

Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **8 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](#)
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[Ward B14 – Craigmillar/Duddingston](#)
[Ward B15 – Southside/Newington](#)
[Ward B16 – Liberton/Gilmerton](#)
[Ward B17 – Portobello/Craigmillar](#)

Where can I see the documents?

You can view the plans, forms and other documents at [Planning and Building Standards Online Services](#).

What Can I Comment on?

Under statutory legislation, you should only make comments to the City of Edinburgh Council on those applications appearing in Section 1 – recently registered planning applications.

Planning is about the development and use of land and buildings so any comments made on applications should be relevant to this. These are called 'material considerations'. If you submit comments which are non-material they will not be taken into account. This can be difficult to understand so we have given you some examples below. It should be noted that the legislation governing the control of advertisements does not include any provision for a period for representations to be submitted. Therefore, the Planning service may determine an application for advertisement consent prior to the date set out in this list

EXAMPLES

	Material		Non-Material
q	Contrary to the Development Plan (National Planning Framework 4 and Edinburgh Local Development Plan (City Plan 2030)).	q	Devaluation of property
q	Appearance (design, materials, scale, etc.)	q	Loss of private view
q	Residential amenity e.g. noise, overshadowing	q	Business issues relating to the applicant
q	Traffic, parking or access problems	q	Possible fire hazard

Comments on Section 2 proposals (Proposal of Application Notices) should be made directly to the applicant. There is no provision for the public to make comments on tree work and prior notifications and these details are for information only. This also applies to certificates of lawfulness where decisions are taken on the facts of the case in relation to planning law and public comments cannot be taken into account.

How Can I Comment?

Comments could be made online at [Planning and Building Standards Online Services](#).

The quickest and most secure way to make a comment is to use the Online Services. If you fill in your email address we can email you the decision on the application.

Your comments must be received within 21 days of the date of registration, neighbour notification or advertisement in the press, whichever is later. These periods are extended for public holidays. The Comments Due by Date appears in the bulletin although we cannot always guarantee it will include additional days for public holidays.

Anonymous comments will not be taken into account and we need your name and address as your representation will become part of the application record, which is a public document. **The comments you make will be made publicly available to view on the Council website.** Any comments that are racist will not be accepted and may be sent to the police for further investigation. Further advice on commenting on planning applications can be found on the Council website.

What Happens to my Comments?

You will receive an acknowledgement of your representation. You will also be informed of the decision.

Further detail on how to comment on planning proposals and how your comments are handled is available on our [Website](#). Our Published Privacy Notice is available here [Privacy Notice](#).

Most applications are processed by delegated decision whereby planning officers decide applications under a publicly accountable process. If, however, there are more than 20 material representations and these take an opposing view from the recommendation, then the application will be decided by the Development Management Sub-Committee.

Full details on the Schemes of Delegation are available on the [Council website](#).

Any Questions?

Email the Planning Help Desk at planning@edinburgh.gov.uk.

Ward No. B01 – Almond

1. Planning Applications

	New single storey side / rear extension to create 4th bedroom and larger livingroom kitchen area. Also, a loft conversion to create a 5th bedroom. at 5 Grieve Crescent Muirhouse Edinburgh EH4 4UG 25/06122/FUL		Mrs Rukia Khanum., 5 Grieve Crescent Edinburgh EH4 4UG	Local Delegated Decision	Registered on: 01/12/2025 <u>Comments Due by</u> 31.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Muirhouse + Salvesen (Inactive) Householder Developments
	Remove existing farmhouse and outbuildings and erect new dwelling house. at Farmhouse A North Milton Milton Farm Road Dalmeny South Queensferry EH30 9SR 25/06296/FUL	David Bell Architect. 1 John's Place Edinburgh EH4 2WL	Mr & Mrs D Paterson., 33 Cammo Gardens Edinburgh Scotland EH4 8ES	Delegated Decision	Registered on: 03/12/2025 <u>Advertised on:</u> 12/12/2025 <u>Comments Due by</u> 06.01.2026	Local1 Team Community Council: Queensferry + District Housing - Local
Listed Category: B	Internal alterations to ground floor layout to form opening in wall between kitchen and dining room. at Lowood Craighall South Queensferry EH30 9TH 25/06304/LBC	Planning & Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DA	Lowood House Cammo Edinburgh EH30 9TH	Delegated Decision	Registered on: 01/12/2025 <u>Site Notice posted on:</u> 12/12/2025 <u>Advertised on:</u> 12/12/2025 <u>Comments Due by</u> 06.01.2026	Local1 Team Community Council: Queensferry + District Listed building and Con Area Consents
	New garage to side of house. at 1 Castle Gogar Rigg Edinburgh EH12 9FP 25/06336/FUL	SB-AD Architecture & Design. FAO: Laura Bishop 32 Silverknowes Gardens Edinburgh EH4 5NB	Mr D Campbell., 1 Castle Gogar Rigg Edinburgh EH12 9FP	Local Delegated Decision	Registered on: 03/12/2025 <u>Comments Due by</u> 27.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Ratho + District Householder Developments

	New rear single storey extension. at 78 Barnton Park Avenue Edinburgh EH4 6HE 25/06337/FUL	Charlotte Cotton Architect. 66 Silverknowes View Edinburgh EH4 5PS	Tom & Karen Morris., 78 Barnton Park Avenue Edinburgh EH4 6HE	Local Delegated Decision	Registered on: 03/12/2025 <u>Comments Due by</u> 27.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed
[Wards](#)

Ward No. B02 – Pentland Hills

1. Planning Applications

	Proposed extension. at 119 Baberton Mains Drive Edinburgh EH14 3DZ 25/06350/FUL	Helen Kelly Architect. 35 Raeburn Place Edinburgh EH4 1HX	Nazir & Bashiram Ahmed., 119 Baberton Mains Drive Edinburgh EH14 3DZ	Local Delegated Decision	Registered on: 03/12/2025 <u>Comments Due by</u> 27.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Juniper Green + Baberton Mains Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Balerno Conservation Area	Tree No 14 - a 14m Sycamore - Fell Tree No 14 as a risk recommended by Arboriculturist. at 4 Bridge Road Balerno Bridge Balerno EH14 7AH 25/06314/TCO	St Mungo's Church Cameron Crawford 46B Bavelaw Road Balerno EH14 7AE	St Mungo's Church., Mr Cameron Crawford 4 Bridge Road Balerno, Edinburgh EH14 7AE	Delegated Decision	Registered on: 02/12/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Balerno 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.B03 – Drum Brae/Gyle

1. Planning Applications

	Upgrade New secure fenced plant compound to service yard to include new back up power plant, fuel tank and condensers. New EV charger. New louvres to building facade. at Unit 4 - 5, 13 South Gyle Crescent Edinburgh EH12 9EB 25/06284/FUL	KITSON Architecture. Mark Kitson. KITSON Architecture Carlton Place 28-32 Greenwood Street Altrincham WA14 1RZ	VodafoneThree Ltd., FAO: Ian MacAskill Vodafone House The Connection Newbury Berkshire RG14 2FN	Local Delegated Decision	Registered on: 01/12/2025 <u>Comments</u> <u>Due by</u> 23.12.2025	Local1 Team Community Council: Corstorphine + Gyle Telecommunicatio ns
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B04 – Forth

