by 2m. Dead Elder over street remove. Pittosporum crown lift to 2.5m over pavement to prevent eye injury. 2 Hollies in corner cut back low dead branches on street side and clear street sign. Nothofagus antarctica remove deadwood and trim stubs. Weeping Willow remove low large dia. deadwood. at Hopefield Cottage 17 Greenhill Gardens Bruntsfield Edinburgh EH10 4BN 25/06190/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mrs Vicky Millar., Hopefield Cottage 17 Greenhill Gardens Bruntsfield Edinburgh EH10 4BN	Delegated Decision	Registered on: 25/11/2025	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
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Merchiston And Greenhill Conservation Area	T1 Lime and T2 Beech tree remove tree to ground level and stump grind. at Flat 2 12 Ettrick Road Merchiston Edinburgh EH10 5BJ 25/06233/TCO	Glendale Managed Services. FAO: Douglas Fleming Unit 3 West Craigs Industrial Estate Turnhouse Road Edinburgh EH12 0BD	Viewpoint., FAO: Mr Derek Szoneberg 4 South Oswald Road Edinburgh EH9 2HG	Delegated Decision	Registered on: 27/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B11 – City Centre

1. Planning Applications

Marchmont, Meadows And Bruntsfield Conservation Area	Change of Use from residential flat to House of Multiple Occupation (HMO) for 6 occupants at 3F2 40 Gillespie Crescent Bruntsfield Edinburgh EH10 4HX 25/05077/FUL	GILLESPIE 21. 40 (3F2) Gillespie Crescent Edinburgh EH10 4HX Craig@onefootsquare.co.uk	Gillespie 21., 40 (3F2) Gillespie Crescent Edinburgh EH10 4HX	Delegated Decision	Registered on: 20/11/2025 <u>Site Notice posted on:</u> 05/12/2025 <u>Advertised on:</u> 05/12/2025 <u>Comments Due by</u> 28.12.2025	James Allanson james.allanson@edinburgh.gov.uk Community Council: Tollcross Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	Retrospective change of use to short term let for up to 40 weeks in a calendar year from 01/01 until 31/12. at GF1 12 Cumberland Street Edinburgh EH3 6SA 25/05852/FULSTL	McFadzean Studio. FAO: Douglas Mcfadzean 40 Charlotte Dundas Court Grangemouth FK3 9EB	Mr Peter Armstrong., 12-1 Cumberland Street Edinburgh EH3 6SA	Local Delegated Decision	Registered on: 24/11/2025 <u>Site Notice posted on:</u> 05/12/2025 <u>Advertised on:</u> 05/12/2025 <u>Comments Due by</u> 28.12.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	Retrospective change of use of basement level storage to form new residential unit. at 5B Fettes Row Stockbridge Edinburgh EH3 6SF 25/05976/FUL	HaticeXInterior. FAO: Dr. Hatice Ellis 5 Morrison Circus Edinburgh EH3 8DX	Mr Chris Gray., 5B Fettes Row Edinburgh EH3 6SF	Local Delegated Decision	Registered on: 14/11/2025 <u>Site Notice posted on:</u> 05/12/2025 <u>Advertised on:</u> 05/12/2025 <u>Comments Due by</u> 28.12.2025	Local1 Team Community Council: New Town + Broughton Housing - Local

World Heritage Site Listed Category: A New Town Conservation Area	Existing single glazed timber sash and case windows replaced with new double glazed timber sash and case windows to match existing. at 7 Doune Terrace Stockbridge Edinburgh EH3 6DY 25/06006/LBC	Robert Slaney. 3F2 48 Bruntsfield Gardens Edinburgh EH10 4DZ	7 Doune Street Edinburgh EH3 6DY	Delegated Decision	Registered on: 14/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Partial change of use to Class 3 for restaurant area of Class 7 Hotel. at 10 Picardy Place New Town Edinburgh EH1 3JT 25/06012/FUL	Hackland+Dore Architects. 88 Commercial Street Commercial Quay Edinburgh EH6 6LX	Edinburgh Picardy Place Limited., 3 Walker Street Edinburgh EH3 7JY	Delegated Decision	Registered on: 27/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Local1 Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Advertisement of the following types: Fascia sign, Projecting sign. at 69 George Street Edinburgh EH2 2JG 25/06049/ADV	The Box Ltd. Jessica Wagner-Piggott 36A Heath Hurst Road Camden NW3 2RX	FatFace LTD., Miss Julia Williams 3 Ridgeway Havant Hants PO91QJ	Delegated Decision	Registered on: 17/11/2025 Comments Due by 08.12.2025	Blair Burnett blair.burnett@edinburgh.gov.uk Community Council: New Town + Broughton Advertisements
World Heritage Site Listed Category: B New Town Conservation Area	Installation of 2 Condensor Units. at 21A Castle Street Edinburgh EH2 3DN 25/06057/FUL	Kenneth Reid Architects. 39 Braid Farm Road Edinburgh EH10 6LE	HIFI Ventures Ltd., 85 Rose Street Edinburgh EH2 3DT	Local Delegated Decision	Registered on: 21/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Local1 Team Community Council: New Town + Broughton Other Developments - Local

