

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **8 December 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **8 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](#)

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[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

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

25/05847/FUL (Planning Permission)	Internal remodelling of and external single storey extension to existing detached villa. at 88 Main Street Edinburgh EH4 5AB	Ms Kathryn Allison., 88 Main Street Edinburgh EH4 5AB	Local Delegated Decision	GRANTED	3 December 2025
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Community Council: Davidson Mains+Silverknowes (Inactive)

25/05234/ADV (Advert Consent)	Advertisement of the following types: Hoarding1 x static digital media screen. at Proposed Advertising Hoarding 50 Metres East Of Ingliston Lodge Glasgow Road Ingliston Newbridge	The Royal Highland & Agricultural Society Of Scotland., Ingliston House Royal Highland Centre Edinburgh EH28 8NB	Delegated Decision	GRANTED	5 December 2025
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Community Council: Ratho + District

25/04846/FUL (Planning Permission)	Proposed extension. at East Lodge Hermiston House Road Gogar Edinburgh EH12 9GS	Mr & Mrs Matthews., East Lodge Hermiston House Road Edinburgh EH12 9GS	Local Delegated Decision	GRANTED	5 December 2025
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Community Council: Ratho + District

25/04847/LBC (Listed Building Consent)	Proposed extension. at East Lodge Hermiston House Road Gogar Edinburgh EH12 9GS	Mr & Mrs Matthews., East Lodge Hermiston House Road Edinburgh EH12 9GS	Delegated Decision	GRANTED	4 December 2025
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Community Council: Ratho + District

25/04722/FUL (Planning Permission)	New driveway to be added with a dropped kerb. Removal of part existing stone wall and shrubs to create space for driveway.(as amended) at 11 Cramond Glebe Road Cramond Edinburgh EH4 6NP	Mrs Annie Latimer., 11 Cramond Glebe Road Cramond Edinburgh EH4 6NP	Local Delegated Decision	REFUSED	2 December 2025
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Community Council: Cramond, Barnton + Cammo

[Wards](#)

Ward No. B02 – Pentland Hills

25/06157/TCO (Treework Within a Conservation Area)	3 conifers and 1 eucalyptus remove. at 105 Lanark Road West Currie EH14 5LB	Mr Samuel Clarke., 105 Lanark Road West Edinburgh EH14 5LB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 December 2025
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Community Council: Currie

25/06095/TCO (Treework Within a Conservation Area)	Tree No 27 - a 21m high Spruce - Fell Tree No 27 and plant tree recommended by Landscape Architect in same place at 4 Bridge Road Balerno Bridge Balerno EH14 7AH	St Mungo's Church., Mr Cameron Crawford 4 Bridge Road Balerno, Edinburgh United Kingdom EH14 7AE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	2 December 2025
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Community Council: Balerno

25/06061/PNT (Prior Notification- Telecommunicat ion)	Notice of Intention to Install Fixed Line Broadband Apparatus. at Proposed Telecoms Apparatus 30 Metres West Of 25 Johnsburn Road Johnsburn Balerno	Openreach., Sahiti Devisetty FTTP Planning & Support	Delegated Decision	PERMITTED DEVELOPMENT	3 December 2025
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Community Council: Balerno

25/05820/FUL (Planning Permission)	Double storey extension with attic conversion. at 29 Bryce Crescent Edinburgh EH14 5LL	Mr Jack Knott., 29 Bryce Crescent Edinburgh EH14 5LL	Local Delegated Decision	GRANTED	3 December 2025
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Community Council: Currie

25/04047/FUL (Planning Permission)	Temporary planning permission for storage area containing materials required for carrying out field drainage works and stone boundary wall repairs. at Land 340 Metres East Of Newhouse Livery Long Dalmahoy Road Dalmahoy Kirknewton	Elaine Stephen., 7 Main Street Kirknewton Livingston EH27 8AJ	Local Delegated Decision	GRANTED	5 December 2025
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Community Council: Ratho + District

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/06185/PNT (Prior Notification- Telecommunicat ion)	The removal and replacement of 3 No. antennas and ancillary development thereto. at Telecoms Apparatus 134 Metres North East Of Broadway Park South Gyle Broadway South Gyle Edinburgh	Hutchison 3G UK.,	Delegated Decision	PERMITTED DEVELOPMENT	3 December 2025
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Community Council: Corstorphine + Gyle

25/06060/PNT (Prior Notification- Telecommunicat ion)	Upgrade of existing telecommunications base station at drumbrae drive, edinburgh, EH4 7BY NGR e320102 n674439. at Telecoms Apparatus 38 Metres South Of 8 Drum Brae Drive Clerwood Edinburgh	Hutchison 3G UK.,	Delegated Decision	PERMITTED DEVELOPMENT	3 December 2025
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Community Council: Corstorphine + Clermiston

25/05200/FUL (Planning Permission)	Alterations to dwelling and single storey rear /side extension. at 15 Clermiston Green Edinburgh EH4 7PB	Mr Ankur Mittal., 15 Clermiston Green Edinburgh EH4 7PB	Local Delegated Decision	GRANTED	4 December 2025
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Community Council: Corstorphine + Clermiston

25/04959/FUL (Planning Permission)	Application for planning permission proposing the "development of a children's playground". 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	Local Delegated Decision	GRANTED	2 December 2025
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Community Council: Corstorphine + Gyle

[Wards](#)

Ward No. B04 – Forth

25/06042/TCO (Treework Within a Conservation Area)	Willow (8672) remove tree, lime (8623) remove snapped branch, lime (8625) remove snapped branch, willow (8639) remove snapped limb. at Newhaven Park Park Road Edinburgh	Hardie., FAO: Mr Greg Hardie 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	2 December 2025
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Community Council: Trinity

25/05265/FUL (Planning Permission)	Alteration to gate pillars. at 22 Lennox Row Trinity Edinburgh EH5 3JW	Trinity Lennox Lp., North Trinity House 116 Trinity Road Edinburgh UK EH5 3JZ	Local Delegated Decision	GRANTED	2 December 2025
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Community Council: Trinity

25/04678/FUL (Planning Permission)	Application under Section 42 to remove Condition 1 of planning permission 12/03980/FUL. at 154 West Granton Road Edinburgh EH5 1PE	Ocorian Administration (Guernsey) Limited.,	Local Delegated Decision	GRANTED	3 December 2025
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Community Council: Granton + District