1. Planning Applications

	Refurbishment of the Granton Lighthouse building including continued Class 4 business use and partial change of use from Class 6 storage to Class 3 cafe and Class 10 non-residential institution, external repairs and adaptations to the building and adjacent outbuildings to improve access and upgrade building performance. at 22 West Harbour Road Granton Edinburgh 25/06261/FUL	7N Architects. FAO: Evelina Vasileva 7 Randolph Place Edinburgh EH3 7TE	The City Of Edinburgh Council. FAO: Ms Michelle Fraser City Chambers High Street Edinburgh EH1 1YJ	Delegated Decision	Registered on: 02/12/2025 <u>Site Notice</u> <u>posted on:</u> 12/12/2025 <u>Advertised</u> <u>on:</u> 12/12/2025 <u>Comments</u> <u>Due by</u> 06.01.2026	Christopher Sillick christopher.sillick @edinburgh.gov.uk Community Council: Granton + District Other Developments - Local
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Listed Category: C	Refurbishment of the Granton Lighthouse building including continued Class 4 business use and partial change of use from Class 6 storage to Class 3 cafe and Class 10 non-residential institution, external repairs and adaptations to the building and adjacent outbuildings to improve access and upgrade building performance. Partial demolition of walls and roof of negative to moderate significance of the outhouse building. at 22 West Harbour Road Granton Edinburgh 25/06262/LBC	7N Architects. FAO: Evelina Vasileva 7 Randolph Place Edinburgh EH3 7TE	FAO: Ms Michelle Fraser City Chambers High Street Edinburgh EH1 1YJ	Delegated Decision	Registered on: 28/11/2025 <u>Site Notice posted on:</u> 12/12/2025 <u>Advertised on:</u> 12/12/2025 <u>Comments Due by</u> 06.01.2026	Christopher Sillick christopher.sillick@edinburgh.gov.uk Community Council: Granton + District Listed building and Con Area Consents
Victoria Park Conservation Area	Partial demolition and renovation to existing dwelling. at 18 Summerside Street Edinburgh EH6 4NU 25/06280/FUL	Arda Studio. FAO: Ross King 10 Southside Road Inverness IV2 3AU	Michael Brooks. 18 Summerside Street Edinburgh EH6 4NU	Local Delegated Decision	Registered on: 01/12/2025 <u>Site Notice posted on:</u> 12/12/2025 <u>Advertised on:</u> 12/12/2025 <u>Comments Due by</u> 06.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Trinity Householder Developments
	Erection of pergola with decking. (Retrospective). at 45 Ferry Road Drive Edinburgh EH4 4DH 25/06291/FUL		Miss Klaudia Blachowicz. 45 Ferry Road Drive Edinburgh EH4 4DH	Local Delegated Decision	Registered on: 03/12/2025 <u>Comments Due by</u> 27.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: West Pilton + West Granton (Inactive) Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: B Trinity Conservation Area	Bay Laurel. One of the two main trunks has already failed at the root due to Ganoderma - Remove the remaining trunk as the root plate is decayed and there is significant risk of failure. at 4 Laverockbank Road Edinburgh EH5 3DG 25/06283/TCO	Root & Branch Arboriculture Ltd. FAO: Duncan Brooks 2 Trevelyan Place Pencaitland East Lothian EH34 5AH	Mrs Rosemary Walker., 4 Laverockbank Road Edinburgh EH5 3DG	Delegated Decision	Registered on: 01/12/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

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Ward No. B05 – Inverleith

1. Planning Applications

Listed Category: C New Town Conservation Area	Internal alterations to form dental practice in vacant unit. at 24 - 27 Brandon Terrace Broughton Edinburgh EH3 5DZ 25/06193/LBC	NVDC Architects. FAO: Farahbod Nakhaei Bradbury House 10 High Craighall Road Glasgow G4 9UD	8 Pilgrim Place Guardbridge KY16 0FP	Delegated Decision	Registered on: 25/11/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
	Change of Use from dwelling house (Class 9) to short-term let (Sui Generis). at 13A Dean Park Mews Stockbridge Edinburgh EH4 1EE 25/06231/FULSTL	CLWG Architects. FAO: David Willis 38 Dean Park Mews Edinburgh EH4 1ED	Mr A & Mrs J Stewart., 38 Dean Park Mews Edinburgh EH4 1ED	Local Delegated Decision	Registered on: 28/11/2025 Comments Due by 23.12.2025	Improvement Team Community Council: Stockbridge + Inverleith Other Developments - Local

	Prior notification for demolition of buildings. at 97 Craigcrook Road Blackhall Edinburgh EH4 3TW 25/06258/PND		Valteith., FAO: Mr Gordon Steele Craigcrook Castle 95 Craigcrook Road Edinburgh EH4 3PE	Delegated Decision	Registered on: 27/11/2025 <u>Comments</u> <u>Due by</u> 18.12.2025	Laura Marshall laura.marshall@edinburgh.gov.uk Community Council: Craigleith + Blackhall PNA and PND submissions
	Construct rear extension comprising sunroom. at 3 Easter Warriston Edinburgh EH7 4QX 25/06319/FUL	David Paton Building Consultancy. 13 High Street Loanhead EH20 9RH	Mr & Mrs Chris Howarth., 3 Easter Warriston Edinburgh Scotland EH7 4QX	Local Delegated Decision	Registered on: 02/12/2025 <u>Comments</u> <u>Due by</u> 24.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Stockbridge + Inverleith Householder Developments
	Removal of existing conservatory and construction of new garden room to rear of bungalow. at 92 Craigleith Road Edinburgh EH4 2DU 25/06330/FUL	Wiszniewski Thomson Architects. FAO: Honor Thomson Flat 1 27 Brunton Terrace Edinburgh EH7 5EH	Ron & Euphan Todd., 92 Craigleith Road Edinburgh EH4 2DU	Delegated Decision	Registered on: 03/12/2025 <u>Comments</u> <u>Due by</u> 28.12.2025	Karen Robertson karen.robertson@edinburgh.gov.uk Community Council: Craigleith + Blackhall Householder Developments
	Rear extension and dormer and garden annexe. at 88 Craigcrook Road Edinburgh EH4 3PN 25/06331/FUL	Charlotte Cotton Architect. 66 Silverknowes View Edinburgh EH4 5PS	Andrew & Ann Weston., 88 Craigcrook Road Edinburgh EH4 3PN	Local Delegated Decision	Registered on: 03/12/2025 <u>Comments</u> <u>Due by</u> 27.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigleith + Blackhall Householder Developments
	New single storey rear extension to replace an existing rear extension plus associated alterations, landscaping and PV panel installation. at 168 Craigleith Road Edinburgh EH4 2EE 25/06354/FUL	Beecher Architect Ltd. FAO: Tim Beecher Melford House 3 Walker Street Edinburgh EH3 7JY	Tim & Lucy Pethick., 168 Craigleith Road Edinburgh EH4 2EE	Local Delegated Decision	Registered on: 04/12/2025 <u>Comments</u> <u>Due by</u> 27.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigleith + Blackhall Householder Developments

	Form two new dormer windows. at Flat 1 10 Columba Road Edinburgh EH4 3QT 25/06391/FUL	Whitelaw Associates. FAO: Tom Whitelaw Kitleybrig Kitleyknowe Carlops Penicuik EH26 9NJ	Mr B. S. Landa., 10 Columba Road Edinburgh EH4 3QT	Local Delegated Decision	Registered on: 05/12/2025 <u>Comments</u> <u>Due by</u> 31.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigleith + Blackhall Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

