

# Planning Decisions within Edinburgh

## WEEKLY PLANNING BULLETIN

Date: **1 December 2025**

## Decision List

Applications contained in **this** Decision List were determined during the week ending **1 December 2025**. Full details of the decision and the application report can be found on the [Planning and Building Standards Online Services](#).

### Wards

[Ward B01 - Almond](#)

[Ward B02 – Pentland Hills](#)

[Ward B03 – Drum Brae/Gyle](#)

[Ward B04 – Forth](#)

[Ward B05 – Inverleith](#)

[Ward B06 – Corstorphine/Murrayfield](#)

[Ward B07 – Sighthill/Gorgie](#)

[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

[Ward B10 – Morningside](#)

[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](#)

***If you have any questions about the decisions please contact the Planning Help Desk at [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk)***

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## ***Consultations from Other Authorities***

### **Consultations from East Lothian Council**

### **Consultations from Midlothian Council**

### **Consultations from West Lothian Council**

### **Consultations from Other Authorities Outwith the Lothians**

## **Planning Applications within Edinburgh**

### **Ward No.B01 – Almond**

25/06038/TPO (Treework)	T1 and T2 Lime crown lift by 1-2m, remove major deadwood and cut back on house side by up to 1.5m. at 14 Braehead Drive Edinburgh EH4 6QL	Mr Mr Edward Richards., 14 Braehead Drive Edinburgh EH4 6QL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 November 2025</b>
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Community Council: Cramond, Barnton + Cammo

25/06022/TPO (Treework)	Sycamore fell. at 4A Barnton Park Wood Barnton Edinburgh EH4 6EW	Mr Nick Banbury., 4A Barnton Park Wood Edinburgh Scotland EH4 6EW	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 November 2025</b>
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Community Council: Cramond, Barnton + Cammo

25/05746/FUL (Planning Permission)	Proposed front porch and internal alterations. at 13 Parliament Loan Kirkliston EH29 9GZ	Mr S Brown., 13 Parliament Loan Kirkliston EH29 9GZ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>28 November 2025</b>
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Community Council: Kirkliston

25/04520/FUL (Planning Permission)	Change the use of open space to private garden. at Land 10 Metres West Of 41 Maitland Road Kirkliston	Michael Glasgow., 41 Maitland Road Kirkliston EH29 9AR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 November 2025</b>
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Community Council: Kirkliston

25/04088/FUL (Planning Permission)	2 storey side extension to provide a sitting room and further bedroom and en- suite (as amended). at 45 Cramond Glebe Road Edinburgh EH4 6NT	Mr Crain & Mrs Coomber, 45 Cramond Glebe Road Edinburgh EH4 6NT	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Cramond, Barnton + Cammo

25/04008/FUL (Planning Permission)	Change of use of vacant warehouse to Sui Generis vehicle hire; Install new garage doors and waste doors; Form new vehicle charging bays and additional parking bays. at Lochend Industrial Estate 2 Queen Anne Drive Ratho Station Newbridge EH28 8LH	Hertz UK Ltd, FAO: Alastair Anderson Hertz House 11 Vine Street Uxbridge UB8 1QE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 November 2025</b>
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Community Council: Ratho + District

25/03606/FULS TL (Planning Permission STL)	Retrospective change of use of house to short term let. at Lowood Cottage Lowood Craigiehall South Queensferry EH30 9TH	Ms Morven Garroway., Lowood Cottage Burnshot Road Edinburgh EH30 9TH	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: Queensferry & District (pre 28 March 2025)

25/01524/AMC (Approval of Matters Specified in Conds)	Approval of matters specified in conditions in respect of condition 8 of 15/04318//PPP for infrastructure works. at Land 1000 Metres NW SW And West Of Hermiston Junction M8 Gogar Station Road Edinburgh	PlacesforPeopleDevelopments Ltd&AmberRealEstateInvestments..., 3 Saltire Street Edinburgh United Kingdom EH5 1QS	<b>Committee Decision</b>	<b>APPROVED</b>	<b>25 November 2025</b>
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Community Council: Ratho (pre 28 March 2025)

25/01052/FUL (Planning Permission)	Construction of full-width rock ramp fish pass at Dowies Mill Weir on the River Almond. at Dowies Mill Weir Cramond Brig Toll Cramond Edinburgh	City Of Edinburgh Council., FAO: Mr David Kyles Edinburgh Council HQ 0 High Street Edinburgh EH1 1YJ	<b>Committee Decision</b>	<b>GRANTED</b>	<b>25 November 2025</b>
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Community Council: Queensferry & District (pre 28 March 2025)

25/00781/AMC (Approval of Matters Specified in Conds)	Application for Masterplan in accordance with condition #1 of planning permission in principle 15/04318/PPP. at Land 1000 Metres NW, SW & West Of Hermiston Junction M8 Gogar Station Road Edinburgh	Places For People Dev Ltd & Amber Real Estate Inv Ltd., 1 Saltire Street Edinburgh EH5 1QS	<b>Committee Decision</b>	<b>APPROVED</b>	<b>25 November 2025</b>
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Community Council: Ratho (pre 28 March 2025)

[Wards](#)

### **Ward No. B02 – Pentland Hills**

25/05028/FUL (Planning Permission)	Proposed 2 storey extension to existing semi-detached dwelling, to form additional kitchen space and bedroom. at 107 Dolphin Road Curriehill Currie EH14 5SB	Mrs Lorraine Waddell., 107 Dolphin Road Edinburgh EH14 5SB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>28 November 2025</b>
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Community Council: Currie

25/04621/FUL (Planning Permission)	Single storey extension to rear of property to form additional living accommodation. Porch added to front of property to form larger entrance to property. at 97 Muir Wood Road Edinburgh EH14 5HE	Sarah Cryer., 97 Muir Wood Road Edinburgh EH14 5HE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>24 November 2025</b>
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Community Council: Currie

[Wards](#)

### **Ward No.B03 – Drum Brae/Gyle**

25/05168/TPO (Treework)	Remove sycamore tag 2548 in rear garden showing poor vitality with decay at the topping cut & evidence of Dryad's Saddle fruiting bodies. at 10 Oakwood Court Clerwood Edinburgh EH12 8WW	Mrs Alison McLaughlin., 10 Oakwood Court Clerwood Edinburgh EH12 8WW	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 November 2025</b>
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Community Council: Corstorphine + Clermiston

25/04960/FUL (Planning Permission)	Application for planning permission proposing a "temporary marketing suite" at land adjacent to Lochside Way. at Land 100 Metres South Of 1 Airborne Place Edinburgh	Parabola Edinburgh Limited C/O Montagu Evans., Pure Offices 4-5 Lochside Way Edinburgh EH12 9DT	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>27 November 2025</b>
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Community Council: Corstorphine + Gyle

[Wards](#)

### **Ward No. B04 – Forth**

25/05734/TCO (Tree work Within a Conservation Area)	Birch 1 reduce height of tree by 2-3m and reduce sides by approximately 0.5m-1m to shape. Birch 2 & 3, ash tree, cedar tree remove tree. at 28 York Road Edinburgh EH5 3EQ	Hardie., FAO: Greg Hardie 23 16 Crawford Green Kirkliston EH29 9LD	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 November 2025</b>
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Community Council: Trinity