25/03928/FUL (Planning Permission)	Relocation of proposed extract ventilation flue to the rear of the property to the external elevation. at 242A Crewe Road North Edinburgh EH5 1LW	D&A Edinburgh Ltd., FAO: Imran Tariq 64 Caldercruix Crescent Livingston Scotland EH54 7FT	Local Delegated Decision	GRANTED	3 December 2025
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Community Council: Granton + District

[Wards](#)

Ward No. B05 – Inverleith

25/06158/TCO (Treework Within a Conservation Area)	1 Magnolia, height 6m, spread 5m, DBH multi-stem x 3 100 - 150mm reduce height by 1.5m, retaining a natural form. Reduce spread by 75cm radius. 2 Laburnum, height 5m, spread 5m, DBH 210mm poor condition. Co-dominant leader from 1m. Minor pruning to remove dead wood and maintain shape. 3 Birch located in back garden. height 8.5m, spread 9m, DBH 400mm prune to remove dead wood. Inspect mid-crown unions for decay and report any findings to the owner. at 86 Inverleith Place Inverleith Edinburgh EH3 5PA	O.M.Garden Services., FAO: Ms Ottilie Miller 8 Dryden Gardens Edinburgh EH7 4PP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 December 2025
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Community Council: Stockbridge + Inverleith

25/05856/FUL (Planning Permission)	Single storey extension to the rear of the property to replace conservatory. at 22 Orchard Road Edinburgh EH4 2ES	Ms Caroline Muir., 22 Orchard Road Edinburgh EH4 2ES	Local Delegated Decision	GRANTED	5 December 2025
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Community Council: Craigleith + Blackhall

25/05438/TPO (Treework)	T1 & T2 Lime remove epicormic growth. at Treeworks Craigleith Hill Gardens Craigleith Edinburgh	Ms Judy Anderson., 37 Craigleith Hill Gardens Edinburgh EH4 2JB	Delegated Decision	GRANTED	3 December 2025
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Community Council: Craigleith + Blackhall

25/05376/FUL (Planning Permission)	Internal alterations and attic conversion to existing flat to create two separate dwelling. at 3F3 3 Henderson Row Edinburgh EH3 5DH	Ms Katie Pedri., 3 (3F3) Henderson Row Edinburgh EH3 5DH	Local Delegated Decision	GRANTED	4 December 2025
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Community Council: New Town + Broughton

25/05154/FUL (Planning Permission)	Replacement driveway, low level wall, new gateposts and wrought iron gates. at 18 Kinnear Road Edinburgh EH3 5PE	Mr Nick Foley., 18 Kinnear Road Inverleith Edinburgh EH3 5PE	Local Delegated Decision	WITHDRAWN	5 December 2025
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Community Council: Stockbridge + Inverleith

25/03898/FUL (Planning Permission)	Erect a new single storey rear extension with internal alterations (as amended). at 6 Malta Terrace Edinburgh EH4 1HR	Mr And Mrs Euan And Xanthe Weir., 6 Malta Terrace Edinburgh EH4 1HR	Local Delegated Decision	GRANTED	1 December 2025
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Community Council: Stockbridge + Inverleith

25/03899/LBC (Listed Building Consent)	Erect a new single storey rear extension with internal alterations (as amended). at 6 Malta Terrace Edinburgh EH4 1HR	Mr & Mrs Euan And Xanthe Weir., 6 Malta Terrace Stockbridge Edinburgh EH4 1HR	Delegated Decision	GRANTED	1 December 2025
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Community Council: Stockbridge + Inverleith

25/03716/FUL (Planning Permission)	Change of use from Class 4 office to residential apartments with removal of mansard roof space and erection of new double mansard roof to accommodate new apartments all with ancillary uses and works, facade refurbishment, new windows, landscape works and creation of south facing balconies at ground floor level. at 57 Henderson Row Edinburgh EH3 5DL	Royal London Mutual Insurance Society Ltd., FAO: Joe Kane 80 Fenchurch Street London EC3M 4BY	Committee Decision	REFUSED	4 December 2025
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Community Council: New Town + Broughton

25/00151/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 2F3 8 Raeburn Place Edinburgh EH4 1HN	Mr Noon, 2F3 8 Raeburn Place Edinburgh EH4 1HN	Committee Decision	REFUSED	5 December 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/04486/FUL (Planning Permission)	Change of use from Class 1A (shop) to a Class 3 (cafe) with restricted cooking facilities. at 3 Murrayfield Place Edinburgh EH12 6AA	Francacia & Co., 3 Murrayfield Place Edinburgh EH12 6AA	Local Delegated Decision	GRANTED	1 December 2025
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/06224/PNT (Prior Notification- Telecommunicat ion)	Removal and replacement of 3 No. antennas, internal cabinet works, ancillary works. at Proposed Telecoms Apparatus 81 Metres Southeast Of 9 Bankhead Drive South Gyle Edinburgh	Hutchison 3G UK.,	Delegated Decision	PERMITTED DEVELOPMENT	3 December 2025
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Community Council: Sighthill, Broomhouse + Parkhead

25/05616/FUL (Planning Permission)	To alter, subdivide and part change the use of an existing Class 1A kitchen /bathroom showroom to form a Sui Generis Hot Food Takeaway premises and the retainment of a Class 1A Showroom premises. at 51 - 57 Dalry Road Edinburgh EH11 2BX	Development Direct Ltd., 51 - 57 Dalry Road Edinburgh EH11 2BX	Local Delegated Decision	GRANTED	4 December 2025
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Community Council: Gorgie + Dalry

25/05119/FUL (Planning Permission)	Removal of existing refrigeration plant and installation of new within new palisade plant enclosure at building rear. at 114 Dalry Road Dalry Edinburgh EH11 2EZ	The Co-op., 4 Angel Street Manchester M4 4HT	Local Delegated Decision	GRANTED	1 December 2025
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Community Council: Gorgie + Dalry

25/04929/ADV (Advert Consent)	Roadside sign. at 12 Bankhead Crossway South South Gyle Edinburgh EH11 4EP	Lloyds Banking Group., 25 Gresham Street London EC2V 7HN	Delegated Decision	GRANTED	5 December 2025
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Community Council: Sighthill, Broomhouse + Parkhead