New Town Conservation Area	Weeping ash - Removal of two dead weeping ash 2323 and 2372. at 63B Dean Path Edinburgh EH4 3AT 25/06388/TCO		The Dean Cemetery Trust., Mr John Duffy The Dean Cemetery 63B The Dean Path DEAN PATH EDINBURGH United Kingdom EH4 3AT	Delegated Decision	Registered on: 08/12/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: West End TCO and TPO submissions
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Listed Category: A New Town Conservation Area	Copper Beech - reducing the extending scaffold limb by 5.0m to reduce the weight in this limb. at 63B Dean Path Edinburgh EH4 3AT 25/06389/TCO		The Dean Cemetery Trust., Mr John Duffy The Dean Cemetery 63B The Dean Path DEAN PATH EDINBURGH United Kingdom EH4 3AT	Delegated Decision	Registered on: 08/12/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: West End TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

1. Planning Applications

Listed Category: A	Renovation and extension of existing property to include damp proofing works and window replacement. Erection of carport. at 68 Roseburn Street Roseburn Edinburgh EH12 5PL 25/06145/FUL	Jones Robbins Tobin. FAO: Brian Tobin 32 Netherby Road Edinburgh EH5 3LX	Mrs Shirley Mowat., 68 Roseburn Street Edinburgh EH12 5PL	Local Delegated Decision	Registered on: 01/12/2025 <u>Site Notice posted on:</u> 12/12/2025 <u>Advertised on:</u> 12/12/2025 <u>Comments Due by</u> 06.01.2026	Local1 Team Community Council: Murrayfield Householder Developments
Dean Conservation Area	Development consisting of change of use, from 21 bed residential care home to 5 residential apartments. at Sir James McKay House 18 Ravelston Park Ravelston Edinburgh EH4 3DX 25/06271/FUL	Staran Architects Ltd. 49 Cumberland Street Edinburgh EH3 6RA	4th Door Development Ltd., 10 Newton Place Glasgow G3 7PR	Delegated Decision	Registered on: 28/11/2025 <u>Site Notice posted on:</u> 12/12/2025 <u>Advertised on:</u> 12/12/2025 <u>Comments Due by</u> 06.01.2026	James Armstrong james.armstrong@edinburgh.gov.uk Community Council: Murrayfield Other Developments - Local
	Proposed two storey garden annexe. at 83 Traquair Park West Edinburgh EH12 7AN 25/06351/FUL	Les McCaskey. Architectural Design Services 38B High Street East Linton EH40 3AB	Frank Skiffington., 83 Traquair Park West Edinburgh EH12 7AN	Local Delegated Decision	Registered on: 03/12/2025 <u>Comments Due by</u> 28.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments
	Proposed single storey double garage with rear workshop. at 14 Lampacre Road Edinburgh EH12 7HX 25/06356/FUL	Capital Draughting Consultants Ltd. FAO: Keith Henderson 40 Dinmont Drive Edinburgh EH16 5RR	Patrick Black., 14 Lampacre Road Edinburgh EH12 7HX	Local Delegated Decision	Registered on: 04/12/2025 <u>Comments Due by</u> 28.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments

2. Proposal of Application Notice

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

Ward No. B07 – Sighthill/Gorgie

1. Planning Applications

	Retrospective change of use from residential flat to short term let. at 62 Slateford Road Edinburgh EH11 1QX 25/06348/FULSTL		Ms Jing Cao., 62 Slateford Road Edinburgh EH11 1QX	Local Delegated Decision	Registered on: 05/12/2025 <u>Comments</u> <u>Due by</u> 31.12.2025	Improvement Team Community Council: Gorgie + Dalry Other Developments - Local
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- 2. Proposal of Application Notice
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Ward No. B08 – Colinton/Fairmilehead

1. Planning Applications

	New single storey rear extension including new window to side elevation of existing house and new rear dormer. at 72 Oxfangs Road Edinburgh EH10 7AY 25/06357/FUL	Iam ARC. FAO: Laura Dickson 64 Caiystane Terrace Edinburgh EH10 6SW	Craig & Rhona Roberts., 72 Oxfangs Road Edinburgh EH10 7AY	Local Delegated Decision	Registered on: 05/12/2025 <u>Comments</u> <u>Due by</u> 28.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Fairmilehead Householder Developments
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- 2. Proposal of Application Notice

3. Trees in Conservation Area

Colinton Conservation Area	to Holly detailed at item 3 above. Height 2.5m, spread 2m, DBH 15-30mm. - Remove to ground level.... at 8 Gillespie Road Hailes Edinburgh EH13 0LL 25/06317/TCO	Root & Branch Arboriculture Ltd. (Pencaitland). FAO: Duncan Brooks 2 Trevelyan Place Pencaitland East Lothian EH34 5AH	Dr Sally Hemmens-Lloyd., 8 Gillespie Road Colinton Edinburgh EH13 0LL	Delegated Decision	Registered on: 02/12/2025	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Colinton TCO and TPO submissions
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4. Tree Preservation Orders

Colinton Conservation Area	T98, Cypress, fell tree to ground level due to it being dead. T114, Sycamore, monolith at 5m due to major cavity with significant defects associated within stem wall. T120, Elm, dead wood removal from crown. at Treeworks Redford Road Redford Edinburgh 25/06278/TPO	Glendale Managed Services. FAO: Douglas Fleming Glendale Managed Services Unit 3, West Craigs Industrial Estate Turnhouse Road Edinburgh EH12 0BD	Viewpoint Housing Association Ltd., FAO: Derek Szoneberg 4 South Oswald Road Edinburgh EH9 2HG	Delegated Decision	Registered on: 08/12/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Colinton TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Proposed conversion of garage into bedroom and en-suite. at 25 Bonaly Avenue Edinburgh EH13 0ET 25/06281/CLP	MDA Studio Limited. FAO: David Moore 65 Redford Avenue Edinburgh EH13 0BU	Mr McMurray, 25 Bonaly Avenue Edinburgh EH13 0ET	Delegated Decision	Registered on: 03/12/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Colinton CLE and CLP submissions
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[Wards](#)

Ward No.B09 – Fountainbridge/Craiglockhart

1. Planning Applications

	Proposed embankment reinforcement with rock bags to support existing pipe bridge foundations. at Land 80 Metres West Of 44 Craiglockhart Dell Road Wester Craiglockhart Edinburgh 25/05508/FUL	Scottish Water. FAO: Karla Mann Scottish Water, Main Building 55 Buckstone Terrace Edinburgh EH10 6XH	Scottish Water. Scottish Water Main Building 55 Buckstone Terrace Edinburgh EH10 6XH	Delegated Decision	Registered on: 03/12/2025 <u>Comments</u> <u>Due by</u> 24.12.2025	Lewis McWilliam lewis.mcwilliam@edinburgh.gov.uk Community Council: Craiglockhart Other Developments - Local
	Proposed extension at ground level to create additional bedroom and front porch. Removal of shallow pitched hipped roof. Proposed gable end pitched roof to create developed roof space. Dormers front and back. at 54 Craiglockhart Road North Wester Craiglockhart Edinburgh EH14 1BT 25/06322/FUL	G.S.M. Architecture. Greig McCauley. Flat 12 36 Malbet Park Edinburgh EH16 6SY	Mr Josh Henderson. 54 Craiglockhart Road North Wester Craiglockhart Edinburgh EH14 1BT	Local Delegated Decision	Registered on: 02/12/2025 <u>Comments</u> <u>Due by</u> 24.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craiglockhart Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Craiglockhart Hills Conservation Area	Erect extension that is within permitted development guidelines. at 12 Glenlockhart Bank Craiglockhart Edinburgh EH14 1BL 25/06308/CLP	QB Wood Architects. Steven Wootton. The Station Masters Office Station Road South Queensferry EH30 9JP	Mrs Penni Brown., 12 Glenlockhart Bank Craiglockhart Edinburgh EH14 1BL	Delegated Decision	Registered on: 02/12/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craiglockhart CLE and CLP submissions
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[Wards](#)