25/05594/FUL (Planning Permission)	Alterations to an existing dwelling. at 15 Jessfield Terrace Edinburgh EH6 4JR	Christy Case., 15 Jessfield Terrace Edinburgh EH6 4JR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Trinity

25/05556/TCO (Tree work Within a Conservation Area)	Walnut tree in front right-hand corner of garden overhanging the street, remove dead branch over the street & clear vegetation from the base of the tree. at 21 Russell Place Edinburgh EH5 3HW	Alan Wallace., 21 Russell Place Edinburgh EH5 3HW	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 November 2025</b>
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Community Council: Trinity

25/05140/TELE (Prior Approval)	Prior Approval to install 20 metre mast with 6 No. antennas and 1 No. dish; 2 No. cabinets and all ancillary development. at Proposed Telecoms Apparatus 20 Metres East Of 28 Craighall Road Trinity Edinburgh	Cornerstone., Hive 2 1530 Arlington Business Park Theale RG7 4SA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 November 2025</b>
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Community Council: Trinity

25/04077/FUL (Planning Permission)	Engineering works, new stone revetment extension to stone sea defence 'the North Mole'. at Granton Harbour West Harbour Road Edinburgh	Edinburgh Marina Ltd., Ground Floor, Colomberie Close St Helier Jersey JE4 0RX	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Granton + District

25/04078/LBC (Listed Building Consent)	Proposed extension to existing stone revetment which is the base of the North Mole, part of the listed Western Breakwater. Extension is required to provide additional wave protection to the harbour. Previous approval 20/00033/LBC. The new stone revetment would be adjacent to the existing. Where new meets existing, the new stone lays on top of the existing slope. No change to the existing structure is proposed and the existing North Mole would remain in place. at Granton Harbour West Harbour Road Edinburgh	Edinburgh Marina Ltd., Ground Floor, Colomberie Close St Helier Jersey JE4 0RX	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Granton + District

[Wards](#)

### **Ward No. B05 – Inverleith**

25/06245/TPO (Treework)	Sycamore T2, Ash T1 and Lime T3 remove tree. at Drylaw House 32 Groathill Road North Easter Drylaw Edinburgh EH4 2SL	Hardie., FAO: Mr Greg Hardie 23 16 Crawford Green Kirkliston EH29 9LD	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>27 November 2025</b>
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Community Council: Drylaw +Telford

25/05610/TELE (Prior Approval)	Prior approval for electronic communication code operators. at 38 Deanhaugh Street Edinburgh EH4 1LZ	Cornerstone Telecommunications Infrastructure Ltd., Hive 2 1530 Arlington Business Park Theale RG7 4SA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>27 November 2025</b>
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Community Council: Stockbridge + Inverleith

25/05627/CLP (Certificate of Lawfulness (proposed))	Proposed alterations to form new external sliding doors and in-fill extension to rear of property. at 1 Hillpark Road Edinburgh EH4 7AR	Graham Carle., 1 Hillpark Road Edinburgh EH4 7AR	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: Craigleith + Blackhall

25/05094/FUL (Planning Permission)	Proposed extension. at 22 March Road Blackhall Edinburgh EH4 3TB	Mr And Mrs D And S Bell., 22 March Road Edinburgh UK EH4 3TB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>28 November 2025</b>
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Community Council: Craigleith + Blackhall

25/04939/LBC (Listed Building Consent)	New ventilation louvres on front elevation and internal layout alterations. at 24 - 27 Brandon Terrace Broughton Edinburgh EH3 5DZ	Mr Abdul Kader., 8 Pilgrim Place Guardbridge KY16 0FP	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: New Town + Broughton

25/00704/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 8 Belgrave Mews Edinburgh EH4 3AX	Ms Sharon Marshall., 8 Belgrave Mews Edinburgh EH4 3AX	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: West End (pre 28 March 2025)

[Wards](#)

### **Ward No. B06 – Corstorphine/Murrayfield**

25/05850/TCO (Treework Within a Conservation Area)	<p>Lime remove dead wood over 2.5cm dia., Himalayan birch remove pallets and waste, prune stubs back into cardinal pruning points. Holly prune taphrina out of tree. Ash monitor progress of disease remove dead wood over paths. Beech aerial inspection. Variegated holly reduce tree by 1m height. Common yew remove ivy. Copper yew remove ivy and prune to create at least 1m clearance from roof and gutters. Japanese maple prune to creat 12" clearance from roof and gutters. Domestic pear spp routine prune, remove dead wood and pruning stubs. Domestic pear spp consider replacing this tree, if the fruit is still good. Domestic pear spp remove dead wood reduce end of western side of tree by 0.75m. Domestic apple spp remove dead wood and prune waterspouts out. Domestic apple spp thin crown 10-15%. Domestic pear spp routine prune remove dead wood and water sprouts. Domestic apple spp thin crown 20% and create clearance for phone line. Plum damsom crown clean and reduce south limb by 50%. Bay remove tree. Bay remove tree. Cherry gean remove tree. Bay 2 reduce both trees by 3m approx. Western red cedar lift lower limbs to 3.5m. Goat willow remove tree. Common yew remove ivy. Beech remove tree. Ash remove tree. Crack willow remove dead wood over 2.5cm dia. Lawson cypress remove dead stems, remove ropes and replace with adequate approved bracing. Himalayan birch remove pallets and waste, prune stubs back into cardinal pruning reduce tree by 1m height. Lawson cypress consider removal, lawson cypress consider removal, lawson cypress consider removal. Common yew remove ivy. Copper yew remove ivy and prune to create at least 1m clearance from roof and gutters. Japanese maple</p>	GLM Ltd., FAO: Nicola Grant Harmony Lodge 6 Ellersly Road Edinbrugh UK EH12 6JA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 November 2025
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Community Council: Murrayfield

25/05760/CLP (Certificate of Lawfulness (proposed))	Attic conversion. at 121 Carrick Knowe Avenue Carrick Knowe Edinburgh EH12 7DG	Mr Nico Tyack., 121 Carrick Knowe Avenue Edinburgh EH12 7DG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Corstorphine + Clermiston

25/05628/FUL (Planning Permission)	Erection of an extension. at GF 6 Upper Coltbridge Terrace Edinburgh EH12 6AD	Mr & Mrs Jones., GF 6 Upper Coltbridge Terrace Edinburgh EH12 6AD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Murrayfield

25/05546/ADV (Advert Consent)	Proposal to install 1x new digital /connected screen. at 1B Russell Road Edinburgh EH12 5LZ	Tesco PLC., FAO: Ben Train Highwoods Kestrel Way Welwyn Garden City United Kingdom AL7 1GA	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>26 November 2025</b>
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Community Council: Murrayfield

25/05304/FUL (Planning Permission)	Single storey extension on rear of house and new dormer on rear elevation. at 14 Broompark Road Broomhall Edinburgh EH12 7JZ	Mr & Mrs S Niven., 14 Broompark Road Edinburgh EH12 7JZ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Corstorphine + Clermiston

25/05103/FUL (Planning Permission)	Dormer roof conversion (as amended). at 9 Carrick Knowe Gardens Carrick Knowe Edinburgh EH12 7EY	Mr W Steven., 9 Carrick Knowe Gardens Carrick Knowe Edinburgh EH12 7EY	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>28 November 2025</b>
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Community Council: Corstorphine + Clermiston