25/04053/FUL (Planning Permission)	To occupy and combine units 3F and 3G for a car fleet workshop with new fuel store, generator, wash down area and fencing. at 3F, 3G Bankhead Avenue Edinburgh EH11 4AA	Scottish Police Authority., FAO: Alan Harris 2 French Street Dalmarnock Glasgow G40 4EH	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	2 December 2025
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Community Council: Sighthill, Broomhouse + Parkhead

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/05823/FUL (Planning Permission)	Erect new sunroom to rear of existing dwelling. at 26 Bellrock Park Edinburgh EH10 6TY	Mr & Mrs Mulholland., 26 Bellrock Park Edinburgh EH10 6TY	Local Delegated Decision	GRANTED	2 December 2025
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Community Council: Fairmilehead

25/05513/TPO (Treework)	T1 Scots Pine reduce. T2 Larch remove. T3 Oak end load reduction. at 1 Winton Drive Frogston Edinburgh EH10 7AL	Mr Graham Mair., 1 Winton Drive Edinburgh EH10 7AL	Delegated Decision	MIXED DECISION	3 December 2025
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Community Council: Fairmilehead

25/05380/FUL (Planning Permission)	Single storey extension to rear of dwellinghouse. at 21 Gladhouse Place Buckstone Edinburgh EH10 6TF	Mr & Mrs Kheradmand., 21 Gladhouse Place Edinburgh EH10 6TF	Local Delegated Decision	GRANTED	5 December 2025
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Community Council: Fairmilehead

25/05241/TPO (Treework)	Oak (Quercus Robur), reduce overhanging limbs back to suitable pruning points. Beech (Fagus Sylvatica). Sycamore (Acer Pseudoplatanus), remove overhanging branches as per BS:3998. at Treeworks At King Malcolm Close Edinburgh	Dalmore Tree Care., FAO: Mark Tynan Sommerville Cottage Auchendinny Penicuik EH26 0RY	Delegated Decision	GRANTED	3 December 2025
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Community Council: Fairmilehead

25/05008/FUL (Planning Permission)	Proposed rear extension to existing dwellinghouse with amendments to fenestration and timber side deck. at 1 Buckstone Avenue Buckstone Edinburgh EH10 6QL	Mr Simon Scannell., 1 Buckstone Avenue Buckstone Edinburgh EH10 6QL	Local Delegated Decision	GRANTED	4 December 2025
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Community Council: Fairmilehead

25/04928/FUL (Planning Permission)	Internal and external alterations to house including windows and doors and the formation of new external stair and balcony. at 9 Hailes Avenue Edinburgh EH13 0NA	Mrs Kate Gray., 9 Hailes Avenue Edinburgh EH13 0NA	Local Delegated Decision	GRANTED	5 December 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/05844/FUL (Planning Permission)	The proposed works are to remove the existing cold roof build up, finished with profiled metal cladding, and replace with a warm roof build up comprising 200mm of PIR insulation finished with an EPDM membrane system. at 4-9, 11-17 Slateford Green Gorgie Edinburgh	Wheatley Homes East., FAO: David Assing 8 New Mart Road Edinburgh EH14 1RL	Delegated Decision	WITHDRAWN	4 December 2025
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Community Council: Hutchison + Chesser (Inactive)

25/04125/FUL (Planning Permission)	Proposed entrance gates and wall. at 10 Glenlockhart Bank Craiglockhart Edinburgh EH14 1BL	Mr Fotis Bousis., 10 Glenlockhart Bank Craiglockhart Edinburgh EH14 1BL	Committee Decision	REFUSED	4 December 2025
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Community Council: Craiglockhart

25/01260/FULS TL (Planning Permission STL)	Retrospective change of use of premises to Short- Term Let accommodation. at 31 Gibson Terrace Polwarth Edinburgh EH11 1AS	Ms Isobel Hannen., 31 Gibson Terrace Polwarth Edinburgh EH11 1AS	Committee Decision	REFUSED	4 December 2025
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Community Council: Merchiston (pre 28 March 2025)

[Wards](#)

Ward No. B10 –Morningside

25/06161/TCO (Treework Within a Conservation Area)	T1 Cherry reduction. at 10 Abbotsford Crescent Morningside Edinburgh EH10 5DY	Mr Mr Richard Thomas., 10 Abbotsford Crescent Edinburgh EH10 5DY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 December 2025
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Community Council: Merchiston

25/06110/WINP A (Prior Approval Windows)	Replacement of 4 existing timber sash and case windows to the front elevation with PVC sash and case, double-glazed windows. at 2F1 38 Thirlestane Road Marchmont Edinburgh EH9 1AW	Mr David Green., 2F1 38 Thirlestane Road Marchmont Edinburgh EH9 1AW	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	5 December 2025
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Community Council: Marchmont + Sciennes

25/05904/FUL (Planning Permission)	Replacing an existing vestibule. at 39A Morningside Park Edinburgh EH10 5EZ	Mr & Mrs N Moon., 39A Morningside Park Edinburgh EH10 5EZ	Local Delegated Decision	GRANTED	5 December 2025
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Community Council: Morningside

25/05810/FUL (Planning Permission)	Proposed rear extension, new dormer window at front of house. at 143 Greenbank Road Edinburgh EH10 5RP	Mrs Nicola King., 143 Greenbank Road Edinburgh EH10 5RP	Local Delegated Decision	GRANTED	4 December 2025
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Community Council: Morningside

25/05767/LBC (Listed Building Consent)	Internal alterations to flat to form new shower room within rear bedroom. at 3F2 21 Warrender Park Terrace Edinburgh EH9 1EF	Cullen Property., 30 Rutland Square Edinburgh EH1 2BW	Delegated Decision	GRANTED	4 December 2025
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Community Council: Marchmont + Sciennes

25/05272/FUL (Planning Permission)	Alterations to ground floor of property, including removal of front sun porch, new patio doors to rear, and replacement windows at rear and side porch. at 40 Morningside Park Morningside Edinburgh EH10 5HA	Mr Bjorn & Emma Olsson., 40 Morningside Park Edinburgh EH10 5HA	Local Delegated Decision	GRANTED	2 December 2025
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Community Council: Morningside

25/04380/FULS TL (Planning Permission STL)	Change of use of former shop from residential to STL (Sui Generis). at 22 Bruntsfield Avenue Edinburgh EH10 4EW	David Wong., 43A Main Street Roslin EH25 9LA	Local Delegated Decision	REFUSED	3 December 2025
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Community Council: Merchiston