Ward No. B10 – Morningside

1. Planning Applications

Listed Category: B Morningside Conservation Area	Removal of exterior boundary wall and railings. Proposed hard landscaping. at 14 Jordan Lane Edinburgh EH10 4RA 25/06026/FUL	Lee Boyd Ltd. 6D Canaan Lane Edinburgh EH10 4SY	Mr Alistair Hann. 14 Jordan Lane Edinburgh Scotland EH10 4RA	Local Delegated Decision	Registered on: 03/12/2025 <u>Site Notice posted on:</u> 12/12/2025 <u>Advertised on:</u> 12/12/2025 <u>Comments Due by</u> 06.01.2026	Local1 Team Community Council: Morningside Householder Developments
Listed Category: B Morningside Conservation Area	Removal of exterior boundary wall and railings. at 14 Jordan Lane Edinburgh EH10 4RA 25/06027/LBC	Lee Boyd Ltd. 6D Canaan Lane Edinburgh EH10 4SY	14 Jordan Lane Edinburgh EH10 4RA	Delegated Decision	Registered on: 03/12/2025 <u>Site Notice posted on:</u> 12/12/2025 <u>Advertised on:</u> 12/12/2025 <u>Comments Due by</u> 06.01.2026	Local1 Team Community Council: Morningside Listed building and Con Area Consents
Plewlans Conservation Area	Removal of existing sunroom and external store and alterations to existing window / door openings at the rear. Lowering part of the front garden to accommodate bike store. at 3 St Clair Terrace Edinburgh EH10 5NW 25/06222/FUL	AGORA Architecture + Design. FAO: Sybille Stolze 10 York Place Edinburgh EH1 3EP	Ms Kirsty Clydesdale. 3 St Clair Terrace Edinburgh EH10 5NW	Local Delegated Decision	Registered on: 02/12/2025 <u>Site Notice posted on:</u> 12/12/2025 <u>Advertised on:</u> 12/12/2025 <u>Comments Due by</u> 06.01.2026	Mykhailo Kovalov mykhailo.kovalov @edinburgh.gov.uk Community Council: Morningside Householder Developments

Listed Category: C Morningside Conservation Area	The proposal comprises internal reconfiguration works and the alteration and repair of the existing roof space to form a new primary bedroom suite. at 12 Jordan Lane Morningside Edinburgh EH10 4RA 25/06259/LBC	HOKO. FAO: Simon Martin 15 Candleriggs Glasgow G1 1TQ	12 Jordan Lane Edinburgh EH10 4RA	Delegated Decision	Registered on: 27/11/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: Morningside Listed building and Con Area Consents
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Listed Category: C Morningside Conservation Area	The proposal comprises internal reconfiguration works and the alteration and repair of the existing roof space to form a new primary bedroom suite. at 12 Jordan Lane Morningside Edinburgh EH10 4RA 25/06267/FUL	HOKO. FAO: Simon Martin 15 Candleriggs Glasgow G1 1TQ	Mr Patrick Graham. 12 Jordan Lane Edinburgh EH10 4RA	Local Delegated Decision	Registered on: 28/11/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: Morningside Householder Developments
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Plewlans Conservation Area	Ground floor extension and thermal upgrade to existing two storey 1960's end of terrace house. at 12 The Crescent Edinburgh EH10 5NX 25/06286/FUL	Melanie Sutherland Architects. 134 Trinity Road Edinburgh EH5 3LA	Susie McCosh. 12 The Crescent Edinburgh EH10 5NX	Local Delegated Decision	Registered on: 01/12/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside Householder Developments
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Merchiston And Greenhill Conservation Area	Convert garage to new study and WC. Install new internal stair and associated rooftop extension. Infill garage door with windows. at 10A Morningside Place Morningside Edinburgh EH10 5ER 25/06364/FUL		Mrs Louise Veness. 10A Morningside Road Edinburgh EH10 5ER	Local Delegated Decision	Registered on: 04/12/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside Householder Developments
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Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Replace wooden Sash and Case windows with Upvc windows (in retrospect). at 3F1 120 Marchmont Road Marchmont Edinburgh EH9 1BG 25/06374/FUL	Glenetive Projects. Paul Hughes Gordon Chambers 6th Floor Gordon Chambers 90 Mitchell Street Glasgow G1 3NQ	Mr Ken Mcewan. Claremont House 130 E Claremont St Edinburgh EH7 4LB	Local Delegated Decision	Registered on: 05/12/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: Marchmont + Sciennes Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: B Merchiston And Greenhill Conservation Area	Ash 1296, Ash 1400, elm 1864 and beech 1073 remove tree. Beech 8202 reduce tree by 3m and reduce N,E,S sides by 2-3m to shape remove deadwood. Sycamore 9196 clear Laurel from base remove major deadwood and almost dead limb E. at 40 Colinton Road Edinburgh EH10 5BT 25/06366/TCO		Hardie., FAO: Mr Greg Hardie 23 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	Registered on: 04/12/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
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4. Tree Preservation Orders

Listed Category: B Merchiston And Greenhill Conservation Area	Ash 1296, Ash 1400, elm 1864 and beech 1073 remove tree. Beech 8202 reduce tree by 3m and reduce N,E,S sides by 2-3m to shape remove deadwood. Sycamore 9196 clear Laurel from base remove major deadwood and almost dead limb E. at 40 & 42 Colinton Road Edinburgh EH10 5BT 25/06243/TPO		Hardie., FAO: Mr Greg Hardie 23 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	Registered on: 03/12/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Merchiston And Greenhill Conservation Area	Proposed replacement: a high quality double glazed uPVC door sympathetic to the building and area, in a heritage style (white finish, traditional panel design) at 7 Merchiston Avenue Edinburgh EH10 4PJ 25/06279/CLP		Mr Anthony Thornton., 7 Merchiston Avenue Edinburgh EH10 4PJ	Delegated Decision	Registered on: 01/12/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Merchiston CLE and CLP submissions
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[Wards](#)