25/04257/CLP (Certificate of Lawfulness (proposed))	Installation of Solar PV on building rooftop. at 5 Kirk Loan Edinburgh EH12 7HD	Edinburgh Community Solar Coop C/o Energy4All., Trinity Enterprise Centre Unit 26 Barrow-in-Furness England LA14 2PN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Corstorphine + Clermiston

24/05470/FUL (Planning Permission)	Demolition of existing snooker hall and re- development of site to include erection of 4 houses and all associated works. As amended. at 62 Manse Road Edinburgh EH12 7SS	Corstorphine Snooker Company., 62 - 68 Manse Road Edinburgh EH12 7SS	<b>Local Delegated Decision</b>	<b>GRANTED WITH LEGAL AGREEMENT</b>	<b>27 November 2025</b>
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Community Council: Corstorphine (pre 28 March 2025)

[Wards](#)

### **Ward No. B07 – Sighthill/Gorgie**

[Wards](#)

### **Ward No. B08 – Colinton/Fairmilehead**

25/05993/PNT (Prior Notification- Telecommunicat ion)	Proposed replacement of 6 No. existing antennas with 9 No. new antennas, the installation of 1 No. cabinet, and ancillary development thereto. The proposed development will utilise the existing installation to ensure that that the visual impact on the area has been minimised as far as practicable. at Telecoms Mast 62 Metres Northwest Of 61 Bonaly Road Colinton Edinburgh	Cornerstone.,	<b>Delegated Decision</b>	<b>PERMITTED DEVELOPMENT</b>	<b>26 November 2025</b>
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Community Council: Colinton

25/05885/TCO (Treework Within a Conservation Area)	Silver Birch section dismantle. at 1 Bonaly Road Colinton Edinburgh EH13 0EA	Mrs Ann Duncan., 1 Bonaly Road Edinburgh EH13 0HA	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 November 2025</b>
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Community Council: Colinton

25/05675/FUL (Planning Permission)	Proposed front extension with new steps and altered path. at 29 Galachlawside Edinburgh EH10 7JG	Mrs Marysia Waddell., 29 Galachlawside Edinburgh EH10 7JG	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Fairmilehead

25/05388/FUL (Planning Permission)	Proposed extension of existing ATC hall on adjacent vacant landscape area with new accessible raised access and building link. Extension to include office space, sanitary and storage facilities. at Territorial Army Centre 301 Colinton Road Edinburgh EH13 0LA	Defence Infrastructure Organisation., 144 West George Street Glasgow G2 2HG	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 November 2025</b>
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Community Council: Colinton

25/04919/TPO (Treework)	T1 Sycamore limb removal. T2 Western Hemlock crown lift 5-6m. at 79 Woodfield Avenue Colinton Edinburgh EH13 0QP	Eskbank Tree Care.,	<b>Delegated Decision</b>	<b>MIXED DECISION</b>	<b>25 November 2025</b>
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Community Council: Colinton

25/04355/FUL (Planning Permission)	Conversion of attic space with 3 No. rooflights and introduction of solar panels. at 57 Oxfangs Road Edinburgh EH10 7BD	Michael Teall., 57 Oxfangs Road Edinburgh EH10 7BD	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>28 November 2025</b>
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Community Council: Fairmilehead

[Wards](#)

### **Ward No. B09 – Fountainbridge/Craiglockhart**

25/05815/TCO (Treework Within a Conservation Area)	T1 birch - Reduce and Raise, T2 Birch - reduce. at 20 Primrose Terrace Edinburgh EH11 1PE	Mr Brian Horne., 20 & 21 Primrose Terrace Edinburgh EH11 1PE	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 November 2025</b>
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Community Council: Merchiston

[Wards](#)

### **Ward No. B10 – Morningside**

25/06066/TCO (Treework Within a Conservation Area)	T1 - Ash tree T2 Apple. Crown reduce by no more than 1.5m T3 - Cherry. laterally tip reduce by no more than 1m to boundary. at 3 And 5 Braidburn Terrace Morningside Edinburgh EH10 6EU	Mr Charlie Herbert., 5 Braidburn Terrace Edinburgh EH10 9EU	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>27 November 2025</b>
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Community Council: Morningside

25/05927/TCO (Treework Within a Conservation Area)	Beech tree - Crown lift to approx 8 ft (2.4m), Lime tree - removal of dead branch 15ft (4.5m) on north side, plum tree - prune 2m max, cherry tree - reduce crown by one quarter 1m max at 6 Merchiston Park Merchiston Edinburgh EH10 4PN	Mr Utheshtra Chetty., 6 Merchiston Park Edinburgh UK EH10 4PN	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>27 November 2025</b>
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Community Council: Merchiston

25/05937/TCO (Treework Within a Conservation Area)	Gean in courtyard remove regrowth to previous cuts 4m regrowth off to leave a final height of 8m. at Treeworks Greenhill Court Bruntsfield Edinburgh	Charles White Ltd., 14 New Mart Road Edinburgh EH14 1RL		<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>24 November 2025</b>
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Community Council: Merchiston

25/05919/TCO (Treework Within a Conservation Area)	Broadleaf tree 20% thin, 1.5m reduction and 2m clearance from building. at 1F1 29 Roseneath Terrace Edinburgh EH9 1JP	Miss Rosalind Woolfs., 29 Roseneath Terrace Edinburgh EH9 1JP	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 November 2025</b>
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Community Council: Marchmont + Sciennes

25/05857/TCO (Treework Within a Conservation Area)	Lime tree crown reduction. Current height 16m, proposed 15m. Current width 9m proposed 8m. Deadwooding. at Flat 1 1 Napier Road Edinburgh EH10 5BE	Ms Gillian Thompson., Flat 1 1 Napier Road Edinburgh EH10 5BE		<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 November 2025</b>
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Community Council: Merchiston

25/05733/TCO (Treework Within a Conservation Area)	Cherry remove tree, cut to low stump. at 18 Morningside Place Morningside Edinburgh EH10 5ER	Verdant Tree Services., FAO: Mr Michael Peace 08-7 Morningside Road Edinburgh EH10 5HY	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>27 November 2025</b>
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Community Council: Morningside

25/05736/TCO (Treework Within a Conservation Area)	1. Whitebeam dismantle 1x mature tree infected with Dryad's Saddle (Polyporus squamosus) to ground level. 2.Whitebeam dismantle to ground level 1x mature tree with Ganoderma australe. at Polwarth Parish Church 38 Polwarth Terrace Polwarth Edinburgh EH11 1LU	Polwarth Parish Church., FAO: Mrs Dawn Purves 36 Polwarth Terrace Edinburgh EH11 1LU	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 November 2025</b>
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Community Council: Merchiston