<p>Listed Category: B</p> <p>Marchmont, Meadows And Bruntsfield Conservation Area</p>	<p>Retrospective change of use from HMO (Sui Generis) to short term let (Sui Generis). at 15 Gilmore Place Edinburgh EH3 9NE</p> <p>25/06087/FULSTL</p>	<p>Graeme Duff. 27 Canmore Street Dunfermline KY12 7NU</p>	<p>Ms Stephanie Szeng., 15 Gilmore Place Edinburgh EH3 9NE</p>	<p>Local Delegated Decision</p>	<p>Registered on: 25/11/2025</p> <p>Site Notice posted on: 05/12/2025</p> <p>Advertised on: 05/12/2025</p> <p>Comments Due by 28.12.2025</p>	<p>Improvement Team</p> <p>Community Council: Tollcross</p> <p>Other Developments - Local</p>
<p>World Heritage Site</p> <p>Listed Category: A</p> <p>New Town Conservation Area</p>	<p>Internal alterations to basement level of offices, erect new link extension between existing existing utility rooms to rear. at BF 13 Alva Street New Town Edinburgh EH2 4PH</p> <p>25/06128/LBC</p>	<p>David Bell Architect. 1 John's Place Edinburgh EH6 7EL</p>	<p>13 Alva Street Edinburgh EH2 4PH</p>	<p>Delegated Decision</p>	<p>Registered on: 20/11/2025</p> <p>Site Notice posted on: 05/12/2025</p> <p>Advertised on: 05/12/2025</p> <p>Comments Due by 28.12.2025</p>	<p>Local1 Team</p> <p>Community Council: West End</p> <p>Listed building and Con Area Consents</p>
<p>World Heritage Site</p> <p>Listed Category: A</p> <p>New Town Conservation Area</p>	<p>Erection of retaining wall. at BF - 1F 22 Thistle Street North West Lane New Town Edinburgh EH2 1BY</p> <p>25/06139/FUL</p>	<p>Pritchett Planning Consultancy. PO Box 8052 Edinburgh EH16 5ZF</p>	<p>Code (The Bindery) Limited., FAO: Mr Andrew Smith Bearford House 39 Hanover Street Edinburgh EH2 2PJ</p>	<p>Local Delegated Decision</p>	<p>Registered on: 21/11/2025</p> <p>Site Notice posted on: 05/12/2025</p> <p>Advertised on: 05/12/2025</p> <p>Comments Due by 28.12.2025</p>	<p>Local1 Team</p> <p>Community Council: New Town + Broughton</p> <p>Other Developments - Local</p>
<p>World Heritage Site</p> <p>Listed Category: B</p> <p>New Town Conservation Area</p>	<p>Alterations to the front and rear elevations, installation of plant equipment, new signage, and internal works to facilitate operation as a Class 3 restaurant. at 110 Princes Street New Town Edinburgh EH2 3AA</p> <p>25/06153/LBC</p>	<p>Lichfields. FAO: Roisin Kingsbury 115 George Street Edinburgh EH2 4JN</p>	<p>(C/O Agent) 115 George Street Edinburgh EH2 4JN</p>	<p>Delegated Decision</p>	<p>Registered on: 24/11/2025</p> <p>Site Notice posted on: 05/12/2025</p> <p>Advertised on: 05/12/2025</p> <p>Comments Due by 28.12.2025</p>	<p>Local1 Team</p> <p>Community Council: New Town + Broughton</p> <p>Listed building and Con Area Consents</p>

World Heritage Site Listed Category: A New Town Conservation Area	Proposed signage to front elevation. at 80B George Street New Town Edinburgh EH2 3BU 25/06173/LBC	Format Design. FAO: Shona Mackay Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	169 West George Street Glasgow G2 2LB	Delegated Decision	Registered on: 24/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: A Old Town Conservation Area	Proposed plaque for Bob Funk. at 1 Mound Place Old Town Edinburgh EH1 2LU 25/06176/LBC	The University Of Edinburgh. The Department Of Estates 9 Infirmary Street Edinburgh EH1 1NP	Old College South Bridge Edinburgh EH8 9YL	Delegated Decision	Registered on: 25/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Local1 Team Community Council: Old Town Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Change of Use from flat (sui generis) to short-term let (Sui Generis). at 7 Haddington Place Broughton Edinburgh EH7 4AE 25/06183/FULSTL		Mr Gavin Sinclair., 7 Haddington Place Edinburgh EH7 4AE	Local Delegated Decision	Registered on: 26/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Advertisement of the following type: Fascia sign, projecting sign. at 80B George Street New Town Edinburgh EH2 3BU 25/06187/ADV	Format Design. FAO: Shona Mackay Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	Enoteca Scotland Ltd., 169 West George Street Glasgow G2 2LB	Delegated Decision	Registered on: 25/11/2025 Comments Due by 16.12.2025	Local1 Team Community Council: New Town + Broughton Advertisements