Ward No. B11 – City Centre

1. Planning Applications

World Heritage Site Listed Category: B New Town Conservation Area	Fascia sign, projecting sign, replacement awning and facade mounted menu sign. at 9 - 11 Hanover Street Edinburgh EH2 2DL 25/06028/ADV	Pritchett Planning Consultancy. FAO: Phil Pritchett PO Box 8052 Edinburgh EH16 5ZF	Bella Group Holdings Limited., 9 - 11 Hanover Street Edinburgh EH2 2DL	Delegated Decision	Registered on: 17/11/2025 <u>Comments Due by</u> 08.12.2025	Local1 Team Community Council: New Town + Broughton Advertisements
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World Heritage Site Listed Category: C West End Conservation Area	Change of use from Class 1A (Retail) to Sui Generis (Hot Food Takeaway). A rear extract duct with odour + noise mitigation. at 77 Lothian Road West End Edinburgh EH3 9AW 25/06098/FUL	KS Architectural. Khrum Syed. Suite 01, Saffronhall Studios 2 Saffronhall Lane Hamilton ML3 6LS	A&S Holdings (Scotland) Ltd., 32 Maude Place Kirkliston EH29 9FH	Local Delegated Decision	Registered on: 19/11/2025 <u>Site Notice posted on:</u> 12/12/2025 <u>Advertised on:</u> 12/12/2025 <u>Comments Due by</u> 06.01.2026	Local1 Team Community Council: Tollcross Other Developments - Local
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World Heritage Site Listed Category: B New Town Conservation Area	Alterations to the front and rear elevations and installation of plant equipment. at 110 Princes Street New Town Edinburgh EH2 3AA 25/06152/FUL	Lichfields. FAO: Roisin Kingsbury 115 George Street Edinburgh EH2 4JN	Chick-fil-A UK., (C/O Agent) 115 George Street Edinburgh EH2 4JN	Delegated Decision	Registered on: 24/11/2025 <u>Site Notice posted on:</u> 12/12/2025 <u>Advertised on:</u> 12/12/2025 <u>Comments Due by</u> 06.01.2026	Local1 Team Community Council: New Town + Broughton Other Developments - Local
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World Heritage Site Listed Category: B New Town Conservation Area	Advertisement of the following types: Fascia sign, projecting sign. Installation of signage in conjunction with Class 3 restaurant use. at 110 Princes Street New Town Edinburgh EH2 3AA 25/06154/ADV	Lichfields. FAO: Roisin Kingsbury 115 George Street Edinburgh EH2 4JN	Chick-fil-A UK., (C/O Agent) 115 George Street Edinburgh EH2 4JN	Delegated Decision	Registered on: 03/12/2025 <u>Comments Due by</u> 24.12.2025	Local1 Team Community Council: New Town + Broughton Advertisements
World Heritage Site Old Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at 11 King's Stables Lane Edinburgh EH1 2LQ 25/06169/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Martin Mellor., 11 King Stables Lane Edinburgh EH1 2LQ	Local Delegated Decision	Registered on: 03/12/2025 <u>Site Notice posted on:</u> 12/12/2025 <u>Advertised on:</u> 12/12/2025 <u>Comments Due by</u> 06.01.2026	Improvement Team Community Council: Tollcross Other Developments - Local
World Heritage Site New Town Conservation Area	Proposal for alterations to landscaping around existing steps to create platformed area with seating. Proposed temporary kiosks serving food and drink. at Land 60 Metres South Of 61 Leith Street New Town Edinburgh 25/06189/FUL	Comprehensive Design Architects. FAO: Andrew Gass 16 Moray Place Edinburgh EH3 6DT	ECF Omni S.A.R.L., FAO: Mr Scott Dwyer 4A Rue Henri Schnadt Gasperich Luxembourg L-2530	Local Delegated Decision	Registered on: 25/11/2025 <u>Site Notice posted on:</u> 12/12/2025 <u>Advertised on:</u> 12/12/2025 <u>Comments Due by</u> 06.01.2026	Catriona Reece-Heal catriona.reece-heal@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Internal and external alterations, erection of a Flue. at 80 George Street Edinburgh EH2 3DU 25/06216/LBC	Savills (UK) Ltd. FAO: Alison Flood Wemyss House 8 Wemyss Place Edinburgh EH3 6DH		Delegated Decision	Registered on: 26/11/2025 <u>Site Notice posted on:</u> 12/12/2025 <u>Advertised on:</u> 12/12/2025 <u>Comments Due by</u> 06.01.2026	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents

World Heritage Site Listed Category: B Old Town Conservation Area	Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 to remove Condition 2 of 25/03867/FUL (restriction on cooking) and install small diameter flue to rear elevation at 64 West Port Old Town Edinburgh EH1 2LD 25/06221/FUL	Format Design. FAO: Shona Mackay Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	The Coffee Mill Cafe., 64 West Port Old Town Edinburgh EH1 2LD	Local Delegated Decision	Registered on: 26/11/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Graham Fraser graham.fraser@edinburgh.gov.uk Community Council: Tollcross Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Installation of air source heat pump to concealed location on rear elevation. Installation of solar PV panels on roof with removal of exiting satellite television dishes. Installation of traditional roof light. at GF 47 Heriot Row New Town Edinburgh EH3 6EX 25/06223/LBC	Lorn Macneal Architects. 3 St Vincent Street Edinburgh EH3 6SW	GF 47 Heriot Row Edinburgh EH3 6EX	Delegated Decision	Registered on: 26/11/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Retrospective change of use from flatted dwelling to short term let accommodation (sui generis). at Flat 1 19 Palmerston Place Edinburgh EH12 5AF 25/06242/FULSTL	Planning. 75 Caldercruix Crescent Livingston EH54 7FS	JGH Investment Co Ltd.,	Local Delegated Decision	Registered on: 03/12/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Improvement Team Community Council: West End Other Developments - Local

World Heritage Site Listed Category: B New Town Conservation Area	Internal alterations to the existing layout. New open plan lounge / kitchen / dining area layout. at Flat 2 10 Magdala Crescent New Town Edinburgh EH12 5BE 25/06250/LBC	Venn Architectural Services Ltd. FAO: Stuart Smith 16 Hamilton Drive West Edinburgh EH15 1NR	Flat 2 10 Magdala Crescent New Town Edinburgh EH12 5BE	Delegated Decision	Registered on: 27/11/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: West End Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Fit storm doors and replace windows (in retrospect). at 81 Rose Street Edinburgh EH2 3DT 25/06287/LBC	Lynne Cranston. 15A Cornwall Street Edinburgh EH1 2WQ	81 Rose Street Edinburgh EH2 3DT	Delegated Decision	Registered on: 01/12/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: A Old Town Conservation Area	Further amendments to the proposed internal layout in accordance with the delivery of the approved use of the site as a destination spa facility, including removal of external storm doors and internal vestibule and doors to Victoria Street (Level 6) and replacement with new timber doors and single leaf internal vestibule doors in a glazed screen. at 4 India Buildings Victoria Street Edinburgh EH1 2EX 25/06295/LBC	Alison Ewing 7 Castle Street Edinburgh United Kingdom EH2 3AH	7 Castle Street Edinburgh EH2 3AH	Delegated Decision	Registered on: 01/12/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Clare Macdonald clare.macdonald@edinburgh.gov.uk Community Council: Old Town Listed building and Con Area Consents

World Heritage Site	Replace the existing single glazed timber frame sash and case windows with newly manufactured hardwood timber framed double glazed sash and case windows which will be substantially the same as the original windows. at 97 - 98 Princes Street Edinburgh EH2 2ER	Preservation Windows. FAO: Maddie McCartney 6 Telford Place Lenziemill Cumbernauld G67 2NH	97 Princes Street Edinburgh EH2 2ER	Delegated Decision	Registered on: 01/12/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
Listed Category: B						
New Town Conservation Area						
	25/06303/LBC					