25/05696/TCO (Treework Within a Conservation Area)	1 Cotoneaster. Height 7m, spread 8m, DBH multi-stem 4 at 130-220mm. Pruning to maintain at manageable size. Reduce height to the previous pruning points at 5.5m. 2 Large Cypress (yellow/gold) H 6m, S 4.5m and adjacent green Leylandii. H 3.5m, S 2m. Annual trim of the both conifers, to remove 1 year's growth. 3 Corkscrew Willow. Height 8.5m, spread 9m, DBH multi-stem, 140-250mm. Reduce spread over boundary by 1m. Reduce crown to previous pruning points at 6.5m. 4 Cypress Height 5m, spread 4m, DBH 3 stems 70/140/260mm. Trim to remove a year's growth and to leave neat appearance. 5 Elm Height 7m, spread 5m, DBH 270mm Reduce crown height by 3m and prune to leave a more compact form as in previous years at 9 Abbotsford Crescent Morningside Edinburgh EH10 5DY	Mrs Joska De Boer., 9 Abbotsford Crescent Edinburgh EH10 5DY	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 November 2025</b>
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Community Council: Merchiston

25/05595/TCO (Treework Within a Conservation Area)	Ash tree, pruning existing width: 7m; proposed: 5m. Holly tree, pruning of branches existing width: 5m; proposed: 3.5m. Sycamore tree, pruning of branches encroaching church's roof /gutters existing width: 8m; proposed: 6.5m. 3x Ash tree, removal, Ash tree removal of just 1 heavily overhanging limb over the roof. at Treeworks At Bruntsfield Place Edinburgh	Lesley Donald., 15 Chamberlain Road Edinburgh EH10 4DL	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 November 2025</b>
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Community Council: Merchiston

25/05600/TCO (Treework Within a Conservation Area)	Weeping Silver Birch tree, trimming back branches. at 6 East Castle Road Edinburgh EH10 5AR	Robin Watson., 6 East Castle Road Edinburgh EH10 5AR		<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 November 2025</b>
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Community Council: Merchiston

25/05494/TCO (Treework Within a Conservation Area)	Silver birch in the front garden of 3 Hermitage Terrace (the only tree in the garden) - removal. at 3 Hermitage Terrace Morningside Edinburgh EH10 4RP	Mr David Mitchell., 3 Hermitage Terrace Morningside Edinburgh EH10 4RP	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>24 November 2025</b>
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Community Council: Morningside

25/05477/LBC (Listed Building Consent)	Mount new solar PV panels onto the rear section of slated roof. at 42 Canaan Lane Edinburgh EH10 4SU	Fiona Jones., 42 Canaan Lane Edinburgh EH10 4SU	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Morningside

25/05431/TCO (Treework Within a Conservation Area)	Horse Chestnut tree in front garden of property removal of tree. at 12 Abbotsford Park Morningside Edinburgh EH10 5DZ	Mrs Patricia Cairns., 12 Abbotsford Park Morningside Edinburgh EH10 5DZ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>24 November 2025</b>
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Community Council: Merchiston

25/05434/TCO (Treework Within a Conservation Area)	Small Lime tree, dead, remove down to ground. Large leaved lime tree diseased to the north of the clubhouse remove down to ground level. at Merchiston Tennis & Bowling Club 118 Polwarth Gardens Polwarth Edinburgh EH11 1LH	Mrs Sharon Murray., Merchiston Tennis & Bowling Club Polwarth Terrace Edinburgh EH11 1NA	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>24 November 2025</b>
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Community Council: Merchiston

25/05451/TCO (Treework Within a Conservation Area)	Silver Birch, acer and pine trim and reduce height by around 2m silver birch trim by around 0.5m acer and pine. at Flat 2 3 Greenbank Place Morningside Edinburgh EH10 6EW	Mrs Carol Heath., 3 Flat 2 Greenbank Place Edinburgh EH10 6EW	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 November 2025</b>
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Community Council: Morningside

25/05266/FUL (Planning Permission)	Proposed attic conversion with rear dormer and changes to front rooflights. at 7 Swan Spring Avenue Pentland Edinburgh EH10 6NL	Mrs Danielle Winton., 7 Swan Spring Avenue Pentland Edinburgh EH10 6NL	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>27 November 2025</b>
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Community Council: Fairmilehead

25/04536/FUL (Planning Permission)	Widening existing drive opening, replacing the gate on a like for like basis and removing a dead tree stump. at 20 Cluny Drive Edinburgh EH10 6DP	Bobby Wright., 20 Cluny Drive Edinburgh EH10 6DP	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 November 2025</b>
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Community Council: Morningside

25/04291/FUL (Planning Permission)	Internal alterations and widening or two rear ground floor openings (as amended). at 4 Greenhill Terrace Edinburgh EH10 4BS	Mr & Mrs J Montague., 4 Greenhill Terrace Bruntsfield Edinburgh EH10 4BS	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>28 November 2025</b>
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Community Council: Merchiston

25/04292/LBC (Listed Building Consent)	Internal alterations and widen existing window and door on rear elevation (as amended). at 4 Greenhill Terrace Edinburgh EH10 4BS	Mr & Mrs Montague., 4 Greenhill Terrace Edinburgh EH10 4BS	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>28 November 2025</b>
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Community Council: Merchiston

[Wards](#)

### **Ward No. B11 – City Centre**

25/06121/TCO (Treework Within a Conservation Area)	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	Mr Michael Connolly., 33 Chester Street Edinburgh EH3 7EN	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>24 November 2025</b>
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Community Council: West End

25/05912/PAN (Proposal of Application Notice)	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	EIP Jupiter SARL.,	<b>Delegated Decision</b>	<b>PRE-APPLICATION CONSULTATION APPROVED.</b>	<b>28 November 2025</b>
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Community Council: Tollcross

25/05858/TCO (Treework Within a Conservation Area)	Beech tree one sided crown reduction. Current width 9m proposed width 7.5m. at 3 West Coates Edinburgh EH12 5JQ	The Roseate Hotel., FAO: Ms Juliette Louzon 3 West Coates Edinburgh EH12 5JQ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 November 2025</b>
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Community Council: Murrayfield



25/05439/CLE (Certificate of Lawfulness (existing))	The premises are used as a small hot food takeaway and cafe. Food preparation is limited to the simple boiling or reheating of soups and similar light foods; no deep-frying or heavy fat cooking takes place. The use has operated continuously for more than ten years. at 8 Forrest Road Edinburgh EH1 2QN	Union Of Genius Ltd., FAO: Mazlum Tas 8 Forrest Road Edinburgh EH1 2QN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 November 2025</b>
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Community Council: Old Town

25/05244/FUL (Planning Permission)	Minor repairing / refurbishing of front / rear elevations, including cast iron railings / windows / external metal ramp. Installation of new CCTV cameras/new video phone intercom system to front / rear elevations. Installation of 2 No. new louvres at top sections of lower ground floor windows in front elevation. Replacement of lower ground floor window cills / external door in front elevation. Installation of 2 No. new wall mounted EV charging units in rear of buildings stone wall. Replacement of floor standing condensing units to new at rear of building. Installation of new louvre on rear ground floor stone wall and rear first floor stone wall. Installation of new extract fan to existing sash window on first floor kitchen area and third floor kitchen area. Replacement of existing extract fan on third floor cleaner store area. Installation of new anti slip tread to external ramp. at 11 Melville Crescent Edinburgh EH3 7LU	Barclays Bank Plc., FAO: Lawrie Dow 1 Churchill Place London E14 5HP	<b>Delegated Decision</b>	<b>NOT DEVELOPMENT</b>	<b>26 November 2025</b>
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Community Council: West End

25/05191/LBC (Listed Building Consent)	Replace existing window sashes and glazing. at 6 Blenheim Place Greenside Edinburgh EH7 5JH	Mrs Judith Kennard., 6 Blenheim Place Edinburgh EH7 5JH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 November 2025</b>
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Community Council: New Town + Broughton