25/03028/FULS TL (Planning Permission STL)	Change of use to short term let accommodation (in retrospect) for up to 3 months (June-August) of each calendar year. at 40 Polwarth Crescent Polwarth Edinburgh EH11 1HN	Mr Chris Simmers., 40 Polwarth Crescent Edinburgh EH11 1HN	Committee Decision	REFUSED	5 December 2025
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Community Council: Merchiston (pre 28 March 2025)

25/02023/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F1 122 Bruntsfield Place Bruntsfield Edinburgh EH10 4ES	Mr Andrew Barton., 122 2F1, Bruntsfield Place Edinburgh EH10 4ES	Committee Decision	REFUSED	4 December 2025
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Community Council: Merchiston (pre 28 March 2025)

25/01453/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 9 Myreside View Firrhill Edinburgh EH14 1AG	Mr John Mark Everett., 9 Myreside View Edinburgh UK EH14 1AG	Committee Decision	REFUSED	4 December 2025
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Community Council: Merchiston (pre 28 March 2025)

[Wards](#)

Ward No. B11 – City Centre

25/06335/LBC (Listed Building Consent)	Forming of 2nd floor rear bathroom. at 14 Stafford Street Edinburgh EH3 7AU	Forbes Geekie., 14 Stafford Street Edinburgh EH3 7AU	Local Delegated Decision	PERMISSION IS NOT REQUIRED	4 December 2025
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Community Council: West End

25/06298/LBC (Listed Building Consent)	Reconfiguration of layout. at 1F 11 Douglas Crescent Edinburgh EH12 5BB	Mr Gabriel Holmes., 1F 11 Douglas Crescent Edinburgh EH12 5BB	Delegated Decision	PERMISSION IS NOT REQUIRED	4 December 2025
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Community Council: West End

25/06160/TCO (Treework Within a Conservation Area)	T1 Lime reduction. at Gardens Rothesay Place Mews New Town Edinburgh	The Walker Garden., FAO: Ms Linda Cunningham Rothesay Place Edinburgh EH3 7SL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 December 2025
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Community Council: West End

25/05880/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years. at 7 Northumberland Place Edinburgh EH3 6LQ	Ms Eileen Cochrane., 7 Northumberland Place Edinburgh EH3 6LQ	Delegated Decision	GRANTED	5 December 2025
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Community Council: New Town + Broughton

25/05702/CLES TL (Certificate of Lawfulness Existing STL)	Short term let (change of use to short term let took place within the last 10 years but is not material change of use). at Flat 17 6 Simpson Loan Edinburgh EH3 9GT	Ms Joanne Florentine., 5 Devonshire House 66 Church Street Leatherhead KT22 8DP	Delegated Decision	WITHDRAWN	3 December 2025
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Community Council: Tollcross

25/05535/LBC (Listed Building Consent)	Proposal to remove the existing external plywood cladding to the roof top duct housing on the Parliament Hall and replace with an alternative more resilient more appropriate material, zinc cladding. at Court Of Session 2 - 11 Parliament Square Edinburgh EH1 1RF	Scottish Court & Tribunal Service., FAO: Dean Gibb Saughton House Broomhouse Drive Edinburgh EH11 3XD	Delegated Decision	GRANTED	5 December 2025
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Community Council: Old Town

25/05551/TCO (Treework Within a Conservation Area)	Large Ash tree, full removal. at Treeworks Circus Lane Stockbridge Edinburgh	Dana McDonald., 32A Royal Circus Edinburgh EH3 6SS	Delegated Decision	WITHDRAWN	1 December 2025
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Community Council: Stockbridge + Inverleith

25/05428/LBC (Listed Building Consent)	Replacement of existing timber sash windows on a like-for-like basis with new windows, custom-fitted with slimline IGUs. at 17 Gilmore Place Edinburgh EH3 9NE	Mr Kevin Hodgson., 17 Gilmore Place Edinburgh United Kingdom EH3 9NE	Delegated Decision	GRANTED	5 December 2025
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Community Council: Tollcross

25/05453/ADV (Advert Consent)	Advertisement of the following types : Fascia sign. at 220 Morrison Street West End Edinburgh EH3 8EA	Euronet Worldwide., Ms Ann-Marie Porter Willow House Breckland Milton Keynes England MK14 6EU	Delegated Decision	GRANTED	3 December 2025
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Community Council: West End

25/05454/FUL (Planning Permission)	Proposed installation of an NCR 6626 ATM to be installed through the shopfront window to the right of the entrance door as a through glass installation. ATM fascia with illuminated fascia sign, blue lettering "ATM" out of a white background. NCR 6626 non illuminated acrylic top sign 400mm high 700 wide. With white lettering out of blue and yellow background. at 220 Morrison Street Edinburgh EH3 8EA	Euronet Worldwide., FAO: Ms Ann-Marie Porter Willow House Breckland Milton Keynes MK14 6EU	Local Delegated Decision	GRANTED	3 December 2025
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Community Council: West End

25/05393/LBC (Listed Building Consent)	Alterations to support proposed change of use from Class 1A retail unit to Class 3 restaurant at 181 Morrison Street. at 181 - 183 Morrison Street Edinburgh EH3 8DZ	Mills (Edinburgh) Ltd.,	Delegated Decision	GRANTED	3 December 2025
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Community Council: West End

25/05394/FUL (Planning Permission)	Alterations and proposed change of use from Class 1A retail unit to Class 3 restaurant at 181 Morrison Street. at 181 - 183 Morrison Street Edinburgh EH3 8DZ	Mills (Edinburgh) Ltd.,	Local Delegated Decision	GRANTED	3 December 2025
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Community Council: West End

25/05314/LBC (Listed Building Consent)	Internal and external refurbishment of existing public house /restaurant. New decoration and refresh of finishes throughout. New staff facilities to existing second floor. (AS AMENDED) at 30 - 34 Candlemaker Row Old Town Edinburgh EH1 2QE	Mitchells & Butlers., 27 Fleet Street Birmingham B3 1JP	Delegated Decision	GRANTED	2 December 2025
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Community Council: Old Town

25/05315/LBC (Listed Building Consent)	Proposed installation of an en-suite to the ground floor of an existing dwelling (in retrospect). at 12 Dublin Street Edinburgh EH1 3PP	Mr Markos Symeonides., 12 Dublin Street New Town Edinburgh EH1 3PP	Delegated Decision	REFUSED	3 December 2025
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Community Council: New Town + Broughton