World Heritage Site	Alterations to front elevation to provide opening windows and remove flag poles. at 2 - 3 Teviot Place Southside Edinburgh EH1 2QZ	Planning & Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DA	Ting Thai HQ 2-3 Teviot Place Edinburgh EH1 2QZ	Delegated Decision	Registered on: 02/12/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: Old Town Listed building and Con Area Consents
Listed Category: C						
Old Town Conservation Area						
	25/06309/LBC					

World Heritage Site	Alterations to front elevation to provide opening windows. at 2 - 3 Teviot Place Southside Edinburgh EH1 2QZ	Planning & Building Design Ltd. Keith Owens. 24 West Nicolson Street Edinburgh EH8 9DA	Mr Malcolm Innes., Ting Thai HQ 2-3 Teviot Place Edinburgh EH1 2QZ	Local Delegated Decision	Registered on: 02/12/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: Old Town Other Developments - Local
Listed Category: C						
Old Town Conservation Area						
	25/06310/FUL					

World Heritage Site	Advertisement of the following types: Fascia sign, projecting sign. at 14 Sibbald Walk Old Town Edinburgh	Dlinexsign. FAO: James Martin Unit A Brackley NN13 7EZ	Dlinexsign., Unit A Brackley NN13 7EZ	Delegated Decision	Registered on: 03/12/2025 Comments Due by 24.12.2025	Local1 Team Community Council: Old Town Advertisements
New Town Conservation Area						
	25/06328/ADV					

World Heritage Site	Replace the existing single glazed sash and case windows with double glazed upgrades. Full restoration of the original case, manufacture and install like-for-like sashes with Heritage 'slimlite' double glazing. at Flat 2 39 Coates Gardens Edinburgh EH12 5LF	Hermitage Windows Ltd. FAO: Alistair Jamieson 17-21 East Mayfield Newington Edinburgh EH9 1SE	Flat 2 39 Coates Gardens Edinburgh EH12 5LF	Delegated Decision	Registered on: 03/12/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: West End Listed building and Con Area Consents
Listed Category: B						
New Town Conservation Area						
	25/06340/LBC					

2. Proposal of Application Notice

3. Trees in Conservation Area

World Heritage Site	Sycamore in the rear garden by the boundary wall from car park. - Crown lift to 5m and remove large diameter deadwood. at Flat 2 6 Donaldson Crescent Edinburgh EH12 5FB	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Ms Catriona Morrison., Flat 2 6 Donaldson Crescent Edinburgh EH12 5FB	Delegated Decision	Registered on: 01/12/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: West End TCO and TPO submissions
Coltbridge And Wester Coates Conservation Area						
	25/06297/TCO					

World Heritage Site	1707 - Lime - reduce significantly damaged branch at Queen Street Gardens Queen Street New Town Edinburgh	Lord Of The Trees. (Dunbar). FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Royal Scots Club., Ms Caroline Roussot Queen Street Gardens East Edinburgh Scotland EH3 6EU	Delegated Decision	Registered on: 03/12/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions
New Town Conservation Area						
	25/06324/TCO					

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

World Heritage Site	Short term let. at Flat 17 6 Simpson Loan Southside Edinburgh EH3 9GT	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Ms Joanne Florentine., 66 Church Street Leathehead KT22 8DP	Delegated Decision	Registered on: 04/12/2025	Improvement Team Community Council: Tollcross CLE and CLP submissions
Marchmont, Meadows And Bruntsfield Conservation Area						
	25/06268/CLESTL					

7. Certificate of Lawfulness Proposed

Coltbridge And Wester Coates Conservation Area	Convert maids room to bathroom. Open up kitchen to livingroom, add double glazing to north facing windows. at 7 Wester Coates Avenue Edinburgh EH12 5LS 25/06254/CLP	Ronald Tremmel. 25 St Bernards Crescent Edinburgh EH4 1NR	Mrs Claire Dalrymple., 7 Wester Coates Avenue Edinburgh EH12 5LS	Delegated Decision	Registered on: 02/12/2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Murrayfield CLE and CLP submissions
Listed Category: B	The installation of a Glazed Door Panel into an existing portion of curtain walling/glazing. The door is to provide access and egress to a newly formed Amenity Space & Bike Store on Level 00 of 5 Semple Street. at 5 Semple Street Fountainbridge Edinburgh EH3 8BL 25/06325/CLP	Michael Laird Architects. Andrew Valdez Taylor. 5 Forres Street Edinburgh EH3 6DE	EP3 Propco Ltd., Arnold House St Julian's Avenue St Peter Port Guernsey GY1 3NF	Delegated Decision	Registered on: 04/12/2025	Graham Fraser graham.fraser@edinburgh.gov.uk Community Council: Tollcross CLE and CLP submissions
World Heritage Site Listed Category: B Old Town Conservation Area	Proposed use of the flat as short term visitor accommodation on a secondary-let basis. at 3F 332 Lawnmarket Old Town Edinburgh EH1 2PH 25/06266/CLPSTL		Mr Shahryar Moghaddam., 9 Winton Park Edinburgh EH10 7EX	Delegated Decision	Registered on: 02/12/2025	Improvement Team Community Council: Old Town CLE and CLP submissions

[Wards](#)

Ward No. B12 – Leith Walk

1. Planning Applications

Leith Conservation Area	Change of use of class 1 shop to form class 3 restaurant. at 249 - 251 Leith Walk Edinburgh EH6 8NY 25/05883/FUL	Whitelaw Associates. FAO: Tom Whitelaw Kitleybrig Kitleyknowe Carlops EH26 9NJ	Mrs S Zafar., 249 - 251 Leith Walk Edinburgh EH6 8NY	Local Delegated Decision	Registered on: 27/11/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: Leith Central Other Developments - Local
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	New three storey extension to the existing office building, together with some minor modification to the existing building. The floor area of the new extension is 676 sqm. at Unit 10 10 Sunnyside Leith Edinburgh EH7 5RA 25/06178/FUL	Richard Murphy Architects Ltd. The Breakfast Mission 15 Old Fishmarket Close Edinburgh EH1 1AE	DJ Alexander., FAO: John Alexander John Cotton Centre 10 Sunnyside Lane Edinburgh EH7 5RA	Delegated Decision	Registered on: 01/12/2025 <u>Comments Due by</u> 27.12.2025	Local1 Team Community Council: Leith Central Other Developments - Local
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	Change of use of 120 Pitt Street from office to tattoo studio. at 118 - 120 Pitt Street Bonnington Edinburgh EH6 4DD 25/06257/FUL		Best Friends Club., FAO: Ms Katharine Pressland 37-2 Queensferry Street Edinburgh EH2 4QS	Local Delegated Decision	Registered on: 27/11/2025 <u>Comments Due by</u> 23.12.2025	Christopher Sillick christopher.sillick@edinburgh.gov.uk Community Council: Leith Central Other Developments - Local
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Listed Category: B New Town Conservation Area	Rear roof solar panel installation and lower roof light. at 29 Bellevue Place Edinburgh EH7 4BS 25/06341/LBC	PSAS. FAO: Peter Stanton 14 Aubigny Row Haddington EH41 3TG	29 Bellevue Place Edinburgh EH7 4BS	Delegated Decision	Registered on: 03/12/2025 <u>Site Notice posted on:</u> 12/12/2025 <u>Advertised on:</u> 12/12/2025 <u>Comments Due by</u> 06.01.2026	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
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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