25/05194/ADV (Advert Consent)	Car park signage. at Dunstane House Hotel 4 West Coates Wester Coates Edinburgh EH12 5JQ	Parkingeye Ltd., Mr Yaseen Laher. 40 Eaton Avenue Matrix Park Chorley United Kingdom PR7 7NA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>28 November 2025</b>
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Community Council: Murrayfield

25/05017/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. at GF 107 George Street New Town Edinburgh EH2 3ES	RM Williams Ltd., Mr Paul Giannangeli 102 New Bond St London UK W1S 1SS	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>28 November 2025</b>
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Community Council: New Town + Broughton

25/05018/LBC (Listed Building Consent)	New shop fit-out and external signage. at GF 107 George Street New Town Edinburgh EH2 3ES	RM Williams Ltd., Mr Paul Giannangeli 102 New Bond St London UK W1S 1SS	<b>Delegated Decision</b>	<b>PERMISSION IS NOT REQUIRED</b>	<b>28 November 2025</b>
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Community Council: New Town + Broughton

25/04965/LBC (Listed Building Consent)	External alterations to remove ATMs from the North Bridge frontage, change fascia / signage to coordinate with the Carlton Hotel overall signage and internal alterations to form dining space in former ATM room. at 29 - 31 North Bridge Edinburgh EH1 1SB	Fortuna Properties Scotland Ltd., Cav Antonio Crolla 3 Priestfield Road North Edinburgh EH16 5HS	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>28 November 2025</b>
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Community Council: Old Town

25/04984/FUL (Planning Permission)	Removal of ATMs from North Bridge elevation. at 29 - 31 North Bridge Edinburgh EH1 1SB	Fortuna Properties Scotland Ltd., Cav Antonio Crolla 3 Priestfield Road North Edinburgh EH16 5HS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>28 November 2025</b>
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Community Council: Old Town

25/04895/FUL (Planning Permission)	Redevelopment of existing floorspace for serviced apartment use including associated alterations and extensions. at 72 - 77 Princes Street, 1 - 5 Hanover Street Edinburgh EH2 2DF	Destiny Scotland Holdings Ltd, FAO: Stuart Moffat 28 Thistle Street Edinburgh EH2 1EN	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: New Town + Broughton

25/04852/LBC (Listed Building Consent)	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	Destiny Homes Holdings Ltd, FAO: Mr Stuart Moffat 28 Thistle Street Edinburgh EH2 1EN	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: New Town + Broughton

25/04692/LBC (Listed Building Consent)	Repair of slate roof and mineral felt areas on a like for like basis. Chimney and masonry repairs. Replacement downpipe. at 4 - 8A Mansfield Place Broughton Edinburgh EH3 6NB	Mr Robin Steel., 8 8A Mansfield Place Edinburgh Scotland EH3 6NB	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>28 November 2025</b>
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Community Council: New Town + Broughton

25/04437/LBC (Listed Building Consent)	Minor alterations to internal layout. Widen an existing opening in the rear elevation at lower ground floor. Improve the thermal performance of the building envelope by replacing glass within existing window frames and fitting internal insulation (as amended). at 14 Northumberland Street Edinburgh EH3 6LS	Mr Stefano Capaldo., 13 Oakhurst Avenue Harpenden, Herts AL5 2NB	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: New Town + Broughton

25/04438/FUL (Planning Permission)	Minor alterations to internal layout. Widen an existing opening in the rear elevation at lower ground floor. Improve the thermal performance of the building envelope by replacing glass within existing window frames and fitting internal insulation (as amended). -Window glass to be replaced with vacuum insulated double glazed units, to be fitted within the existing window frames and astragals - restore existing floors and install new radiators at 14 Northumberland Street Edinburgh EH3 6LS	Mr Stefano Capaldo., 13 Oakhurst Avenue Harpenden, Herts UK AL5 2NB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: New Town + Broughton

25/04340/FUL (Planning Permission)	Proposed 2 velux windows at rear, 2 reused roof lights at the front, and glass filling the valley between the 2 chimneys on the north elevation. at 9B Lauriston Gardens Edinburgh EH3 9HH	Mr Clive Kempe., 9B Lauriston Gardens Edinburgh EH3 9HH	<b>Local Delegated Decision</b>	<b>WITHDRAWN</b>	<b>28 November 2025</b>
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Community Council: Tollcross

25/03815/FUL (Planning Permission)	Replacement windows and minor internal alterations and the relocation of utilities (boiler and hot water cylinder) to the attic space and new doors to replace existing dining room window. at 5F1 14 Ramsay Garden Edinburgh EH1 2NA	Mrs Nicole Nicholson., 5F1 14 Ramsay Garden Edinburgh EH1 2NA	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Old Town

25/03615/LBC (Listed Building Consent)	Replacement windows and minor internal alterations, including the creation of a new opening between the kitchen and dining area, and the relocation of utilities (boiler and hot water cylinder) to the attic space. at 5F1 14 Ramsay Garden Edinburgh EH1 2NA	Mrs Nicole Nicholson., 5F1 14 Ramsay Garden Edinburgh EH1 2NA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/03172/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at Flat 7 15 Tron Square Old Town Edinburgh EH1 1RT	Mr Angus Maclellan., 5 Marinstadsvagen Nacka Sweden 131 37	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>25 November 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/02267/FUL (Planning Permission)	Change of use and conversion, alteration and extension of an existing office to form a hotel, restaurant and bar and associated facilities (Sui Generis) and works (as amended). at Capital House 2 Festival Square Edinburgh EH3 9SU	Premier Inn Hotels Ltd., Whitbread Court Houghton Hall Business Park Porz Avenue Dunstable LU5 5XE	<b>Local Delegated Decision</b>	<b>GRANTED WITH LEGAL AGREEMENT</b>	<b>27 November 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

25/02255/FUL (Planning Permission)	Proposed demolition of existing building and erection of purpose-built student accommodation and associated amenity space, landscaping and infrastructure. at 50 Gillespie Crescent Edinburgh EH10 4JB	S Harrison Developments Ltd/ Sight Scotland., 7 Castle Street Edinburgh EH2 3AH	<b>Committee Decision</b>	<b>REFUSED WITH LEGAL AGREEMENT</b>	<b>25 November 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

25/02256/CON (Conservation Area Consent)	Complete demolition in a Conservation Area. at 50 Gillespie Crescent Edinburgh EH10 4JB	S Harrison Developments Ltd/ Sight Scotland., 7 Castle Street Edinburgh EH2 3AH	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

25/01905/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 3 16 York Place Edinburgh EH1 3EP	Mr Collins, Flat 3 16 York Place Edinburgh EH1 3EP	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01455/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 4F2 16 Johnston Terrace Edinburgh EH1 2PR	Dr Keith Nicholson., 16 4F2, Johnston Terrace Edinburgh UK EH1 2PR	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/01284/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1 Canongate Old Town Edinburgh EH8 8BX	Mr Ian McFtridge., 1 Canongate Edinburgh UK EH8 8BX	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/01246/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 1 27 Blair Street Edinburgh EH1 1QR	Ms Isabelle Goldie., 27 Flat 1, Blair Street Edinburgh EH1 1QR	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/01204/FULS TL (Planning Permission STL)	Change of use (retrospective) from residential to short term let accommodation (sui generis). at Flat 5 255 Canongate Edinburgh EH8 8BQ	Mr David Cannon., 14 East Mains Banchory AB31 4BG	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/01148/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 5 30A Shandwick Place Edinburgh EH2 4RT	Mr David Stewart., Flat 5 30A Shandwick Place Edinburgh EH2 4RT	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: West End (pre 28 March 2025)