World Heritage Site New Town Conservation Area	Change of use to premises to short term let (Sui Generis). at 3F1 129 Rose Street New Town Edinburgh EH2 3DT 25/06188/FULSTL		Ms Amy Britt., 3F1 129 Rose Street. Edinburgh EH2 3DT	Local Delegated Decision	Registered on: 25/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Improvement Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Replacement of 5 No. deteriorated sash windows with slimline double glazed sashes, in a like-for-like (6 over 6) format and restoration of existing casements. at 3F2 48 India Street New Town Edinburgh EH3 6HD 25/06192/LBC	Clare Slifer Architects. 9 Rosefield Avenue Portobello EH15 1AT	3F2 48 India Street New Town Edinburgh EH3 6HD	Delegated Decision	Registered on: 25/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Replacement windows. at 19 Ainslie Place New Town Edinburgh EH3 6AU 25/06213/LBC	B3a. FAO: John Bol Office 875 3 Fitzroy Place, 1/1 Glasgow G3 7RH	19 Ainslie Place Edinburgh EH3 6AU	Delegated Decision	Registered on: 26/12/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Redevelopment of existing floorspace for serviced apartment use including associated alterations and extensions. at 72 - 77 Princes Street And 1 - 5 Hanover Street New Town Edinburgh EH2 2DF 25/06226/FUL	LBA. FAO: Sam Morman Unit 2 The Stables Orwell Farm Kinross KY13 9HB	Destiny Scotland Group., FAO: Mr Stuart Moffat 28 Thistle Street Edinburgh EH2 1EN	Delegated Decision	Registered on: 26/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Nicola Orr nicola.orr@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local

World Heritage Site Listed Category: B New Town Conservation Area	Internal and external alterations, including roof and rear extension, to form part of new serviced apartments. at 72 - 77 Princes Street And 1 - 5 Hanover Street New Town Edinburgh EH2 2DF 25/06227/LBC	LBA. FAO: John Cameron 18 Walker Street Edinburgh EH3 7LP	FAO: Mr Stuart Moffat 28 Thistle Street Edinburgh EH2 1EN	Delegated Decision	Registered on: 26/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Nicola Orr nicola.orr@edinburgh.gov.uk 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	Replacement of existing timber windows on a like-for-like basis with new windows, custom-fitted with slimline IGUs. All historical detail to be matched / reinstated. at 7 Haddington Place Broughton Edinburgh EH7 4AE 25/06244/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	7 Haddington Place Edinburgh EH7 4AE	Delegated Decision	Registered on: 27/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
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2. Proposal of Application Notice

World Heritage Site Old Town Conservation Area West End Conservation Area	Demolition of existing building and redevelopment of the site for mixed use development comprising residential, hotel and office use with ancillary commercial spaces, associated open space, car parking landscaping and ancillary works. at 3 Lady Lawson Street Edinburgh EH3 9DR 25/05912/PAN	CBRE. Colin Smith 7 Castle Street Edinburgh EH2 3AH	EIP Jupiter SARL.,	Additional Consultation Required None.	Registered on: 10/11/2025 Earliest date for planning application 02.02.2026	Clare Macdonald clare.macdonald@edinburgh.gov.uk Community Council: Tollcross PAN submissions
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3. Trees in Conservation Area

World Heritage Site New Town Conservation Area	T1 Lime reduction. at Gardens Rothesay Place Mews New Town Edinburgh 25/06160/TCO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	The Walker Garden., FAO: Ms Linda Cunningham Rothesay Place Edinburgh EH3 7SL	Delegated Decision	Registered on: 25/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: West End TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

World Heritage Site Listed Category: A New Town Conservation Area	To confirm that the works in respect of planning application ref 16/04541/FUL are lawful insofar as work commenced before the three year time deadline noted in Informative No. 2 of the Consent. at 1 Gloucester Place Edinburgh EH3 6EE 25/05890/CLE	ZONE Architects Ltd. (Zone). 211 Granton Road Edinburgh EH5 1HD	Ms Catherine Richardson., 1 Gloucester Place Edinburgh EH3 6EE	Delegated Decision	Registered on: 25/11/2025	Local1 Team Community Council: New Town + Broughton CLE and CLP submissions
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World Heritage Site Old Town Conservation Area	A short term let business. at Flat 5 7 Gentle's Entry Old Town Edinburgh EH8 8PD 25/06015/CLESTL	John Stephen. Cedarworth New Gilston Fife KY8 5TF	Mr Ruari Stephen., Eden Hill Main Street Leven New Gilston KY8 5TF	Delegated Decision	Registered on: 17/11/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
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World Heritage Site Listed Category: B Old Town Conservation Area	Short term let. at Flat 7 15 Tron Square Old Town Edinburgh EH1 1RT 25/06112/CLESTL	Contour Town Planning. (Harrison Rd). FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Angus Maclellan., 5 Marinstadsvagen Nacka Sweden 13137	Delegated Decision	Registered on: 25/11/2025	Anna Simpson anna.simpson@edinburgh.gov.uk Community Council: Old Town CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B12 – Leith Walk