	The property has been operating as a serviced accommodation /short term let. at 1F2 64 Lorne Street Edinburgh EH6 8QF 25/06255/CLESTL	John Watson Architectural Consultant Ltd. 11 Market Street Mid Calder Livingston EH53 0AL	Ms Natalie Candusso., 29 Albyn Drive Murieston Livingston EH6 8QF	Delegated Decision	Registered on: 02/12/2025	Improvement Team Community Council: Leith Central CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B13 – Leith

1. Planning Applications

	Retrospective change of use from class 4 (business) to sui generis for short term let property. at 11 Salamander Street South Leith Edinburgh EH6 7HZ 25/06318/FULSTL	Johnston - Harris Architects. (Giles St). 99 Giles Street Edinburgh EH6 6BZ	Boyter Property Ltd., 9 Corbieshot Edinburgh EH15 3RY	Local Delegated Decision	Registered on: 03/12/2025 <u>Comments</u> <u>Due by</u> 31.12.2025	Improvement Team Community Council: Leith Harbour + Newhaven Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

Lochend Conservation Area	Ash, remove the tree due to a current safety hazard from the roots and future problems with its location. at 29 Ashville Terrace Edinburgh EH6 8DD 25/06289/TCO		MGS Tree Services., FAO: Elan Evans 39 Kellie Place Dunbar EH42 1GF	Delegated Decision	Registered on: 02/12/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Leith Links TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B14 – Craightinny/Duddingston

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B15 – Southside/Newington

1. Planning Applications

<p>Listed Category: B</p> <p>Grange Conservation Area</p>	<p>Formation of new patio on existing south facing garden. at 2 South Lauder Road Edinburgh EH9 2LL</p> <p>25/06081/FUL</p>	<p>Smith Scott Mullan. 10 Rutland Square Edinburgh EH1 2AS</p>	<p>Chris & Kathryn Pidcock., 2 South Lauder Road Edinburgh EH9 2LL</p>	<p>Local Delegated Decision</p>	<p>Registered on: 04/12/2025</p> <p><u>Site Notice posted on:</u> 12/12/2025</p> <p><u>Advertised on:</u> 12/12/2025</p> <p><u>Comments Due by</u> 06.01.2026</p>	<p>Local1 Team</p> <p>Community Council: Grange + Prestonfield</p> <p>Householder Developments</p>
<p>Listed Category: B</p> <p>Southside Conservation Area</p>	<p>Internal and external alterations to replace the existing offices with five serviced apartments and form new bathrooms and kitchen lounge areas and install two flat roof dormers to rear of building. at 82 Nicolson Street Newington Edinburgh EH8 9EW</p> <p>25/06142/LBC</p>	<p>David Bell Architect. 1 John's Place Edinburgh EH6 7EL</p>	<p>2 Rose Bank Seaton Mains Longniddry EH32 0PG</p>	<p>Delegated Decision</p>	<p>Registered on: 26/11/2025</p> <p><u>Site Notice posted on:</u> 12/12/2025</p> <p><u>Advertised on:</u> 12/12/2025</p> <p><u>Comments Due by</u> 06.01.2026</p>	<p>Improvement Team</p> <p>Community Council: Southside</p> <p>Listed building and Con Area Consents</p>
<p>World Heritage Site</p> <p>Listed Category: A</p> <p>Southside Conservation Area</p>	<p>Advertisement of the following types: Box sign. 2 No. metal tray signs (non-illuminated). 1 No. illuminated metal tray sign with letter cut-outs. 1 No. illuminated facelit built up aluminium letters. at Teviot Row House 22 - 23 Teviot Row Southside Edinburgh EH8 9AL</p> <p>25/06232/ADV</p>	<p>Page Park. FAO: Raphael Selby 20 James Morrison Street Glasgow G1 5PE</p>	<p>Univeristy Of Edinburgh., FAO: Mr Gordon MacDougall 9 Infirmary Street Edinburgh EH1 1NP</p>	<p>Delegated Decision</p>	<p>Registered on: 02/12/2025</p> <p><u>Comments Due by</u> 23.12.2025</p>	<p>Local1 Team</p> <p>Community Council: Southside</p> <p>Advertisements</p>

Listed Category: C Grange Conservation Area	Replacement timber sash windows with like for like windows fitted with slimline glazing. at 3F1 3 Grange Road Grange Edinburgh EH9 1UH 25/06251/LBC	Jefcoate Anderson Architects. FAO: Tom Hayes 54 Warrender Park Road Edinburgh EH9 1HH	3f1 3 Grange Road Edinburgh EH9 1UH	Delegated Decision	Registered on: 27/11/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: Grange + Prestonfield Listed building and Con Area Consents
Listed Category: C Grange Conservation Area	Internal alterations including relocating bathroom and kitchen, as well as structural openings as required. at 3F1 3 Grange Road Grange Edinburgh EH9 1UH 25/06252/LBC	Jefcoate Anderson Architects. FAO: Tom Hayes 54 Warrender Park Road Edinburgh EH9 1HH	3f1 3 Grange Road Edinburgh EH9 1UH	Delegated Decision	Registered on: 27/11/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: Grange + Prestonfield Listed building and Con Area Consents
Listed Category: C	Replace the sashes only, retaining and repairing the existing case frames. The replacement sashes will be like-for-like traditional timber units, incorporating slim-profile double glazing. at Flat 2 8 Priestfield Road Edinburgh EH16 5HH 25/06264/LBC		Dunedin 8 Priestfield Road Edinburgh EH16 5HH	Delegated Decision	Registered on: 28/11/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: Grange/Prestonfield Listed building and Con Area Consents
Blacket Conservation Area	Replacement of existing rear conservatory with new single-storey extension, plus internal alterations to ground floor layout. at 11 South Gray Street Edinburgh EH9 1TE 25/06282/FUL	OCA Studio. FAO: Martin Lambie Argyle House Creative Floor 3 Lady Lawson Street Edinburgh EH3 9DR	Chris & Katie Carter., 11 South Gray Street Edinburgh EH9 1TE	Local Delegated Decision	Registered on: 01/12/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Grange + Prestonfield Householder Developments