25/01050/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F2 5 East London Street Broughton Edinburgh EH7 4BN	Ms Agie Anderson., 5 1F2 East London Street Edinburgh EH7 4BN	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00984/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 25 Gloucester Lane Edinburgh EH3 6ED	Dutch Fox Ltd., 25 Gloucester Lane Edinburgh UK EH3 6ED	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/00991/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting. at Flat 5 28 East Fountainbridge Tollcross Edinburgh EH3 9BH	Dundee Kilbride Investment Ltd., 28 East Fountainbridge Edinburgh EH3 9BH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 November 2025</b>
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Community Council: Tollcross (pre 28 March 2025)

25/00770/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 2 5 Lady Wynd Edinburgh EH1 2LH	Mr Martin Harrod., Flat 2 5 Lady Wynd Edinburgh EH1 2LH	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

### **Ward No. B12 – Leith Walk**

25/05775/TCO (Treework Within a Conservation Area)	T1 Elm crown raise 3m over pavement, 5m over parking, create 1.5m clearance from light. at Treeworks Cochran Terrace Edinburgh	Laura Goble., 3F2 3 Cochran Terrace Edinburgh EH7 4BJ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 November 2025</b>
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Community Council: New Town + Broughton

25/05555/FULS TL (Planning Permission STL)	Change of use from dwelling to short term let. at 115 Pitt Street Edinburgh EH6 4DE	CGS Property Developments Limited., The Walled Garden South Building Bush Estate Edinburgh EH26 0SD	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>26 November 2025</b>
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Community Council: Leith Central

25/05271/LBC (Listed Building Consent)	Replacement of defective and inefficient fixed single glazed lead windows to main church building with new heritage double glazed timber framed casement windows, within existing stone openings. at 57 Albion Road Edinburgh EH7 5QY	Norton Park SCIO., Mr Keith Robertson 57 Albion Road Edinburgh Scotland EH7 5QY	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 November 2025</b>
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Community Council: Leith Central

25/01651/FULS TL (Planning Permission STL)	Retrospective change of use from residential flat (Sui Generis) to short term let holiday accommodation (Sui Generis). at Flat 22 3 North Pilrig Heights Pilrig Edinburgh EH6 5FF	Mr George McRae, 43 Silverknowes Terrace Edinburgh Scotland EH4 5HJ	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: Leith Central

25/01611/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at 67 Montgomery Street Edinburgh EH7 5HZ	Mr M Shoaira., Flat 25 3 Western Harbour Way Edinburgh EH6 6LP	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: Leith Central

25/01570/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 14 2 North Pilrig Heights Pilrig Edinburgh EH6 5FE	Zizzibreezi Ltd., Mr Garry McRae. 41-20 Pilrig Heights Edinburgh Scotland EH6 5FG	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: Leith Central

25/01134/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F2 44 Montgomery Street Edinburgh EH7 5JY	Ms Agie Anderson., 44 1F2, Montgomery Street Edinburgh EH7 5JY	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: Leith Central



25/01136/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F1 377 Leith Walk Edinburgh EH6 8SE	Mr Calum Pretsell., 377 2F1, Leith Walk Edinburgh EH6 8SE	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: Leith Central

25/00834/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 11 2 Albion Gardens Leith Edinburgh EH7 5QF	Mr Thomas Croall., 2 Flat 11, Albion Gardens Edinburgh EH7 5QF	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: Leith Central

[Wards](#)

### **Ward No. B13 – Leith**

25/06062/PNT (Prior Notification- Telecommunicat ion)	Notification of Intention to Install 5G Electronic Communications apparatus at Leith Te Area Workshop, at 15 - 17 Jane Street Pilrig Edinburgh EH6 5HE	Vodafone Ltd, In Conjunction With Cornerstone.,	<b>Delegated Decision</b>	<b>PERMITTED DEVELOPMENT</b>	<b>28 November 2025</b>
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Community Council: Leith Harbour + Newhaven

25/05935/TCO (Treework Within a Conservation Area)	Japanese White Pine in courtyard. - Remove tree as it has become too large for it position. at Unit 1 107 Constitution Street South Leith Edinburgh EH6 7AE	Mr Rob Smith., Unit 1 107 Constitution Street South Leith Edinburgh EH6 7AE	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>27 November 2025</b>
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Community Council: Leith Links

25/05968/PAN (Proposal of Application Notice)	Proposed mixed use development comprising, residential (build to rent), purpose built student accommodation, retail/commercial space and associated works. at 52 - 66 Salamander Street South Leith Edinburgh EH6 7LA	Stephen G Dalton & Son.,	<b>Delegated Decision</b>	<b>PRE-APPLICATION CONSULTATION APPROVED.</b>	<b>28 November 2025</b>
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Community Council: Leith Links

25/05811/FUL (Planning Permission)	Proposed internal alterations incorporating new two storey extension to side. at 43 Stanwell Street Edinburgh EH6 5NG	Mr P Hare., 43 Stanwell Street Edinburgh EH6 5NG	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>28 November 2025</b>
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Community Council: Leith Harbour + Newhaven

25/05167/LBC (Listed Building Consent)	Replace and reinstate windows, new vent and foul pipe. at 191 Great Junction Street Edinburgh EH6 5LQ	Ms Zivile Smitaite., 191 Great Junction Street Leith EH6 5LQ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 November 2025</b>
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Community Council: Leith Harbour + Newhaven

25/05062/FUL (Planning Permission)	Proposed equipment upgrades and improvement works. at 20 Marine Esplanade South Leith Edinburgh EH6 7RF	Veolia., Kingswood House Kingswood Crescent Cannock WS11 8JP	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Leith Harbour + Newhaven

25/04894/FUL (Planning Permission)	Proposed development of motor vehicle hire facility (Sui Generis) including erection of office, valet bay, plant room and associated infrastructure, external lighting, boundary treatments, parking, new vehicular access and relocation of existing bollards. at Land 50 Metres North Of 2 Bath Road Edinburgh	Enterprise Rent-A-Car., 32 Kerse Road Spingkerse Industrial Estate Stirling FK7 7SG	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 November 2025</b>
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Community Council: Leith Harbour + Newhaven

25/04610/FUL (Planning Permission)	Proposed erection of orangery extension to rear of dwelling. at 41 Pirniefield Place Edinburgh EH6 7PL	Deborah Howard., 41 Pirniefield Place Edinburgh EH6 7PL	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Leith Links

25/04283/FULS TL (Planning Permission STL)	Change of use of existing office building to six number short term holiday let flats with alterations (material amendments to previous permission under ref 24/04888/FULSTL). at 102 Restalrig Road Edinburgh	A'ila Modaraba Ltd., 1 Byers Close 375 High Street Edinburgh Scotland EH1 1PW	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Leith Links

