

Planning Decisions within Edinburgh

Please note there will be NO planning weekly list issued on Monday, 29th December 2025.
The next weekly list will be issued on Monday, 5th January 2026.

The followings dates apply for Planning Advertisement in the Edinburgh Evening News over the Festive Period:

NO Advertisement on Friday, 26th December 2025
NO Advertisement on Friday, 2nd January 2026
NEXT ADVERTISEMENT on Friday, 9th January 2026

WEEKLY PLANNING BULLETIN

Date: **15 December 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **15 December 2025**. Full details of the decision and the application report can be found on the [Planning and Building Standards Online Services](#).

Wards

[Ward B01 - Almond](#)
[Ward B02 – Pentland Hills](#)
[Ward B03 – Drum Brae/Gyle](#)
[Ward B04 – Forth](#)
[Ward B05 – Inverleith](#)
[Ward B06 – Corstorphine/Murrayfield](#)
[Ward B07 – Sighthill/Gorgie](#)
[Ward B08 – Colinton/Fairmilehead](#)
[Ward B09 – Fountainbridge/Craiglockhart](#)
[Ward B10 – Morningside](#)
[Ward B11 – City Centre](#)
[Ward B12 – Leith Walk](#)
[Ward B13 – Leith](#)
[Ward B14 – Craigminty/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

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|--|---|---|---------------------------|----------------|-------------------------|
| 25/06175/CLP (Certificate of Lawfulness (proposed)) | Erection of an extension. at 49 Lawson Crescent Queensferry South Queensferry EH30 9JE | Mr & Mrs Moore., 49 Lawson Crescent South Queensferry EH30 9JE | Delegated Decision | REFUSED | 11 December 2025 |
|--|---|---|---------------------------|----------------|-------------------------|

Community Council: Queensferry + District

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|---------------------------------------|---|---|---------------------------------|----------------|-------------------------|
| 25/05932/FUL (Planning Permission) | install new dormer to form ensuite to first floor bedroom at 8 Cammo Gardens Cammo Edinburgh EH4 8EH | Mr & Mrs P Rutkowski., 8 Cammo Gardens Edinburgh EH4 8EH | Local Delegated Decision | GRANTED | 11 December 2025 |
|---------------------------------------|---|---|---------------------------------|----------------|-------------------------|

Community Council: Cramond, Barnton + Cammo

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|---------------------------------------|---|---|---------------------------------|----------------|------------------------|
| 25/04679/FUL (Planning Permission) | Erection of new multi-use events and catering space (class 11). at Scottish Association Of Young Farmers 19 Royal Highland Centre Ingliston Road Newbridge | Scottish Association Of Young Farmers Clubs., Young Farmers Centre Ingliston Edinburgh EH28 8NE | Local Delegated Decision | GRANTED | 8 December 2025 |
|---------------------------------------|---|---|---------------------------------|----------------|------------------------|

Community Council: Ratho + District

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|---------------------------------------|--|---|---------------------------------|----------------|-------------------------|
| 25/02756/FUL (Planning Permission) | Demolition of the existing garage and conservatory, proposed two-storey rear extension, side dormer windows, and erection of a new garage.(as amended). at 40 Barnton Park Crescent Barnton Edinburgh EH4 6EP | Dr Lubino Do Rego., 40 Barnton Park Crescent Edinburgh United Kingdom EH4 6EP | Local Delegated Decision | GRANTED | 10 December 2025 |
|---------------------------------------|--|---|---------------------------------|----------------|-------------------------|

Community Council: Cramond

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|--|--|---|-------------------------------|----------------|-----------------------------|
| 24/05847/FUL (Planning Permission) | Alterations to footway, cycleway, road carriageway, bridge crossing, associated landscape, signage, signalisation, groundworks and associated works at Gogar Station Road and Gogarburn. at Land 100 Metres South Of 169 Glasgow Road Edinburgh | Murray Estates Ltd & Places For People Developments Ltd., 3 Saltire Street Edinburgh EH5 1QS | Delegated Decision | GRANTED | 11 December 2025 |
|--|--|---|-------------------------------|----------------|-----------------------------|

Community Council: Ratho (pre 28 March 2025)

[Wards](#)