25/05019/FUL (Planning Permission)	Alterations to shopfront for signage. at GF 107 George Street Edinburgh EH2 3ES	RM Williams Ltd., FAO: Paul Giannangeli 102 New Bond Street London W1S 1SS	Local Delegated Decision	NOT DEVELOPMENT	3 December 2025
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Community Council: New Town + Broughton

25/04943/LBC (Listed Building Consent)	Alterations to internal layout and replacement of windows with timber framed double glazed windows. at 2F 9 Moray Place New Town Edinburgh EH3 6DS	Ms Georgina Wright., 9 Moray Place Edinburgh EH3 6DS	Delegated Decision	GRANTED	3 December 2025
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Community Council: New Town + Broughton

25/04827/FULS TL (Planning Permission STL)	Change of use from Class 4 (Offices) and Class 6 (Storage) to serviced apartment (sui generis in retrospect), including external alterations (as amended). at 20A Queensferry Street Lane New Town Edinburgh	Dragon Developments Limited., Exchange Tower 1 19 Canning Street Edinburgh EH3 8EG	Local Delegated Decision	GRANTED	3 December 2025
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Community Council: West End

25/04860/ADV (Advert Consent)	Fascia sign, projecting sign. Proposal to install 4x fascia signs non-illuminated, 1x projecting sign & 5x graphic signs. at 76 - 82 Haymarket Terrace Edinburgh EH12 5LQ	Tesco PLC., FAO: Ben Train Highwoods Kestrel Way Welwyn Garden City AL7 1GA	Delegated Decision	GRANTED	1 December 2025
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Community Council: West End

25/04731/ADV (Advert Consent)	Scaffolding shroud incorporating advertising display panels and amended illumination (as amended). at 47 - 52 Princes Street New Town Edinburgh EH2 2DF	MediaCo Out Of Home Limited., Mr Joe Arshed Churchill Point Churchill Way Trafford Park, Manchester M17 1BS	Delegated Decision	GRANTED	4 December 2025
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Community Council: New Town + Broughton

25/04643/FULS TL (Planning Permission STL)	Change of use from office space with alterations to form two flats for short term let accommodation. at 1F1A, 1F1B 1 South Charlotte Street New Town Edinburgh EH2 4AN	Whinstane LLP.,	Local Delegated Decision	GRANTED	2 December 2025
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Community Council: New Town + Broughton

25/04646/LBC (Listed Building Consent)	Refurbishment and conversion of 1st floor office to provide 2x flats for short term let accommodation. at 1F1A, 1F1B 1 South Charlotte Street New Town Edinburgh EH2 4AN	Whinstane LLP.,	Delegated Decision	GRANTED	1 December 2025
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Community Council: New Town + Broughton

25/04517/FUL (Planning Permission)	Change of use from shop to hot food takeaway. at 139 West Port Edinburgh EH3 9DP	Mr H Ali., 139 West Port Edinburgh EH3 9DP	Local Delegated Decision	GRANTED	1 December 2025
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Community Council: Tollcross

25/04084/FUL (Planning Permission)	Change of use from retail and office to use for retail, meeting space, offices, functions, receptions, and weddings (Class 1A, 4 & Sui Generis). at 1 - 3 Cockburn Street Edinburgh EH1 1BP	The Royal Edinburgh Military Tattoo Limited., 1 - 3 Cockburn Street Edinburgh EH1 1BP	Local Delegated Decision	GRANTED	5 December 2025
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Community Council: Old Town

25/03403/LBC (Listed Building Consent)	Proposed repair to sections of front façade (as amended) at GF 35 Moray Place New Town Edinburgh EH3 6BX	Mr Charlie Miller., 35 Gf Moray Place Edinburgh EH3 6BX	Delegated Decision	PERMISSION IS NOT REQUIRED	1 December 2025
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Community Council: New Town/Broughton (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	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	5 December 2025
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Community Council: Tollcross (pre 28 March 2025)

25/02160/FULS TL (Planning Permission STL)	Change of use from residential flat to STL (sui generis). at Flat 4 1 Hunter Square Edinburgh EH1 1QW	Mr Thomas Adams., Flat 4 1 Hunter Square Edinburgh EH1 1QW	Committee Decision	REFUSED	4 December 2025
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Community Council: Old Town (pre 28 March 2025)

25/02085/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 4 43 New Street Edinburgh EH8 8BH	Influenza Ltd., 43 Flat 4, New Street Edinburgh EH8 8BH	Committee Decision	REFUSED	4 December 2025
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Community Council: Old Town (pre 28 March 2025)

25/02072/FULS TL (Planning Permission STL)	Change of use from small flat to short term let (STL) (sui generis in retrospect). at 2F3 112A West Bow Old Town Edinburgh EH1 2HH	Allytta Property Consultants., Flat 5 112A West Bow Grassmarket Edinburgh EH1 2HH	Committee Decision	REFUSED	5 December 2025
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Community Council: Old Town (pre 28 March 2025)

25/02029/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 70 124 Lothian Road West End Edinburgh EH3 9DD	Ms Maureen Leitch., 124 Flat 70, Lothian Road Edinburgh EH3 9DD	Committee Decision	REFUSED	4 December 2025
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Community Council: Tollcross (pre 28 March 2025)

25/00775/FUL (Planning Permission)	Change of use from Class 1A (Shops and financial, professional and other services) to Boutique Apart Hotel (Sui Generis) with associated alterations (as amended). at 1 - 1A Abercromby Place Edinburgh EH3 6JX	Dunpark (Edinburgh) Ltd / Feshiebridge Ltd.,	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	1 December 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

25/06228/TCO (Treework Within a Conservation Area)	Three cherry trees T1-T3 pruning of trees to allow access for essential roof maintenance works. Prune trees back to create 1 metre clearance from roof. at Flat 1 4 Lochend Road Lochend Edinburgh EH6 8BR	Trinity Factoring Services Limited., FAO: Joint Owners 4 Lochend Road Edinburgh EH6 8BR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 December 2025
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Community Council: Leith Central

25/06063/WINP A (Prior Approval Windows)	Application for Prior Approval to Install Windows. at 1F2 5 Middlefield Pilrig Edinburgh EH7 4PF	Ms Sophie Dodson., 1F2 5 Middlefield Pilrig Edinburgh EH7 4PF	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	2 December 2025
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Community Council: Leith Central