1. Planning Applications

Leith Conservation Area	Temporary change of use from student accommodation to short-term lets between 31st May and 31st August each year. at Land To East Of 139 Leith Walk Edinburgh 25/05825/FULSTL	Manson Architects & Planners. (Ainslie Pl). Ross Manson. 25 Ainslie Place Edinburgh EH3 6AJ	Firethorn Group Developments Ltd., 265 Tottenham Court Road London W1T 7RQ	Local Delegated Decision	Registered on: 25/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Improvement Team Community Council: Leith Central Other Developments - Local
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Listed Category: C Pilrig Conservation Area	To establish short term let accommodation to existing vacant ground floor area below existing flats including external alterations. at Unit 1 338 Leith Walk Edinburgh EH6 5BR 25/05981/FULSTL	Create Studio Architecture. FAO: Neil Rothnie 703 Great Northern Road Aberdeen AB24 2DU	Mr Fannuel Wallah., 338 Leith Walk Edinburgh EH6 5BR	Local Delegated Decision	Registered on: 24/11/2025 <u>Site Notice posted on:</u> 05/12/2025 <u>Advertised on:</u> 05/12/2025 <u>Comments Due by</u> 28.12.2025	Improvement Team Community Council: Leith Central Other Developments - Local
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Listed Category: A Pilrig Conservation Area	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with IGU's. All historical detail to be matched/reinstated. Existing cases to be refurbished in situ. at 2A Middlefield Pilrig Edinburgh EH7 4PF 25/06151/LBC	EJ Manufacture. FAO: Nick Kimbell 50A Sighthill Crescent Edinburgh EH11 4QD	2A Middlefield Edinburgh EH7 4PF	Delegated Decision	Registered on: 24/11/2025 <u>Site Notice posted on:</u> 05/12/2025 <u>Advertised on:</u> 05/12/2025 <u>Comments Due by</u> 28.12.2025	Local1 Team Community Council: Leith Central Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

Leith Conservation Area	Three cherry trees T1-T3 pruning of trees to allow access for essential roof maintenance works. at Flat 1 4 Lochend Road Lochend Edinburgh EH6 8BR 25/06228/TCO	F3 Building Surveyors. FAO: Sally Orr 99 Giles Street Edinburgh EH6 6BZ	Trinity Factoring Services Limited., FAO: Joint Owners 4 Lochend Road Edinburgh EH6 8BR	Delegated Decision	Registered on: 01/12/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Leith Central TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B13 – Leith

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

	Notification of Intention to Install 5G Electronic Communications apparatus at Leith Te Area Workshop, at 15 - 17 Jane Street Pilrig Edinburgh EH6 5HE 25/06062/PNT	Cellnex UK. Caitlyn Richmond Town Planner.	Vodafone Ltd, In Conjunction With Cornerstone.,	Delegated Decision	Registered on: 18/11/2025	Conor MacGreevy conor.macgreevy @edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Telecommunicatio ns
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6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

1. Planning Applications

	New pitched roof dormer to front elevation and new flat roof dormer to rear elevation and reconfigure external steps to rear decking to make them more user friendly. at 49 Lilyhill Terrace Willowbrae Edinburgh EH8 7DR 25/06260/FUL	Planning And Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DD	Mr & Mrs Stephen Burwell., 49 Lilyhill Terrace Edinburgh EH8 7DR	Local Delegated Decision	Registered on: 27/11/2025 <u>Comments</u> <u>Due by</u> 22.12.2025	Householder Team planning.househol der@edinburgh.go v.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

Ward No. B15 – Southside/Newington

1. Planning Applications

	New bike storage and front porch, extend and reclad existing rear dormer. Remove the gate and post and widen the entrance and width of the driveway, new security gates / fence to the side of the house. at 12 Observatory Road Blackford Edinburgh EH9 3HG 25/06000/FUL	Martin McMullen Architect. 49 Elgin Terrace Flat 1 Edinburgh EH7 5PQ	Mrs Jane & Mr Olly Stephen., 12 Observatory Road Edinburgh EH9 3HG	Local Delegated Decision	Registered on: 14/11/2025 <u>Comments</u> <u>Due by</u> 19.12.2025	Mathilde Delestre mathilde.delestre @edinburgh.gov.uk Community Council: Grange + Prestonfield Householder Developments
Listed Category: C Southside Conservation Area	Alterations, wall removal, installation of kitchen and associated works. at 1F2 28 South Clerk Street Newington Edinburgh EH8 9PR 25/06016/LBC	Architectural Building & Design Consultants Ltd. FAO: Fraser Sheerin 18A Rothesay Place Edinburgh EH3 7SQ		Delegated Decision	Registered on: 24/11/2025 <u>Site Notice</u> <u>posted on:</u> 05/12/2025 <u>Advertised</u> <u>on:</u> 05/12/2025 <u>Comments</u> <u>Due by</u> 28.12.2025	Local1 Team Community Council: Southside Listed building and Con Area Consents
World Heritage Site Listed Category: B Southside Conservation Area	External signage (illuminated and non- illuminated) to Teviot Row House. at Teviot Row House 22 - 23 Teviot Row Southside Edinburgh EH8 9AL 25/06235/LBC	Page Park. FAO: Raphael Selby 20 James Morrison Street Glasgow G1 5PE	FAO: Mr Gordon MacDougall 9 Infirmary Street Edinburgh EH1 1NP	Delegated Decision	Registered on: 27/11/2025 <u>Site Notice</u> <u>posted on:</u> 05/12/2025 <u>Advertised</u> <u>on:</u> 05/12/2025 <u>Comments</u> <u>Due by</u> 28.12.2025	Local1 Team Community Council: Southside Listed building and Con Area Consents