Ward No. B02 – Pentland Hills

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|--|---|---|---|----------------|-----------------------------|
| 25/05770/FUL (Planning Permission) | Design changes to Granted Planning Ref 23/00953/FUL & 25/03601/FUL. to include accessible entrance, accessible living spaces, accessible WC and general consolidation into a single cohesive built form in a single storey vernacular barn style. at East Rigg Barn 2 East Rigg Farm Balerno EH14 7JR | Rhodri Williams., East Rigg Barn 2 East Rigg Farm Balerno Edinburgh EH14 7JR | Local Delegated Decision | GRANTED | 10 December 2025 |
|--|---|---|---|----------------|-----------------------------|

Community Council: Balerno

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|--|---|---|---|----------------|-----------------------------|
| 25/05672/FUL (Planning Permission) | Proposed new gates. at 506 Lanark Road Juniper Green EH14 5DH | Mr C Choi., 506 Lanark Road Edinburgh EH14 5DH | Local Delegated Decision | GRANTED | 11 December 2025 |
|--|---|---|---|----------------|-----------------------------|

Community Council: Juniper Green + Baberton Mains

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|--|---|---|---|----------------|----------------------------|
| 25/05463/FUL (Planning Permission) | Installation of metal railings and gates to boundary wall (north elevation); removal of existing raised deck and extension to south elevation; construction of replacement raised deck and extension to south elevation. at 105 Lanark Road West Currie EH14 5LB | Mr & Mrs Clarke., 105 Lanark Road West Currie EH14 5LB | Local Delegated Decision | GRANTED | 9 December 2025 |
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Community Council: Currie

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|---|--|---|---------------------------|----------------|------------------------|
| 25/05464/LBC (Listed Building Consent) | Installation of metal railings and gates to boundary wall (north elevation); removal of existing raised deck and extension to south elevation; construction of replacement raised deck and extension to south elevation. at 105 Lanark Road West Currie EH14 5LB | Mr & Mrs S Clarke., 105 Lanark Road West Currie EH14 5LB | Delegated Decision | GRANTED | 8 December 2025 |
|---|--|---|---------------------------|----------------|------------------------|

Community Council: Currie

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|---------------------------------------|--|---|---------------------------------|----------------|-------------------------|
| 25/05221/FUL (Planning Permission) | Removal of 1 No. 12.5m monopole mast, + installation of 1 No. replacement 22.5m lattice mast accommodating 6 No. antenna + ancillary radio equipment, the installation of 1 No. GPS Module + 2 No. equipment cabinets at ground level within compound, + ancillary development thereto. at Telecoms Mast Gogar Station Road Gogar Edinburgh | Cellnex UK., R+ 2 Blagrove Street Reading RG1 1AZ | Local Delegated Decision | GRANTED | 10 December 2025 |
|---------------------------------------|--|---|---------------------------------|----------------|-------------------------|

Community Council: Ratho + District

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|---------------------------------------|---|--|---------------------------------|----------------|------------------------|
| 25/03968/FUL (Planning Permission) | The installation of private play area, pedestrian access, fencing and associated ecological enhancement. at Land 24 Metres Northwest Of 36 Research Avenue North Riccarton Currie | Capability Scotland C/o Colliers., Exchange Crescent 1 Conference Square Conference Square Edinburgh EH3 8AN | Local Delegated Decision | GRANTED | 9 December 2025 |
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Community Council: Currie

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

[Wards](#)

Ward No. B04 – Forth

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|--|--|--|---------------------------|---|-------------------------|
| 25/05977/TCO (Tree work Within a Conservation Area) | Himalyan birch reduce height by 2- 2.5m and shape (reduce sides 0.5-1m). at 1 York Road Trinity Edinburgh EH5 3EJ | Hardie., FAO: Mr Greg Hardie 16 Crawford Green Kirkliston EH29 9LD | Delegated Decision | NOT MAKE A TREE PRESERVATION ORDER | 10 December 2025 |
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Community Council: Trinity

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|--|--|--|---------------------------|------------------------|-------------------------|
| 25/05667/CLP (Certificate of Lawfulness (proposed)) | Replacement of rear window with French doors and steps to access rear drying green. at PF1 22 Trinity Crescent Edinburgh EH5 3EE | Mr Joe Donkin., PF1 22 Trinity Crescent Edinburgh EH5 3EE | Delegated Decision | NOT DEVELOPMENT | 10 December 2025 |
|--|--|--|---------------------------|------------------------|-------------------------|