25/05153/FUL (Planning Permission)	Partial demolition of rear offshoot to be replaced by new extension and new external stair. at 18 Cambridge Gardens Edinburgh EH6 5DJ	Miss Beth Whittington., 18 Cambridge Gardens Edinburgh EH6 5DJ	Local Delegated Decision	GRANTED	2 December 2025
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

25/05564/LBC (Listed Building Consent)	Revert red paintwork on roofline woodwork to black. at 1F1 54 Bernard Street Edinburgh EH6 6PR	Edinburgh Block Management Ltd., FAO: Kate McKeown 25 Nicolson Street Edinburgh EH8 9BX	Delegated Decision	GRANTED	2 December 2025
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Community Council: Leith Harbour + Newhaven

25/05184/LBC (Listed Building Consent)	Internal alterations to existing flat. at 105 Portland Street Edinburgh EH6 4AY	Mr Ross Whitton., 105 Portland Street Edinburgh EH6 4AY	Delegated Decision	GRANTED	4 December 2025
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Community Council: Leith Harbour + Newhaven

25/05082/FUL (Planning Permission)	Change of use from commercial unit (class 4) to studio flat, kitchen, shower room, en-suite added to existing layout, no external alterations. at 7 Salamander Street South Leith Edinburgh EH6 7HZ	Trinity Glazing., 4A Stewartfield Industrial Estate Edinburgh EH6 5RQ	Local Delegated Decision	REFUSED	1 December 2025
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Community Council: Leith Harbour + Newhaven

25/04935/FUL (Planning Permission)	Vary condition 1 of permission 20/05279/FUL to increase the hours the pitch can be used and allow the pitch to be used by other groups. at Victoria Primary School 1 Windrush Drive Newhaven Edinburgh EH6 4TN	City Of Edinburgh Council (CEC). Mrs Elaine Watson Waverley Court 4 East Market Street Edinburgh EH8 8BG	Committee Decision	GRANTED	5 December 2025
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Community Council: Leith Harbour + Newhaven

25/04823/FUL (Planning Permission)	Build up existing vehicular access in boundary wall , form new vehicular access in same,from new pedestrian access in same, form free draining hard standing within garden ground. at 49 Lochend Road Lochend Edinburgh EH6 8DQ	Mr Tony Landa., 49 Lochend Road Edinburgh EH68DQ	Local Delegated Decision	REFUSED	5 December 2025
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Community Council: Leith Links

25/04714/FUL (Planning Permission)	Add heat pump to office premises on rear external elevation in car park area. at Maritime House 8 Shore North Leith Edinburgh EH6 6QN	Digital Triangle Creative Ltd., 8 The Shore Edinburgh EH6 6QN	Delegated Decision	GRANTED	2 December 2025
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Community Council: Leith Harbour + Newhaven

25/04515/FUL (Planning Permission)	Proposed attic conversion with dormer window to rear and velux roof windows to front elevation. at 38 The Quilts Edinburgh EH6 5RL	Manon Hidalgo., 38 The Quilts Edinburgh EH6 5RL	Local Delegated Decision	WITHDRAWN	2 December 2025
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Community Council: Leith Harbour + Newhaven

25/03896/FUL (Planning Permission)	Change of use from Class 1A to Class 3 Cafe, with new louvres for new extraction fan, new entrance door and new signage. at 12 Henderson Street Edinburgh EH6 6BS	Jessie Chen., 12 Henderson Street Edinburgh EH6 6BS	Local Delegated Decision	GRANTED	2 December 2025
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Community Council: Leith Harbour + Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/05960/CLP (Certificate of Lawfulness (proposed))	Garage conversion and internal alterations including new roof-light. at 56 Ulster Crescent Edinburgh EH8 7JL	Mr / Ms Igor & Grace Rubinov & Zhou., 56 Ulster Crescent Edinburgh EH8 7JL	Delegated Decision	REFUSED	5 December 2025
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Community Council: Northfield + Willowbrae

25/05848/FUL (Planning Permission)	Replace existing rear conservatory roof and frames. at 10 Mountcastle Crescent Edinburgh EH8 7SB	Ms S Virdee., 10 Mountcastle Crescent Edinburgh EH8 7SB	Delegated Decision	NOT DEVELOPMENT	5 December 2025
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Community Council: Northfield + Willowbrae

25/05599/FUL (Planning Permission)	Proposed sunroom extension to existing dwelling. at 1 Vandeleur Place Edinburgh EH7 6UF	Mr & Mrs Czajka., 1 Vandeleur Place Edinburgh EH7 6UF	Local Delegated Decision	GRANTED	4 December 2025
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Community Council: Craigentinny + Meadowbank

25/05282/FUL (Planning Permission)	Change of use from agricultural to Class 10 non residential community use. at 56A The Causeway Edinburgh EH15 3PZ	Duddingston Conservation Society., 74 Duddingston Road West Edinburgh EH15 3PT	Local Delegated Decision	GRANTED	5 December 2025
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Community Council: Northfield + Willowbrae

[Wards](#)

Ward No. B15 – Southside/Newington

25/06249/TCO (Tree work Within a Conservation Area)	Eastmost clematis covered apple tree in the rear garden remove. at 18A Dick Place Grange Edinburgh EH9 2JL	Mrs Rachel Brown., 18A Dick Place Grange Edinburgh EH9 2JL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	1 December 2025
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Community Council: Grange + Prestonfield

25/06219/PNT (Prior Notification-Telecommunication)	1 x 10m medium wooden pole (No. 42) and 1 x 9m light wooden pole (No. 9). at Proposed Telecoms Apparatus 30 Metres South Of 33 Old Dalkeith Road, Proposed Telecoms Apparatus 25 Metres South Of 2 Cameron Toll Gardens Edinburgh	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	5 December 2025
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Community Council: Liberton + District

25/06125/WINP A (Prior Approval Windows)	The front windows are to be replaced with double glazing, textured, white upvc windows. The manner in which the windows open will be identical, as will the number, orientation and colour. The dimensions and colour of the frames will be identical. The dimensions, locations and colour of the astragal bars will be the same at 11A Lauder Road Grange Edinburgh EH9 2EN	Ross Mitchell., 11A Lauder Road Grange Edinburgh EH9 2EN	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	2 December 2025
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Community Council: Grange + Prestonfield