Listed Category: B Grange Conservation Area	Removal of existing garage and erection of new glazed hardwood entrance porch and greenhouse. at 1 Blackford Road Edinburgh EH9 2DT 25/06312/LBC	Mozolowski & Murray. FAO. Steve Battrick. 2-8 Clashburn Way Kinross KY13 8GA	1 Blackford Road Edinburgh EH9 2DT	Delegated Decision	Registered on: 02/12/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: Marchmont + Sciennes Listed building and Con Area Consents
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World Heritage Site Listed Category: B Southside Conservation Area	Internal alterations to form additional bedroom, along with all associated works. at 3F 10 South College Street Old Town Edinburgh EH8 9AA 25/06313/LBC	ABC Architecture. Steven White. 18A Rothesay Place Edinburgh EH3 7SQ	20 Nicolson Street Nicolson Street Edinburgh EH8 9DH	Delegated Decision	Registered on: 02/12/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: Old Town Listed building and Con Area Consents
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Listed Category: B Grange Conservation Area	Removal of existing garage and erection of new glazed hardwood entrance porch and greenhouse. at 1 Blackford Road Edinburgh EH9 2DT 25/06315/FUL	Mozolowski & Murray. FAO. Steve Battrick. 2-8 Clashburn Way Kinross KY13 8GA	Mr & Mrs David & Meg Mulligan., 1 Blackford Road Edinburgh EH9 2DT	Local Delegated Decision	Registered on: 02/12/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: Marchmont + Sciennes Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Grange Conservation Area	Silver birch reduce height by 2m and sides by 0.5-1m to shape. at 32 Grange Terrace Edinburgh EH9 2LE 25/06343/TCO		Greg Hardie., 23 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	Registered on: 03/12/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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Waverley Park Conservation Area	Large Eucalyptus, 25% approximately 2.5m height reduction of a large eucalyptus. at 2 McLaren Road Edinburgh EH9 2BH 25/06358/TCO	Steven Purdie. 6 Craigleith Hill Crescent Edinburgh EH4 2JE	Rachael Pocklington., 2 McLaren Road Edinburgh EH9 2BH	Delegated Decision	Registered on: 05/12/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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4. Tree Preservation Orders

Listed Category: B Blacket Conservation Area	T.1 Cypress section dismantle of mature cypress. T.2 Cherry section dismantle of cherry. at 2B Blacket Place Newington Edinburgh EH9 1RL 25/06363/TPO	Cameron Rowberry. 97 Polwarth Terrace Edinburgh EH11 1NW	Mrs Mhoraig Blair., 2B Blacket Place Edinburgh EH9 1RL	Delegated Decision	Registered on: 05/12/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

Listed Category: C	New traditional stone pillars, cast iron driveway gates and pedestrian gate in-lieu of existing low stone wall. at 1A Claverhouse Drive Liberton Edinburgh EH16 6BR 25/06320/FUL	NGP Architecture Ltd. Federation House 222 Queensferry Road Edinburgh EH4 2BN	Mr Nathan Gray., 1A Claverhouse Drive Liberton Edinburgh EH16 6BR	Local Delegated Decision	Registered on: 02/12/2025 Comments Due by 24.12.2025	Local1 Team Community Council: Liberton + District Householder Developments
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Listed Category: C	New traditional stone pillars, cast iron driveway gates and pedestrian gate in lieu of existing low stone wall. at 1A Claverhouse Drive Liberton Edinburgh EH16 6BR 25/06321/LBC	NGP Architecture Ltd. Federation House 222 Queensferry Road Edinburgh EH4 2BN	1A Claverhouse Drive Liberton Edinburgh EH16 6BR	Delegated Decision	Registered on: 02/12/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: Liberton + District Listed building and Con Area Consents
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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**

	Erection of a conservatory. at 75 Craigour Crescent Edinburgh EH17 7NP 25/06333/CLP	John Gordon Associates Ltd. 3 Dean Acres Comrie Dunfermline KY12 9XS	Mr Smail, 75 Craigour Crescent Edinburgh EH17 7NP	Local Delegated Decision	Registered on: 03/12/2025	Blair Burnett blair.burnett@edinburgh.gov.uk Community Council: Gilmerton + District CLE and CLP submissions
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[Wards](#)**Ward No. B17 – Portobello/Craigmillar****1. Planning Applications**

	Erection of dwelling house. at Land 17 Metres East Of 153 Gilberstoun Brunstane Edinburgh 25/05980/FUL	T Fleming Homes Ltd. FAO: Scott Hunter Station Road Duns TD11 3HS	Mr M Hepburn., 12 A Magdalene Avenue Edinburgh EH15 3BH	Local Delegated Decision	Registered on: 13/11/2025 <u>Comments</u> <u>Due by</u> 23.12.2025	Local1 Team Community Council: Portobello (Inactive) Housing - Local
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	Proposed extension to existing shop to form a 10 person shared residential building (HMO) with shared management office. at 4 Niddrie Marischal Gardens Craigmillar Edinburgh EH16 4LY 25/06180/FUL	Whitelaw Associates. FAO: Tom Whitelaw Kitleybrig Kitleyknowe Carlops EH26 9NJ	SRS Scotland Ltd., FAO: Mr S Rafique 4 Niddrie Marischal Gardens Edinburgh EH16 4LY	Local Delegated Decision	Registered on: 26/11/2025 <u>Comments</u> <u>Due by</u> 23.12.2025	Catrina Reece-Heal catriona.reece-heal@edinburgh.gov.uk Community Council: Craigmillar (Inactive) Other Developments - Local
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Listed Category: B Portobello Conservation Area	Change of use from class 4 former Police station to (sui generis) community use. at Police Scotland, Portobello Police Station 118 Portobello High Street Portobello West Edinburgh EH15 1AL 25/06203/FUL	Konishi Gaffney Architects. FAO: Adam Williams 88 Constitution Street Edinburgh EH6 6RP	Action Party., FAO: Mr Justin Kenrick 16A Bellfield Street Edinburgh EH15 2BP	Local Delegated Decision	Registered on: 26/11/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: Portobello (Inactive) Other Developments - Local
	Temporary customer service unit (Class 1A) and associated signage. at Proposed Temporary Kiosk 20 Metres North Of 66 Kinnauld Park Edinburgh 25/06273/FUL	Calton Planning + Development. FAO: Emily Bates 10 Rutland Square Edinburgh EH1 2AS	NatWest Group., FAO: Barry MacKay Ground Floor House G 175 Glasgow Road Edinburgh EH12 1HQ	Local Delegated Decision	Registered on: 28/11/2025 Comments Due by 24.12.2025	Local1 Team Community Council: Craigmillar (Inactive) Other Developments - Local
Listed Category: B Portobello Conservation Area	Replacement of two very deteriorated rear facing sash and case windows with slimline double glazed sash and case windows in a like-for-like (1 over 1) format. at 17 Windsor Place Portobello East Edinburgh EH15 2AJ 25/06274/LBC	Clare Slifer Architects. 9 Rosefield Avenue Portobello Edinburgh EH15 1AT	17 Windsor Place Portobello Edinburgh EH15 2AJ	Delegated Decision	Registered on: 28/11/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: Portobello (Inactive) Listed building and Con Area Consents
	The proposal is to convert the existing garage into ancillary accommodation with associated external alteration. at 6 Eastfield Gardens Joppa Edinburgh EH15 2LB 25/06316/FUL	Carl McWilliam. 36 York Road Edinburgh EH5 3EQ	Mr Robbie Kearsey., 6 Eastfield Gardens Joppa Edinburgh EH15 2LB	Local Delegated Decision	Registered on: 03/12/2025 Comments Due by 28.12.2025	Householder Team planning.householder@edinburgh.gov.uk Community Council: Portobello (Inactive) Householder Developments

Listed Category: C Portobello Conservation Area	Replacement of the existing timber sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. at 1 Pittville Street Edinburgh EH15 2BZ 25/06382/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	1 Pittville Street Edinburgh United Kingdom EH15 2BZ	Delegated Decision	Registered on: 05/12/2025 Site Notice posted on: 12/12/2025 Advertised on: 12/12/2025 Comments Due by 06.01.2026	Local1 Team Community Council: Portobello (Inactive) Listed building and Con Area Consents
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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](#)

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

[Wards](#)