Community Council: Trinity

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|---------------------------------------|--|--|---------------------------|------------------|------------------------|
| 25/05052/FUL (Planning Permission) | To refurbish and extend the flatted block to form one accessible flat on the ground floor and two new flats in a new 3rd floor level; New bin and bike stores and replace garages with accessible parking space. at 4 Cargil Terrace Edinburgh EH5 3NB | The Link Group., FAO: Jo Aitken Watling House Callendar Business Park Falkirk Scotland FK1 1XR | Delegated Decision | WITHDRAWN | 9 December 2025 |
|---------------------------------------|--|--|---------------------------|------------------|------------------------|

Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

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|---------------------------------------|---|---|---------------------------------|----------------|-------------------------|
| 25/05529/FUL (Planning Permission) | Removal of existing lean-to conservatory and replacement with new extension, alterations to roof line of existing 1990's extension and internal alterations to dwelling. at 48 Inverleith Place Edinburgh EH3 5QB | Brigid Kennedy., 48 Inverleith Place Edinburgh EH3 5QB | Local Delegated Decision | GRANTED | 10 December 2025 |
|---------------------------------------|---|---|---------------------------------|----------------|-------------------------|

Community Council: Stockbridge + Inverleith

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|---|---|--|---------------------------|----------------|-------------------------|
| 25/05422/LBC (Listed Building Consent) | Proposed installation of a brass plaque to be fixed to the front pier of the church. at Stockbridge Parish Church 26 St Vincent Street Edinburgh EH3 6SJ | St Stephen's Theatre Companie., FAO: Peter Schaufuss Brodies LLP 58 Morrison Street Edinburgh United Kingdom EH3 8PB | Delegated Decision | GRANTED | 10 December 2025 |
|---|---|--|---------------------------|----------------|-------------------------|

Community Council: New Town + Broughton

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|---|---|---|---------------------------|----------------|-------------------------|
| 25/05424/LBC (Listed Building Consent) | Replace existing single glazed patio doors with equivalent double-glazed patio doors. New doors will be constructed with Acoya and painted to match existing woodwork. Glazing will be narrow profile 14mm (4/6/4) double-glazing. at 43 Inverleith Gardens Edinburgh EH3 5PR | Mr Campbell Wild., 43 Inverleith Gardens Craigleith Edinburgh EH3 5PR | Delegated Decision | GRANTED | 11 December 2025 |
|---|---|---|---------------------------|----------------|-------------------------|

Community Council: Stockbridge + Inverleith

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|--|---|---|---------------------------|----------------|-------------------------|
| 25/05172/CLP (Certificate of Lawfulness (proposed)) | The proposals include internal alterations to a listed building, replacement of a window, addition of new vents to external wall, addition of a new cladded service run to the underneath of an existing access bridge. at 15 Dean Terrace Stockbridge Edinburgh EH4 1ND | Mr AC & Mr AS Hadfield., 15 Dean Terrace Edinburgh EH4 1ND | Delegated Decision | GRANTED | 11 December 2025 |
|--|---|---|---------------------------|----------------|-------------------------|

Community Council: Stockbridge + Inverleith

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|---|---|---|---------------------------|----------------|-------------------------|
| 25/04724/LBC (Listed Building Consent) | Two new openings in internal walls, removal of internal partitions, exposing three existing windows, removal of picture rails, alterations to window shutters (as amended). at 15 Dean Terrace Stockbridge Edinburgh EH4 1ND | Mr & Mr AC & AS Hadfield., 15 Dean Terrace Edinburgh EH4 1ND | Delegated Decision | GRANTED | 11 December 2025 |
|---|---|---|---------------------------|----------------|-------------------------|

Community Council: Stockbridge + Inverleith

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|---------------------------------------|--|---|---------------------------------|----------------|-------------------------|
| 25/03528/FUL (Planning Permission) | We would propose the build of a 2 bedroom single-storey annexe at this property for the use of multi-generational living for the owners and their family. at 95 Gardiner Road Blackhall Edinburgh EH4 3RL | Mrs Morag McCallum., 95 Gardiner Road Blackhall Edinburgh EH4 3RL | Local Delegated Decision | GRANTED | 10 December 2025 |
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Community Council: Craigleith/Blackhall