25/06009/WINP A (Prior Approval Windows)	Change to white uPVC casement windows. at 3F2 1 South Oxford Street Newington Edinburgh EH8 9QF	MD Edinburgh Invest. Ltd., 20 Nicolson Street Edinburgh	Delegated Decision	APPROVED	5 December 2025
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Community Council: Southside

25/05563/TPO (Treework)	Young Elm in rear garden, remove. Has large growth potential & no room for this growth due to proximity of the building. at 45 Mortonhall Road Edinburgh EH9 2HN	Phill Cai., 45 Mortonhall Road Edinburgh EH9 2HN	Delegated Decision	WITHDRAWN	4 December 2025
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Community Council: Grange + Prestonfield

25/05356/LBC (Listed Building Consent)	Internal alterations to flat to relocate kitchen, form opening in wall to create a kitchen recess of the front room, remove 1980's marble fireplace feature and form new shower room. at 1F 3 East Preston Street Edinburgh EH8 9QQ	Mr Eddie Wilkinson., 1F 3 East Preston Street Edinburgh EH8 9QQ	Delegated Decision	GRANTED	5 December 2025
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Community Council: Southside

25/05235/CLP (Certificate of Lawfulness (proposed))	Proposed demolition of existing buildings on site. at 27 - 29, 31 Ratcliffe Terrace Edinburgh EH9 1SX	SDR Property Developments Ltd., 93-101 Gorgie Road Edinburgh EH11 1TE	Delegated Decision	REFUSED	1 December 2025
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Community Council: Grange + Prestonfield

25/05220/LBC (Listed Building Consent)	Removal of 3 No. antennas and all ancillary development. Installation of 8 No. antennas (face-mounted on external facades and wrapped in vinyl to match stonework), 3 No. cabinets and all ancillary development. at St Giles Parish Church 3 Kilgraston Road Edinburgh EH9 2DW	Cornerstone., Hive 2 1530 Arlington Business Park Theale RG7 4SA	Delegated Decision	GRANTED	5 December 2025
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Community Council: Marchmont + Sciennes

25/05047/FUL (Planning Permission)	Alter window opening to rear elevation at ground floor level, to allow fitting of aluminium framed glazed doorset and fixed glazed panels. at 9 Millerfield Place Sciennes Edinburgh EH9 1LW	Ms Sepideh Golzari., 9 Millerfield Place Edinburgh UK EH9 1LW	Local Delegated Decision	NOT DEVELOPMENT	5 December 2025
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Community Council: Marchmont + Sciennes

25/05048/LBC (Listed Building Consent)	Form opening between ground floor lounge and kitchen/dining. Cornice and picture rail fully retained. Alter window opening to rear elevation of ground floor kitchen, to allow fitting of glazed slimline framed Aluminium doorset and glazed fixed panels. at 9 Millerfield Place Sciennes Edinburgh EH9 1LW	Ms Sepideh Golzari., 9 Millerfield Place Sciennes Edinburgh EH9 1LW	Delegated Decision	GRANTED	5 December 2025
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Community Council: Marchmont + Sciennes

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/06210/PNT (Prior Notification-Telecommunication)	1 x 9m light wooden pole. at Proposed Telecoms Apparatus 13 Metres East Of 66 Fernieside Crescent Moredun Edinburgh	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	5 December 2025
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Community Council: Gilmerton + District

25/06212/PNT (Prior Notification-Telecommunication)	1 x 8m light wooden pole (No. 42) and 1 x 9m medium wooden pole (No. 94 Gilmerton Dykes Drive). at Proposed Telecoms Apparatus 15 Metres West Of 1 Gilmerton Dykes View, Proposed Telecoms Apparatus 23 Metres East Of 94 Gilmerton Dykes Drive Hyvots Bank Edinburgh	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	3 December 2025
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Community Council: Gilmerton + District

25/06225/PNT (Prior Notification-Telecommunication)	Removal and replacement of 3 No. antennas, internal cabinet works, ancillary works. at Telecoms Apparatus 18 Metres South Of 104 Walter Scott Avenue Inch Edinburgh	Hutchison 3G UK Limited.,	Delegated Decision	PERMITTED DEVELOPMENT	5 December 2025
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Community Council: Liberton + District

25/06107/TPO (Treework)	T1, T2, T3, T4, T5, T6 and T7 grand fir remove tree. at Land To Rear Of 17 Alnwickhill Court Alnwickhill Edinburgh EH16 6YG	Mr Paul Blank., 17 Alnwickhill Court Edinburgh UK EH16 6YG	Delegated Decision	REFUSED	5 December 2025
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Community Council: Liberton + District

25/06058/PNT (Prior Notification- Telecommunicat ion)	Notification of intention to install Telecommunications Poles. at Proposed Telecoms Apparatus 25 Metres East Of 12 Southhouse Road, Proposed Telecoms Apparatus 15 Metres Northwest Of 141 Captain's Road Burdiehouse Edinburgh	Openreach., Openreach Planning Team	Delegated Decision	PERMITTED DEVELOPMENT	3 December 2025
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Community Council: Gilmerton + District

25/06059/PNT (Prior Notification- Telecommunicat ion)	British Telecommunications Plc intends to install fixed line broadband electronic communications apparatus at the above location. at Proposed Telecoms Apparatus 15 Metres North Of Moredun Park Gardens Moredun Edinburgh	Openreach., Kevin Horsburgh Openreach Planning Team 123 Judd Street London WC1H 9NP	Delegated Decision	PERMITTED DEVELOPMENT	3 December 2025
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Community Council: Gilmerton + District

25/05986/PNT (Prior Notification- Telecommunicat ion)	3 x light galvanised hollow poles. at Proposed Telecoms Apparatus 10 Metres East Of 31 Gilmerton Dykes Avenue, Proposed Telecoms Apparatus 10 Metres East Of 11 Gilmerton Dykes Avenue, Proposed Telecoms Apparatus 20 Metres East Of 3 Gilmerton Dykes Avenue Edinburgh	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	2 December 2025
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Community Council: Gilmerton + District

25/05991/PNT (Prior Notification-Telecommunication)	4 x 9m light galvanised poles on Gilmerton Dykes Road. at Proposed Telecoms Apparatus 15 Metres East Of 169 Gilmerton Dykes Drive, Proposed Telecoms Apparatus 15 Metres East Of 145 Gilmerton Dykes Drive, Proposed Telecoms Apparatus 15 Metres South Of 123 Gilmerton Dykes Drive,	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	1 December 2025
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Community Council: Gilmerton + District