2. Proposal of Application Notice

Waverley Park Conservation Area Craigmillar Park Conservation Area	Planning Permission in Principle (PPP) for mixed use development potentially comprising retail, commercial, residential, student accommodation, later living accommodation, hotel, office space, sports/leisure and community uses and public realm, along with associated landscaping and infrastructure. at Cameron Toll Shopping Centre 6 Lady Road Mayfield Edinburgh 25/06138/PAN	CBRE. FAO: Colin Smith 7 Castle Street Edinburgh EH2 3AH	Lady Road Investment SARL.,	Additional Consultation Required Being assessed.	Registered on: 21/11/2025 Earliest date for planning application 13.02.2026	Jamie Carver jamie.carver@edinburgh.gov.uk Community Council: Liberton + District PAN submissions
Waverley Park Conservation Area Craigmillar Park Conservation Area	Full Planning Permission (FUL) for mixed use development potentially comprising retail, commercial, residential, student accommodation, later living accommodation, hotel, office space, sports/leisure and community uses and public realm, along with associated landscaping and infrastructure. at Cameron Toll Shopping Centre 6 Lady Road Mayfield Edinburgh 25/06167/PAN	CBRE. FAO: Colin Smith 7 Castle Street Edinburgh EH2 3AH	Lady Road Investment SARL.,	Additional Consultation Required Being assessed.	Registered on: 21/11/2025 Earliest date for planning application 13.02.2026	Jamie Carver jamie.carver@edinburgh.gov.uk Community Council: Liberton + District PAN submissions

3. Trees in Conservation Area

Listed Category: B Grange Conservation Area	Western Red Cedar on the south boundary in the rear garden has outgrown it's position reduce height from 13m down to 5m. Trimmed Castlewella Leylandii on the west boundary in the rear garden reduce height from 9m down to 5m. at 53C Fountainhall Road Grange Edinburgh EH9 2LH 25/06168/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Ms Karen Henderson., 53C Fountainhall Road Grange Edinburgh EH9 2LH	Delegated Decision	Registered on: 24/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
Listed Category: C Grange Conservation Area	Eucalyptus lifting the crown by 2m. Copper Beech trim by up to 3m top and sides. at 1 Hope Terrace Morningside Edinburgh EH9 2AP 25/06234/TCO		Mr Jo Elliot., 1 Hope Terrace Morningside Edinburgh EH9 2AP	Delegated Decision	Registered on: 27/11/2025	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions
Listed Category: B Grange Conservation Area	Eastmost clematis covered apple tree in the rear garden remove. at 18A Dick Place Grange Edinburgh EH9 2JL 25/06249/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mrs Rachel Brown., 18A Dick Place Grange Edinburgh EH9 2JL	Delegated Decision	Registered on: 27/11/2025	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions

Grange Conservation Area	<p>Pollard back to previous pruning points at 5m above ground level, retaining the pollard heads. T5 Pear, Pyrus sp., height 10m, spread 9m, DBH 400/160/220mm reduce decaying branch over the seating area by 2m reduce height by 2m, to create a better form. Mulberry, adjacent and encroaching on washing line. Height 3.5m, spread 5m, DBH 100/160mm reduce spread west by 1.5m prune remaining crown to a natural form.</p> <p>at 1 Dalrymple Crescent Grange Edinburgh EH9 2NU</p> <p>25/06276/TCO</p>	<p>Root And Branch Arboriculture Ltd. FAO: Duncan Brooks 2 Trevelyan Place Pencaitland East Lothian EH34 5AH</p>	<p>Ms Maria Cumming., 1 Dalrymple Crescent Grange Edinburgh EH9 2NU</p>	Delegated Decision	<p>Registered on: 01/12/2025</p>	<p>Tree Team planningtrees@edinburgh.gov.uk</p> <p>Community Council: Grange + Prestonfield</p> <p>TCO and TPO submissions</p>
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4. Tree Preservation Orders

Grange Conservation Area	<p>Lime T3885 overhanging Grange Loan - remove - touching the 2.5m high stone wall.</p> <p>at Treeworks Grange Loan Grange Edinburgh</p> <p>25/06186/TPO</p>	<p>Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ</p>	<p>Mr Murdo Macdonald., FLAT 8 3 West Grange Gardens Edinburgh EH9 2RA</p>	Delegated Decision	<p>Registered on: 26/11/2025</p>	<p>Nola O'Donnell nola.o'donnell@edinburgh.gov.uk</p> <p>Community Council: Grange + Prestonfield</p> <p>TCO and TPO submissions</p>
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5. Prior Notification - Telecommunications

	<p>1 x 10m medium wooden pole (No. 42) and 1 x 9m light wooden pole (No. 9).</p> <p>at Proposed Telecoms Apparatus 30 Metres South Of 33 Old Dalkeith Road, Proposed Telecoms Apparatus 25 Metres South Of 2 Cameron Toll Gardens Edinburgh</p> <p>25/06219/PNT</p>	<p>Openreach. 6 Gracechurch Street London EC3V 0AT</p>	<p>British Telecommunications Plc.,</p>	Delegated Decision	<p>Registered on: 26/11/2025</p>	<p>Conor MacGreevy conor.macgreevy@edinburgh.gov.uk</p> <p>Community Council: Liberton + District</p> <p>Telecommunications</p>
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6. Certificate of Lawfulness Existing