Ward No. B06 – Corstorphine/Murrayfield

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|--|---|---|---|----------------|-----------------------------|
| 25/05580/FUL (Planning Permission) | Proposing to replace the existing timber front door with a new timber composite unit. at Flat 1 1 Corstorphine High Street Edinburgh EH12 7SU | Norbert Lebiezki., Flat 1 1 Corstorphine High Street Edinburgh EH12 7SU | Local Delegated Decision | GRANTED | 11 December 2025 |
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Community Council: Corstorphine + Clermiston

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|--|---|---|---|----------------|-----------------------------|
| 25/05484/FUL (Planning Permission) | Proposed change of use for one side of existing building (currently split as garage & office, proposals to seek permission for split as cafe & office); Single storey storage building to rear for office side (as amended) at 5 Pinkhill Edinburgh EH12 7BA | Wallace Brae Joinery., FAO: A Coyle Wallace Brae PM Ltd 1 Wallace Brae Rise Reddingmuirhead Falkirk FK2 0GD | Local Delegated Decision | GRANTED | 12 December 2025 |
|--|---|---|---|----------------|-----------------------------|

Community Council: Corstorphine + Clermiston

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|--|--|---|-------------------------------|----------------|-----------------------------|
| 25/05493/LBC (Listed Building Consent) | Alterations to include, reinstatement of existing door opening, reinstatement of shelving, reinstatement of doors, removal of fire surround and decorative hearth. Replacement windows along with all associated works. at 16 Ravelston Garden Edinburgh EH4 3LD | Michael Collins & Kim McLaren., 16 Ravelston Garden Edinburgh EH4 3LD | Delegated Decision | GRANTED | 10 December 2025 |
|--|--|---|-------------------------------|----------------|-----------------------------|

Community Council: Murrayfield

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|--|--|--|---|----------------|-----------------------------|
| 25/05479/FUL (Planning Permission) | Erection of extension to rear of veterinary surgery to comprise X-ray and dental facilities. at 156 - 160 St John's Road Edinburgh EH12 8AY | IVC Evidensia., The Chocolate Factory Keynsham Bristol England BS31 2AU | Local Delegated Decision | GRANTED | 11 December 2025 |
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Community Council: Corstorphine + Clermiston

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|--|--|---|---|----------------|-----------------------------|
| 25/04434/FUL (Planning Permission) | Internal & External Alterations, New parking and access step realignment, Attic conversion including dormers (as amended). at 12 Belmont Terrace Murrayfield Edinburgh EH12 6JF | Mr + Mrs A Simpson., 12 Belmont Terrace Edinburgh EH12 6JF | Local Delegated Decision | GRANTED | 12 December 2025 |
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

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|----------------------------|---|---|-------------------------------|----------------|----------------------------|
| 25/06170/TPO (Treework) | Ash tree to rear of block 2 by rear boundary wall. Suffering from ash dieback, mainly on rear stem remove large diameter deadwood on rear stem, crown lift to 3m over grass & remove basal Ivy. at Flat 1 2 Inglis Green Rigg Kingsknowe Edinburgh EH14 2LF | James Gibb Residential Factors., Mr Jonathan Togneri. 23 Alva Street Edinburgh EH2 4PS | Delegated Decision | GRANTED | 8 December 2025 |
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Community Council: Longstone

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|-------------------------------------|---|--|-------------------------------|----------------|----------------------------|
| 25/05443/ADV (Advert Consent) | Advertisement of the following types: Fascia sign, vinyls and parking signage. at 16 - 18 Bankhead Drive South Gyle Edinburgh EH11 4DJ | Arnold Clark., Rebecca Nesbitt West Edinburgh 16-18 Bankhead Dr, Sighthill Edinburgh Scotland EH11 4DJ | Delegated Decision | GRANTED | 9 December 2025 |
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Community Council: Sighthill, Broomhouse + Parkhead