25/05994/PNT (Prior Notification-Telecommunication)	2 x 9m light galvanised hollow poles. at Proposed Telecoms Apparatus 20 Metres South Of 3 Alnwickhill Drive Proposed Telecoms Apparatus 15 Metres North Of 128 Alnwickhill Road Alnwickhill Edinburgh	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	2 December 2025
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Community Council: Liberton + District

25/05995/PNT (Prior Notification-Telecommunication)	3 x 8m light wood poles and 1 x 11m light wood pole. at Proposed Telecoms Apparatus 17 Metres West Of 137 Gilmerton Dykes Avenue Edinburgh	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	2 December 2025
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Community Council: Gilmerton + District

25/05996/PNT (Prior Notification-Telecommunication)	1 x 10m medium hollow galvanised pole and 1 10m light wooden pole. at Proposed Telecoms Apparatus 20 Metres East Of 224 Gilmerton Dykes Crescent, Proposed Telecoms Apparatus 20 Metres East Of 212 Gilmerton Dykes Crescent Hyvots Bank Edinburgh	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	3 December 2025
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Community Council: Gilmerton + District

25/05997/PNT (Prior Notification-Telecommunication)	1 x 9m medium wooden pole, 2 x medium hollow galvanised poles. at Proposed Telecoms Apparatus 25 Metres South Of 8 Southhouse Terrace, Proposed Telecoms Apparatus 25 Metres West Of 1 Lasswade Grove, Proposed Telecoms Apparatus 25 Metres South Of 33 Captain's Road Burdiehouse Edinburgh	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	2 December 2025
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Community Council: Gilmerton + District

25/05998/PNT (Prior Notification-Telecommunication)	1 x 11m wooden pole and 11 x 8m light wooden pole. at Proposed Telecoms Apparatus 12 Metres North Of 95 Captain's Drive, Proposed Telecoms Apparatus 20 Metres East Of 10 St Katharine's Loan, Gracemount Edinburgh	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	2 December 2025
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Community Council: Liberton + District

25/06008/PNT (Prior Notification-Telecommunication)	5m stub mast and headframe (galvanised steel, grey) 12 No. antennas (RAL7035 Grey) 4 No. dishes (3 No. 300mm; 1 No. 600mm) (RAL7035 Grey) 4 No. cabinets (2 No. 725x850x2100mm; 2 No. 650x600x2000mm) (RAL7035 Grey), and all ancillary development. at Proposed Telecoms Apparatus 20 Metres East Of 2 Craigour Place Moredun Edinburgh	Cornerstone.,	Delegated Decision	PERMITTED DEVELOPMENT	3 December 2025
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Community Council: Gilmerton + District

25/05773/FUL (Planning Permission)	Proposed single storey gable extension with internal alterations. at 48 Dinmont Drive Edinburgh EH16 5RR	Mr A Dickson., 48 Dinmont Drive Edinburgh EH16 5RR	Delegated Decision	PERMITTED DEVELOPMENT	2 December 2025
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Community Council: Liberton + District

25/05552/TPO (Treework)	Lime, remove large piece of deadwood & adjoining limb in decline, both limbs are circa 2m. Cherry, remove lvy, crown thin 20% with max 1.5m reduction. Cherry, lvy removal, 20% crown thin & max 1.5m reduction. at Erskine Edinburgh Home 468 Gilmerton Road Edinburgh EH17 7SA	Sarah Gibson., 468 Gilmerton Road Edinburgh EH17 7SA	Delegated Decision	GRANTED	4 December 2025
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Community Council: Gilmerton + District

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/06202/LBC (Listed Building Consent)	Removal of non-loadbearing non-original walls and reconfiguration of bathrooms to form accessible bathrooms. at Police Scotland, Portobello Police Station 118 Portobello High Street Portobello West Edinburgh EH15 1AL	Action Porty., FAO: Mr Justin Kenrick 16A Bellfield Street Edinburgh EH15 2BP	Local Delegated Decision	PERMISSION IS NOT REQUIRED	5 December 2025
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Community Council: Portobello (Inactive)

25/05809/WINP A (Prior Approval Windows)	Application for prior notification / approval for replacement windows at the above property. at Portobello Community Centre 3 Adelphi Grove Edinburgh EH15 1AP	City Of Edinburgh Council, FAO: Mr Craig Robertson 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	APPROVED	5 December 2025
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Community Council: Portobello (Inactive)

25/05498/TCO (Treework Within a Conservation Area)	A1, A2, A3, A4, A5, A6, A7, A8. Crown reduce by no more than 2.0m S1, S2, S3, S4. Crown lift to 4.0m from existing ground leves. E1. Crown reduce by no more than 2.0m at 283 Portobello High Street Portobello West Edinburgh EH15 2AR	Ali Wales Tree Solutions., FAO: Mr Ali Wales 2 Grange Crescent West Prestonpans EH32 9LU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 December 2025
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Community Council: Portobello (Inactive)

25/05476/TPO (Treework)	Norway Maple 0316. Dropped a large limb. Trim split stub. Remove large diameter deadwood. Significant shear cracks in a huge primary branch to the NE that needs removed to stable growth. at Treeworks Milton Road East Joppa Edinburgh	Trinity Factoring Services Ltd., FAO: Mr Aryk Slupek 209-211 Bruntsfield Place Edinburgh EH10 4DH	Delegated Decision	GRANTED	3 December 2025
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Community Council: Portobello (Inactive)

25/05395/FUL (Planning Permission)	Internal alterations and single storey, hipped roof extension to dwelling house. at 16 Milton Crescent Bingham Edinburgh EH15 3PF	Mr Niall Wilkinson., 16 Milton Crescent Edinburgh EH15 3PF	Local Delegated Decision	GRANTED	5 December 2025
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Community Council: Craigmillar (Inactive)

25/05209/FUL (Planning Permission)	Change of use from Class 1A to Class 11. The intention being to convert the space into a wellness and pilates studio and provide lessons and support to the community through pilates. Sessions and classes would take place between 8 am and 8pm. at 1C Baileyfield Crescent Portobello West Edinburgh EH15 1BW	Mr William Murphy., 54 Duddingston View Edinburgh EH15 3LZ	Local Delegated Decision	GRANTED	3 December 2025
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Community Council: Portobello (Inactive)

[Wards](#)