	Use as an HMO for six occupants. at 17 Old Dalkeith Road Moredun Edinburgh EH16 4TE 25/06074/CLE	Wood Associates. FAO: Harry Wood 44 Morningside Road Edinburgh EH10 4BF	Bridgend Trading Company., FAO: Mr Ted Baigan 17 Old Dalkeith Road Edinburgh EH16 4TE	Delegated Decision	Registered on: 24/11/2025	Local1 Team Community Council: Liberton + District CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

Listed Category: A Southside Conservation Area	Proposals for 40 George Square with the focus shifting to stabilisation and consolidation of the facade for health & safety reasons. We are currently in early stages of exploring options for this which includes a light gauge stainless steel open mesh system offering robust protection against slate failure. This would be tension tight to the slate and windows to secure the fabric and would cover the principle elevations. at David Hume Tower 40 George Square Southside Edinburgh EH8 9LL 25/06088/CLP	Page/Park Architects. (James Morrison St). David Wyllie. 20 James Morrison Street Glasgow G1 5PE	The University Of Edinburgh., Mr Gordon MacDougall The University Of Edinburgh Estates Department 9 Infirmary Street Edinburgh Scotland EH1 1NP	Delegated Decision	Registered on: 25/11/2025	Christopher Sillick christopher.sillick @edinburgh.gov.uk Community Council: Southside CLE and CLP submissions
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Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

	Demolition of existing garage to side of building. Construction of 2 storey extension to side of previously approved nursery (Not developed / connected to existing adjacent nursery as yet). Extension to extend past rear of existing building, with raised platt and steps formed to rear, to provide access to rear garden. at 53 Liberton Gardens Alnwickhill Edinburgh EH16 6JT 25/06137/FUL	Arctec Build Ltd. FAO: Andrew Dodds 4 The Maltings Haddington EH41 4EF	Carebears Nursery Ltd., 55 Liberton Gardens Edinburgh EH16 6JT	Local Delegated Decision	Registered on: 21/11/2025 <u>Comments</u> <u>Due by</u> 16.12.2025	Adam Gloser adam.gloser@edinburgh.gov.uk Community Council: Liberton + District Other Developments - Local
	Form new single storey rear extension. at 84 Candlemaker's Park Moredun Edinburgh EH17 8TN 25/06143/FUL	Kyla Martin Architectural Service. 97 Newington Road Edinburgh EH9 1QW	Mrs Elaine Zacherl., 84 Candlemaker's Park Edinburgh EH17 8TN	Local Delegated Decision	Registered on: 21/11/2025 <u>Comments</u> <u>Due by</u> 19.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Gilmerton + District Householder Developments
	Proposed erection of extension to rear of dwelling. at 8 Catchilraw Drive Mortonhall Edinburgh EH17 8GE 25/06196/FUL	Lochinvar. FAO: Mark MacKenzie 25 Fisherrow Industrial Estate Newhailes Road Musselburgh EH21 6RU	Mr And Mrs White., 8 Catchilraw Drive Edinburgh EH17 8GE	Local Delegated Decision	Registered on: 25/11/2025 <u>Comments</u> <u>Due by</u> 17.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Liberton + District Householder Developments

	Alteration and extension to a domestic dwelling to form a new family room. at 12 Kilngate Brae Hyvots Bank Edinburgh EH17 8UU 25/06217/FUL	John Tod Associates. 59 Edinburgh Road Musselburgh EH21 6EE	Mrs Karen Robertson., 59 Edinburgh Road Musselburgh EH21 6EE	Local Delegated Decision	Registered on: 26/11/2025 <u>Comments</u> <u>Due by</u> 17.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Gilmerton + District Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

	3 x light galvanised hollow poles. at Proposed Telecoms Apparatus 10 Metres East Of 31 Gilmerton Dykes Avenue, Proposed Telecoms Apparatus 10 Metres East Of 11 Gilmerton Dykes Avenue, Proposed Telecoms Apparatus 20 Metres East Of 3 Gilmerton Dykes Avenue Edinburgh 25/05986/PNT	Openreach 123 Judd Street London WC1H 9NP	British Telecommunications Plc.,	Delegated Decision	Registered on: 13/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications
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	4 x 9m light galvanised poles on Gilmerton Dykes Road. at Proposed Telecoms Apparatus 15 Metres East Of 169 Gilmerton Dykes Drive, Proposed Telecoms Apparatus 15 Metres East Of 145 Gilmerton Dykes Drive, Proposed Telecoms Apparatus 15 Metres South Of 123 Gilmerton Dykes Drive, 25/05991/PNT	Openreach. 6 Gracechurch Street London EC3V 0AT	British Telecommunications Plc.,	Delegated Decision	Registered on: 13/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications
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	2 x 9m light galvanised hollow poles. at Proposed Telecoms Apparatus 20 Metres South Of 3 Alnwickhill Drive Proposed Telecoms Apparatus 15 Metres North Of 128 Alnwickhill Road Alnwickhill Edinburgh 25/05994/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
	3 x 8m light wood poles and 1 x 11m light wood pole. at Proposed Telecoms Apparatus 17 Metres West Of 137 Gilmerton Dykes Avenue Edinburgh 25/05995/PNT	Openreach. 123 Judd Street London WC1H 9NP	British Telecommunications Plc.,	Delegated Decision	Registered on: 13/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications
	1 x 10m medium hollow galvanised pole and 1 10m light wooden pole. at Proposed Telecoms Apparatus 20 Metres East Of 224 Gilmerton Dykes Crescent, Proposed Telecoms Apparatus 20 Metres East Of 212 Gilmerton Dykes Crescent Hyvots Bank Edinburgh 25/05996/PNT	Openreach. 123 Judd Street London WC1H 9NP	British Telecommunications Plc.,	Delegated Decision	Registered on: 13/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications

	<p>1 x 9m medium wooden pole, 2 x medium hollow galvanised poles. at Proposed Telecoms Apparatus 25 Metres South Of 8 Southhouse Terrace, Proposed Telecoms Apparatus 25 Metres West Of 1 Lasswade Grove, Proposed Telecoms Apparatus 25 Metres South Of 33 Captain's Road Burdiehouse Edinburgh</p> <p>25/05997/PNT</p>	<p>Openreach 123 Judd Street London WC1H 9NP</p>	<p>British Telecommunications Plc.,</p>	<p>Delegated Decision</p>	<p>Registered on: 14/11/2025</p>	<p>Conor MacGreevy conor.macgreevy@edinburgh.gov.uk</p> <p>Community Council: Gilmerton + District</p> <p>Telecommunications</p>
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	<p>1 x 11m wooden pole and 11 x 8m light wooden pole. at Proposed Telecoms Apparatus 12 Metres North Of 95 Captain's Drive, Proposed Telecoms Apparatus 20 Metres East Of 10 St Katharine's Loan, Gracemount Edinburgh</p> <p>25/05998/PNT</p>	<p>Openreach 123 Judd Street London WC1H 9NP</p>	<p>British Telecommunications Plc.,</p>	<p>Delegated Decision</p>	<p>Registered on: 13/11/2025</p>	<p>Conor MacGreevy conor.macgreevy@edinburgh.gov.uk</p> <p>Community Council: Liberton + District</p> <p>Telecommunications</p>
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	<p>Notification of intention to install Telecommunications Poles. at Proposed Telecoms Apparatus 25 Metres East Of 12 Southhouse Road, Proposed Telecoms Apparatus 15 Metres Northwest Of 141 Captain's Road Burdiehouse Edinburgh</p> <p>25/06058/PNT</p>		<p>Openreach., Openreach Planning Team</p>	<p>Delegated Decision</p>	<p>Registered on: 18/11/2025</p>	<p>Conor MacGreevy conor.macgreevy@edinburgh.gov.uk</p> <p>Community Council: Gilmerton + District</p> <p>Telecommunications</p>
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	British Telecommunications Plc intends to install fixed line broadband electronic communications apparatus at the above location. at Proposed Telecoms Apparatus 15 Metres North Of Moredun Park Gardens Moredun Edinburgh 25/06059/PNT		Openreach., Kevin Horsburgh Openreach Planning Team 123 Judd Street London WC1H 9NP	Delegated Decision	Registered on: 18/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications
Gilmerton Conservation Area	Prior notification for electronic communication code operators. at Proposed Telecoms Apparatus Drum Street Hyvots Bank Edinburgh 25/06094/PNT	Galliford Try Telecoms. (Lochside View). Jodie Kane. 2 Lochside View PO Box 17452 Edinburgh EH12 1LB	Cornerstone., Hive 2 1530 Arlington Business Park Theale United Kingdom RG7 4SA	Delegated Decision	Registered on: 19/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications
	1 x 8m light wooden pole. at Proposed Telecoms Apparatus 15 Metres East Of 2 Burnhead Path West Gracemount Edinburgh 25/06207/PNT	Openreach. 123 Judd Street London WC1H 9NP	British Telecommunications Plc.,	Delegated Decision	Registered on: 26/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Liberton + District Telecommunications
	1 x 8m light wooden pole. at Proposed Telecoms Apparatus 40 Metres North Of 21 Gracemount Drive Gracemount Edinburgh 25/06208/PNT	Openreach. 123 Judd Street London WC1H 9NP	British Telecommunications Plc.,	Delegated Decision	Registered on: 26/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Liberton + District Telecommunications