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|--|--|---|-------------------------------|----------------|----------------------------|
| 25/05458/CLP (Certificate of Lawfulness (proposed)) | The proposed works is for the installation of a roof mounted solar PV system generating 83kWp, comprising of 191 x Astro N5 435Wp panels or similar. at 3 Cultins Road South Gyle Edinburgh EH11 4DF | Sunbird Solar Solutions (UK) Limited., Mr Justin Scott Parkshot House 5 Kew Road Richmond United Kingdom TW9 2PR | Delegated Decision | GRANTED | 9 December 2025 |
|--|--|---|-------------------------------|----------------|----------------------------|

Community Council: Sighthill, Broomhouse + Parkhead

Ward No. B08 – Colinton/Fairmilehead

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|--|---|---|---|----------------|----------------------------|
| 25/05183/FUL (Planning Permission) | Construction of 2 storey extension to side of existing house. at 88 Buckstone Road Edinburgh EH10 6UT | Ms Joanne Mayne., 88 Buckstone Road EdinburghPLANPLAP EH10 6UT | Local Delegated Decision | REFUSED | 9 December 2025 |
|--|---|---|---|----------------|----------------------------|

Community Council: Fairmilehead

Ward No. B09 – Fountainbridge/Craiglockhart

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|--|---|---|-------------------------------|---|-----------------------------|
| 25/06023/PAN (Proposal of Application Notice) | Development of a Sui Generis hotel use encompassing short and extended stay hotel accommodation, student accommodation, co-working facilities, meeting and events space, communal kitchen and clubhouse, gym, restaurant and café, and rooftop bar, with associated access and servicing. at Site 60 Metres South Of 199 Fountainbridge Tollcross Edinburgh | The Social Hub And Buccleuch Property And Cruden Group, Per Agent. | Delegated Decision | PRE-APPLICATION CONSULTATION APPROVED. | 10 December 2025 |
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Community Council: Tollcross

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|--|--|---|---|----------------|----------------------------|
| 25/05415/FUL (Planning Permission) | Change of use from Class 1A (non-residential) to Class 3 (restaurant / takeaway) on the ground floor. External alterations to install ventilation and extraction flue, internal conversion of the property to form a restaurant. at 544 Gorgie Road Edinburgh EH11 3AL | Ahmed Ali., 40 Hallhill Road Glasgow G32 0HW | Local Delegated Decision | REFUSED | 8 December 2025 |
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Community Council: Stenhouse, Saughton Mains + Whitson

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|--|--|--|-------------------------------|----------------|-----------------------------|
| 25/05246/CLE (Certificate of Lawfulness (existing)) | Retrospective consent for historic insertion of a single door to rear elevation (installed 2010) within existing window opening - non-structural. at 30 Moat Street Slateford Edinburgh EH14 1PJ | Ms Lisa Scott., 30 Moat Street Edinburgh EH14 1PJ | Delegated Decision | GRANTED | 12 December 2025 |
|--|--|--|-------------------------------|----------------|-----------------------------|

Community Council: Hutchison + Chesser (Inactive)

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|---|--|---|---------------------------------|----------------|------------------------|
| 25/03547/FULS TL (Planning Permission STL) | Application for change of use from offices to sui-generis short term lets and proposed replacement windows and external alterations. at 31 Fowler Terrace Polwarth Edinburgh EH11 1DB | BRP LTD., 31 Fowler Terrace Polwarth Edinburgh EH11 1DB | Local Delegated Decision | REFUSED | 9 December 2025 |
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Community Council: Merchiston (pre 28 March 2025)

[Wards](#)

Ward No. B10 –Morningside

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|---|--|--|---------------------------|---|------------------------|
| 25/06164/TCO (Treework Within a Conservation Area) | Pear remove. at 26 Greenhill Gardens Bruntsfield Edinburgh EH10 4BP | Mr Bruce Mickel., 26 Greenhill Gardens Edinburgh EH10 4BP | Delegated Decision | NOT MAKE A TREE PRESERVATION ORDER | 8 December 2025 |
|---|--|--|---------------------------|---|------------------------|