25/04208/CLE (Certificate of Lawfulness (existing))	Class 3 Use. at 127 Great Junction Street Edinburgh EH6 5JB	Ms Stephanie Milligan., Abbots Mews Apartment 14 8 Marygate Lane York YO30 7BJ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 November 2025</b>
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Community Council: Leith Harbour + Newhaven

25/04048/LBC (Listed Building Consent)	Installation of air to air heat pumps, flag pole, signage, handrails and photovoltaic panels (as amended). at Edinburgh Hindu Mandir And Cultural Centre 2 St Andrew Place Edinburgh EH6 7EG	Edinburgh Hindu Mandir & Cultural Centre., 2 St Andrew Place Edinburgh EH6 7EG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Leith Links

25/03913/FUL (Planning Permission)	Formation of new driveway and drop kerb to provide off street parking due to on street vandalism. Installation of EV charging point. (As Amended). at 65 East Restalrig Terrace Edinburgh EH6 8ED	Dr Penny Cartwright., 65 East Restalrig Edinburgh EH6 8ED	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>26 November 2025</b>
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Community Council: Leith Links

[Wards](#)

### **Ward No. B14 – Craightinny/Duddingston**

25/05985/PNT (Prior Notification- Telecommunicat ion)	Removal and replacement of 20m pole with 20m pole, removal and replacement of 6 No. antennas with 6 No. antennas (6 No. antennas in total), installation of 3 No. (3 no. in total) and development ancillary thereto. at Telecoms Apparatus 23 Metres North East Of 59 Northfield Broadway Mountcastle Edinburgh	Cornerstone.,	<b>Delegated Decision</b>	<b>PERMITTED DEVELOPMENT</b>	<b>26 November 2025</b>
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Community Council: Northfield + Willowbrae

25/05956/TCO (Treework Within a Conservation Area)	silver birch - reduce height by 6ft to previous pruning cuts at 4 The Causeway Duddingston Edinburgh EH15 3PZ	Mr Greg Hardie, 16 Crawford Green Kirkliston EH29 9LD	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>27 November 2025</b>
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Community Council: Northfield + Willowbrae

25/05715/FUL (Planning Permission)	Dormer to both front and rear elevations and rooflight to front. at 21 Mountcastle Gardens Edinburgh EH8 7SS	Mr Daryl Ferrier., 21 Mountcastle Gardens Edinburgh EH8 7SS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>28 November 2025</b>
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Community Council: Northfield + Willowbrae

25/05274/CLE (Certificate of Lawfulness (existing))	The previous occupants built a garage on our garage plot; they just didn't apply for permission. Therefore, we'd like to apply for a certificate of lawfulness. at 29 Parker Avenue Craigentinny Edinburgh EH7 6SD	Mr Callum Egan., 29 Parker Avenue Craigentinny Edinburgh EH7 6SD	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Craigentinny + Meadowbank

25/05190/CLP (Certificate of Lawfulness (proposed))	Installation of a new window on rear facade. at 61 Cavalry Park Drive Edinburgh EH15 3QG	Daniela Nolte., 61 Cavalry Park Drive Edinburgh EH15 3QG	<b>Delegated Decision</b>	<b>NOT DEVELOPMENT</b>	<b>25 November 2025</b>
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Community Council: Northfield + Willowbrae

25/04534/CLE (Certificate of Lawfulness (existing))	The use of the frontage as a vehicle hardstanding. at 2 Farrer Terrace Edinburgh EH7 6SE	Mohammed Javid., 2 Farrer Terrace Edinburgh EH7 6SE	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>26 November 2025</b>
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Community Council: Craigentinny + Meadowbank

25/01406/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 9 Milton Street Abbeyhill Edinburgh EH8 8EZ	Ms Lien Ta., 9 Milton Street Edinburgh UK EH8 8EZ	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: Old Town (pre 28 March 2025)

25/01099/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F1 13 Dalgety Avenue Meadowbank Edinburgh EH7 5UQ	Mr Stuart Semple., 13 1F1, Dalgety Avenue Edinburgh EH7 5UQ	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 November 2025</b>
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Community Council: Craigentiny/Meadowbank

[Wards](#)

### **Ward No. B15 – Southside/Newington**

25/06129/LBC (Listed Building Consent)	Installation of through floor lift, with associated work. at 7 Grange Terrace Grange Edinburgh EH9 2LD	Mr Adam Rennie., 7 Grange Terrace Grange Edinburgh EH9 2LD	<b>Local Delegated Decision</b>	<b>PERMISSION IS NOT REQUIRED</b>	<b>25 November 2025</b>
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Community Council: Grange + Prestonfield

25/06130/LBC (Listed Building Consent)	Install turnstile in main reception area. at University Of Edinburgh Joseph Black Building David Brewster Road Blackford Edinburgh EH9 3FJ	The University Of Edinburgh., The University Court Old College South Bridge Edinburgh EH8 9YL	<b>Local Delegated Decision</b>	<b>PERMISSION IS NOT REQUIRED</b>	<b>25 November 2025</b>
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Community Council: Grange + Prestonfield

25/06088/CLP (Certificate of Lawfulness (proposed))	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	The University Of Edinburgh., Mr Gordon MacDougall The University Of Edinburgh Estates Department 9 Infirmary Street Edinburgh Scotland EH1 1NP	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>28 November 2025</b>
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Community Council: Southside

25/06085/TCO (Treework Within a Conservation Area)	T1 Yew - Raise and reduce, T2 Lime - Reduce. at 13 Dalrymple Crescent Grange Edinburgh EH9 2NX	Ms Aimee Chadha., 13 Dalrymple Crescent Grange Edinburgh EH9 2NX	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 November 2025</b>
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Community Council: Grange + Prestonfield

25/06021/TCO (Treework Within a Conservation Area)	Lime Tree - front garden and Ash Tree - rear garden - Remove major deadwood and hangers. at 9 Lauder Road Grange Edinburgh EH9 2EW	Mrs Audrey O'Brien., 9 Lauder Road Edinburgh Scotland EH9 2EW	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 November 2025</b>
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Community Council: Grange + Prestonfield

25/05920/TCO (Treework Within a Conservation Area)	T1 Birch - Reduce and shape, T2 Lime - Re-pollard. at 12 St Thomas Road Edinburgh EH9 2LQ	Mr Charles Morrison., 12 St Thomas Road Edinburgh Scotland EH9 2LQ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 November 2025</b>
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Community Council: Grange + Prestonfield

25/05884/TCO (Treework Within a Conservation Area)	Cherry Prunus 30%, Himalayan Birch 30% canopy reduction. at 10 Glenorchy Terrace Edinburgh EH9 2DQ	Mrs Charlie Mills., 10 Glenorchy Terrace Edinburgh EH9 2DQ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>27 November 2025</b>
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Community Council: Grange + Prestonfield

25/05827/TCO (Treework Within a Conservation Area)	Willow tree adjacent to rear garden wall, routine pruning & trimming. at 8 West Savile Road Edinburgh EH16 5NG	Jim Sorrell., 8 West Savile Road Edinburgh EH16 5NG	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 November 2025</b>
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Community Council: Grange + Prestonfield

25/05829/TCO (Treework Within a Conservation Area)	Large Ash tree, full removal of tree. at 3F1 11 Parkside Street Edinburgh EH8 9RJ	Simon Tomlinson., 3F1 11 Parkside Street Edinburgh EH8 9RJ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 November 2025</b>
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Community Council: Southside