	3 x 8m light woodens poles (opp No. 46, 34 and 28 Gilmerton Dykes Road and 1 x 8m light wooden pole (opp No. 24 Gilmerton Dykes Loan). at Proposed Telecoms Apparatus 20 Metres West Of 48 Gilmerton Dykes Drive, Proposed Telecoms Apparatus 20 Metres West Of 38 Gilmerton Dykes Drive, Proposed Telecoms Apparatus 20 Metres West Of 24 Gilmerton Dykes Drive Edinburgh 25/06209/PNT	Openreach. 123 Judd Street London WC1H 9NP	British Telecommunications Plc.,	Delegated Decision	Registered on: 26/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications
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	1 x 9m light wooden pole. at Proposed Telecoms Apparatus 13 Metres East Of 66 Fernieside Crescent Moredun Edinburgh 25/06210/PNT	Openreach 123 Judd Street London WC1H 9NP	British Telecommunications Plc.,	Delegated Decision	Registered on: 26/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications
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	1 x 9m light wooden pole. at Proposed Telecoms Apparatus 15 Metres South Of 77 Ferniehill Road Moredun Edinburgh 25/06211/PNT	Openreach. 123 Judd Street London WC1H 9NP	British Telecommunications Plc,	Delegated Decision	Registered on: 26/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications
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	1 x 8m light wooden pole (No. 42) and 1 x 9m medium wooden pole (No. 94 Gilmerton Dykes Drive). at Proposed Telecoms Apparatus 15 Metres West Of 1 Gilmerton Dykes View, Proposed Telecoms Apparatus 23 Metres East Of 94 Gilmerton Dykes Drive Hyvots Bank Edinburgh 25/06212/PNT	Openreach. 123 Judd Street London WC1H 9NP	British Telecommunications Plc,	Delegated Decision	Registered on: 26/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications
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	Removal and replacement of 3 No. antennas, internal cabinet works, ancillary works. at Telecoms Apparatus 18 Metres South Of 104 Walter Scott Avenue Inch Edinburgh 25/06225/PNT	WHP Telecoms Limited. FAO: Susan McMorow 401 Faraday Street Warrington WA3 6GA	Hutchison 3G UK Limited.,		Registered on: 26/11/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Liberton + District Telecommunications
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6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

1. Planning Applications

Listed Category: B Portobello Conservation Area	Refurbish existing timber sash & case window frames on a 'like for like' basis. Upgrade single glazing to Fineo 7mm vacuum double glazing. All historical detail to be matched/re-instated. Current windows have suffered wood rot, particularly in the lower sashes. There is also a problem with condensation. The addition of the proposed Fineo 7mm vacuum double glazing will allow for existing frames to be used, whilst improving the thermal efficiency and reducing condensation. at 3F2 26 Promenade Portobello East Edinburgh EH15 1HH 25/05971/LBC		26 Promenade Portobello Edinburgh EH15 1HH	Delegated Decision	Registered on: 25/11/2025 <u>Site Notice posted on:</u> 05/12/2025 <u>Advertised on:</u> 05/12/2025 <u>Comments Due by</u> 28.12.2025	Local1 Team Community Council: Portobello (Inactive) Listed building and Con Area Consents
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Listed Category: C Portobello Conservation Area	Change of use from an air B & B to a domestic dwelling and the removal of a brickwork wall. at 5 Abercorn Terrace Portobello East Edinburgh EH15 2DD 25/06117/FUL	John Tod Associates. 59 Edinburgh Road Musselburgh EH21 6EE	Mr Colin Hepburn., 59 Edinburgh Road Musselburgh EH21 6EE	Delegated Decision	Registered on: 20/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Local1 Team Community Council: Portobello (Inactive) Housing - Local
Listed Category: C Portobello Conservation Area	Remove a internal brickwork wall. at 5 Abercorn Terrace Portobello East Edinburgh EH15 2DD 25/06118/LBC	John Tod Associates 59 Edinburgh Road Musselburgh EH21 6EE	59 Edinburgh Road Musselburgh EH21 6EE	Delegated Decision	Registered on: 20/11/2025 Site Notice posted on: 05/12/2025 Advertised on: 05/12/2025 Comments Due by 28.12.2025	Local1 Team Community Council: Portobello (Inactive) Listed building and Con Area Consents
	Installation of an external box in the front garden to store an electric foldable wheelchair and other deambulatory items, and access ramp. at 40 Niddrie Marischal Road Craigmillar Edinburgh EH16 4LQ 25/06156/FUL	Bespoken Spaces Design Architectural Consultant. FAO: Enrico Nasolini 209-2 Duddingston Park South Edinburgh EH15 3EJ	Mr Lorenzo Partesotti., 40 Niddrie Marischal Road Edinburgh EH16 4LQ	Local Delegated Decision	Registered on: 24/11/2025 Comments Due by 19.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigmillar (Inactive) Householder Developments
	Erect a single storey flat roof extension to side of dwellinghouse. at 60 Niddrie Marischal Crescent Craigmillar Edinburgh EH16 4LA 25/06171/FUL	F.E.M Building Design. FAO: Douglas Mack 8 Plantain Grove Lenzie G66 3NE	Mr K Nelson., 60 Niddrie Marischal Crescent Edinburgh EH16 4LA	Local Delegated Decision	Registered on: 24/11/2025 Comments Due by 16.12.2025	Annmaree Marwick annmaree.marwick@edinburgh.gov.uk Community Council: Craigmillar (Inactive) Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Portobello Conservation Area	Small poplar and apple and lilac prune. at 39A Argyle Crescent Edinburgh EH15 2QE 25/06050/TCO		Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	Registered on: 25/11/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Portobello (Inactive) TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

[Wards](#)