Community Council: Merchiston

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|---|--|--|---------------------------|---|------------------------|
| 25/06132/TCO (Treework Within a Conservation Area) | T1 yew, - Withdrawn from notice. T2 norway maple, Fell to ground level. T3 sycamore, Fell to ground level. T4 norway maple, Fell to ground level. T5 ash, Fell to ground level. T6 & T11 lawson cypress, T7 monterey cypress, Fell to ground level. T8 birch, Fell to ground level. T9 larch, Fell to ground level. T10 atlas cedar remove tree. at 1 Church Hill Morningside Edinburgh EH10 4BG | Ms Emily Macalister Hall., 1 Church Hill Edinburgh EH10 4BG | Delegated Decision | NOT MAKE A TREE PRESERVATION ORDER | 9 December 2025 |
|---|--|--|---------------------------|---|------------------------|

Community Council: Merchiston

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|---------------------------------------|--|---|---------------------------------|----------------|------------------------|
| 25/05738/FUL (Planning Permission) | Proposed extension to existing roof dormer to create new en-suite WC & shower room. at 32 Morningside Drive Edinburgh EH10 5LZ | Mr Andrew Hall., 32 Morningside Drive Edinburgh EH10 5LZ | Local Delegated Decision | GRANTED | 8 December 2025 |
|---------------------------------------|--|---|---------------------------------|----------------|------------------------|

Community Council: Morningside

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|---|--|--|---------------------------|----------------|-------------------------|
| 25/05697/LBC (Listed Building Consent) | Replacement of non-original uPVC windows with timber sash & case windows generally matching the original materials and arrangements of original windows. Previously completed internal works relating to an enlargement of the existing door opening between Kitchen and Living Room. at Flat 3 7 Greenhill Terrace Edinburgh EH10 4BS | Mr Asier Unciti-Broceta., Flat 3 7 Greenhill Terrace Edinburgh EH10 4BS | Delegated Decision | GRANTED | 12 December 2025 |
|---|--|--|---------------------------|----------------|-------------------------|

Community Council: Merchiston

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|---|---|---|---------------------------|----------------|------------------------|
| 25/05633/LBC (Listed Building Consent) | The proposal includes a single-storey extension to the rear of the property to create a new garden facing room and shower room. The existing play room and utility have also proposed to be reconfigured to create another additional garden facing bedroom. A pre-fabricated timber garden cabin has also been proposed to sit at the end of the existing garden. at 10 Greenhill Gardens Edinburgh EH10 4BW | Kenneth McBrearty KC., 10 Greenhill Gardens Edinburgh EH10 4BW | Delegated Decision | GRANTED | 9 December 2025 |
|---|---|---|---------------------------|----------------|------------------------|

Community Council: Merchiston

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|---------------------------------------|---|--|---------------------------------|----------------|-------------------------|
| 25/05641/FUL (Planning Permission) | Proposed alterations to existing attic conversion. Existing rear dormer extended and reclad in zinc. New side dormer positioned between existing chimneys. New conservation roof lights to front elevation. Existing driveway to be widened. at 11A West Castle Road Edinburgh EH10 5AT | Dr & Mr Bramley., 11A West Castle Road Edinburgh EH10 5AT | Local Delegated Decision | REFUSED | 11 December 2025 |
|---------------------------------------|---|--|---------------------------------|----------------|-------------------------|

Community Council: Merchiston

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|---|--|---|---------------------------|----------------|------------------------|
| 25/05617/LBC (Listed Building Consent) | Proposed works are repainting of the timber shopfront, including fascia, pilasters, and stall riser panels. From the current dark grey with white lettering to muted dark green (hex code: 124F3C) with yellow lettering (hex code EDD434). High-quality, breathable exterior-grade paint suitable for historic masonry /timber. No vinyl coatings or irreversible alterations will be used. No structural work will be carried out /this is a surface-level decorative update only. at 167 Bruntsfield Place Edinburgh EH10 4DG | J & E Chapman Ltd., T/A Confelicity Bakery FAO: James Chapman 167 Bruntsfield Place Edinburgh EH10 4DG | Delegated Decision | GRANTED | 9 December 2025 |
|---|--|---|---------------------------|----------------|------------------------|

Community Council: Merchiston

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|---------------------------------------|---|--|---------------------------|----------------|-------------------------|
| 25/04130/FUL (Planning Permission) | Form two storey dwelling from 2x apartments and demolition of existing extension and garages. Erection of new rear garden extension, with alterations to upper floor and conversion of roof space to form additional accommodation. at 17 Midmar Gardens Edinburgh EH10 6DY | Mr & Mrs Mehat., 17 Midmar Gardens Edinburgh UK EH10 6DY | Committee Decision | GRANTED | 10 December 2025 |
|---------------------------------------|---|--|---------------------------|----------------|-------------------------|