25/05798/TCO (Treework Within a Conservation Area)	T3 Cherry and T3 Purple Plum - Reduce and shape, T1 metasequoia - Remove. at 14 Queen's Crescent Edinburgh EH9 2AZ	Ms Christine Regan., 14 Queen's Crescent Edinburgh EH9 2AZ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 November 2025</b>
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Community Council: Grange + Prestonfield

25/05597/TCO (Treework Within a Conservation Area)	Cherry tree, removal. at 2 Granby Road Edinburgh EH16 5NH	Kevin Wright., 2 Granby Road Edinburgh EH16 5NH	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 November 2025</b>
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Community Council: Grange + Prestonfield

25/05605/FUL (Planning Permission)	Proposed garage conversion forming garden kitchen and WC. at 11 Palmerston Road Edinburgh EH9 1TL	Andrew Picken., 11 Palmerston Road Edinburgh EH9 1TL	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 November 2025</b>
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Community Council: Marchmont + Sciennes

25/04903/ADV (Advert Consent)	Advertisement of the following types : Fascia Sign. at University Health Service 6 Bristo Square Southside Edinburgh EH8 9AL	The University Court The University Of Edin. The Uni. Court., The University Of Edinburgh The University Court Old College South Bridge Edinburgh EH8 9YL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Southside

25/04368/LBC (Listed Building Consent)	Proposal is to create a mural at the locations highlighted on the drawing enclosed, enhancing its visual appeal while respecting the structure's integrity. at Kenneth Mackenzie Suite 7 Richmond Place Edinburgh EH8 9ST	The University Of Edinburgh., Old College South Bridge Edinburgh EH8 9YL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>28 November 2025</b>
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Community Council: Southside

25/04277/FUL (Planning Permission)	The proposal is to create a mural at the locations highlighted enhancing its visual appeal while respecting the structure's integrity. at Kenneth Mackenzie Suite 7 Richmond Place Newington Edinburgh EH8 9ST	The University Of Edinburgh, The University Court., Old College South Bridge South Bridge Edinburgh EH8 9YL	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>28 November 2025</b>
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Community Council: Southside

**Ward No. B16 – Liberton/Gilmerton**

25/05982/PNT (Prior Notification-Telecommunication)	1 x 9m light wooden pole. at Proposed Telecoms Apparatus 15 Metres South Of 10 Monkbarns Gardens Liberton Edinburgh	British Telecommunications Plc.,	<b>Delegated Decision</b>	<b>PERMITTED DEVELOPMENT</b>	<b>26 November 2025</b>
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Community Council: Liberton + District

25/05983/PNT (Prior Notification-Telecommunication)	1 x 8m light wooden pole. at Proposed Telecoms Apparatus 20 Metres West Of 172 Gilmerton Dykes Crescent Hyvots Bank Edinburgh	British Telecommunications Plc.,	<b>Delegated Decision</b>	<b>PERMITTED DEVELOPMENT</b>	<b>26 November 2025</b>
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Community Council: Gilmerton + District

25/05984/PNT (Prior Notification-Telecommunication)	New 9m light pole adjacent 139 Captains Road and new 9m light pole near 2 Southhouse Road. at Proposed Telecoms Apparatus 15 Metres North Of 139 Captain's Road Gracemount Edinburgh	British Telecommunications Plc.,	<b>Delegated Decision</b>	<b>PERMITTED DEVELOPMENT</b>	<b>26 November 2025</b>
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Community Council: Gilmerton + District

25/05992/PNT (Prior Notification-Telecommunication)	1 x 9m light wooden pole. at Proposed Telecoms Apparatus 15 Metres South Of 8 St Katharine's Crescent Gracemount Edinburgh	British Telecommunications Plc.,	<b>Delegated Decision</b>	<b>PERMITTED DEVELOPMENT</b>	<b>28 November 2025</b>
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Community Council: Liberton + District

25/05674/CLP (Certificate of Lawfulness (proposed))	Internal and external alterations to the existing layout. at 14 Balmwell Avenue Edinburgh EH16 6HF	Mr R Chitoroaga., 14 Balmwell Avenue Gracemount Edinburgh EH16 6HF	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Liberton + District



24/05263/FUL (Planning Permission)	To deliver 2x flatted blocks comprising 35x units and associated landscaping whilst demolishing existing church and associated outbuildings (as amended) at 40 Fernieside Gardens Moredun Edinburgh EH17 7HN	Cruden Partnership Ltd., 16 Walker Street Edinburgh EH3 7LP	<b>Committee Decision</b>	<b>GRANTED WITH LEGAL AGREEMENT</b>	<b>27 November 2025</b>
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

### **Ward No. B17 – Portobello/Craigmillar**

25/05816/TCO (Treework Within a Conservation Area)	T1 Lime raise to 5.5m over road and 2.4m over pavement. T2 Holly reduce height by 0.5m and sides by 1m. T3 Ash reduce height and sides by 2m and create 1m clearance from telephone wires on NE side. at GF 40 Brighton Place Edinburgh EH15 1LT	Ms Sonja Yanetta., 40 Brighton Place Edinburgh EH15 1LT	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 November 2025</b>
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Community Council: Portobello (Inactive)

25/05768/ADV (Advert Consent)	Erection of 2 No. building identity signs to identify the Usher Building and reflect site development /changes in the period since installation. at Land 368 Metres Northeast Of 51 Little France Crescent Edinburgh	The University Of Edinburgh., FAO: Angus Cowie Estates Department - Capital Projects Team Little France Crescent Edinburgh EH16 4TJ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 November 2025</b>
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Community Council: Craigmillar (Inactive)

25/05267/ADV (Advert Consent)	Advertisement of the following types: Fascia Sign. Illuminated fascia sign fitted to existing shopfront glazing and large illuminated signage for high level fascia above canopy. at 59 Kinnaird Park Fort Kinnaird Retail Park Edinburgh EH15 3RD	Cardzone X Clintons., Mr James Taylor Hexgreave Hall Upper Hexgreave Farnsfield Newark England NG22 8LS	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 November 2025</b>
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Community Council: Craigmillar (Inactive)

25/05208/FUL (Planning Permission)	Remove existing white painted timber roof and wall frames and replace with white uPVC roof and wall frames. at 25B Abercorn Terrace Edinburgh EH15 2DF	Mr & Mrs Diggins., 25B Abercorn Terrace Edinburgh EH15 2DF	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 November 2025</b>
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Community Council: Portobello (Inactive)

25/05054/LBC (Listed Building Consent)	Ancillary accommodation in the rear garden. at 33 Pittville Street Edinburgh EH15 2BX	Ms And Mr Cat & John Morgan & Stewart., 33 Pittville Street Portobello East Edinburgh EH15 2BX	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 November 2025</b>
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Community Council: Portobello (Inactive)

25/05053/FUL (Planning Permission)	Ancillary accommodation in the rear garden. at 33 Pittville Street Portobello East Edinburgh EH15 2BX	Ms And Mr Cat & John Morgan & Stewart., 33 Pittville Street Portobello East Edinburgh EH15 2BX	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>24 November 2025</b>
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Community Council: Portobello (Inactive)

[Wards](#)