Community Council: Morningside

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|---|--|--|---------------------------|----------------|------------------------|
| 25/03744/LBC (Listed Building Consent) | Removal of existing extension and internal alterations. Erection of a new extension to the rear of the property (as amended). at GF 7 Strathearn Place Edinburgh EH9 2AL | Iain Wilson., 10 Rosemount Meadows Bothwell G71 8EL | Delegated Decision | GRANTED | 9 December 2025 |
|---|--|--|---------------------------|----------------|------------------------|

Community Council: Merchiston

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|---------------------------------------|--|--|---------------------------------|----------------|------------------------|
| 25/03745/FUL (Planning Permission) | Removal of existing extension and internal alterations. Erection of a new extension to the rear of the property (as amended). at GF 7 Strathearn Place Edinburgh EH9 2AL | Iain Wilson., 10 Rosemount Meadows Bothwell G71 8EL | Local Delegated Decision | GRANTED | 9 December 2025 |
|---------------------------------------|--|--|---------------------------------|----------------|------------------------|

Community Council: Merchiston

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|---|--|---|---------------------------------|----------------|-------------------------|
| 25/03548/FULS TL (Planning Permission STL) | Application for change of use from offices to sui-generis short term lets. at 42 Polwarth Crescent Polwarth Edinburgh EH11 1HL | SG&D LTD., 42 Polwarth Crescent Polwarth Edinburgh EH11 1HL | Local Delegated Decision | REFUSED | 10 December 2025 |
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Community Council: Merchiston (pre 28 March 2025)

[Wards](#)

Ward No. B11 – City Centre

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|---|---|--|---------------------------|---|------------------------|
| 25/06403/TCO (Treework Within a Conservation Area) | Eucalyptus to be coppiced. at 5 Wester Coates Avenue Wester Coates Edinburgh EH12 5LS | MGS Tree Services., FAO: Mr Elan Evans 39 Kellie Place Dunbar EH42 1GF | Delegated Decision | NOT MAKE A TREE PRESERVATION ORDER | 9 December 2025 |
|---|---|--|---------------------------|---|------------------------|

Community Council: Murrayfield

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|---|---|--|---------------------------------|-----------------------------------|------------------------|
| 25/06410/LBC (Listed Building Consent) | Adjustments to the internal automation walls to receive replacement ATM's and cash machines. at 142 - 144 Princes Street New Town Edinburgh EH2 4EQ | RBS., FAO: Rachel Halls RBS Gogarburn 175 Glasgow Road Edinburgh EH12 9BH | Local Delegated Decision | PERMISSION IS NOT REQUIRED | 9 December 2025 |
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Community Council: West End

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|---|--|---|---------------------------|-----------------------------------|------------------------|
| 25/06362/LBC (Listed Building Consent) | Alterations to third floor tenement flat to form en-suite. at 3F3 34 Home Street Tollcross Edinburgh EH3 9LZ | Mr M Flinn., 3F3 34 Home Street Edinburgh EH3 9LZ | Delegated Decision | PERMISSION IS NOT REQUIRED | 8 December 2025 |
|---|--|---|---------------------------|-----------------------------------|------------------------|

Community Council: Tollcross

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|--|--|--|---------------------------|----------------|-------------------------|
| 25/06325/CLP (Certificate of Lawfulness (proposed)) | 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 | EP3 Propco Ltd., Arnold House St Julian's Avenue St Peter Port Guernsey GY1 3NF | Delegated Decision | GRANTED | 10 December 2025 |
|--|--|--|---------------------------|----------------|-------------------------|

Community Council: Tollcross

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|---|--|---|---------------------------------|-----------------------------------|------------------------|
| 25/06305/LBC (Listed Building Consent) | Internal alterations to fabric including; removal of existing roof access hatch and extendable ladder, erection of new fire rated partitions on the third floor and installation of new AOV and fire rated door actuated by the AOV. at 1, 3A & 4 Charlotte Square Edinburgh EH2 4DR | Walter Scott & Partners Limited., 1 Charlotte Square Edinburgh EH2 4DR | Local Delegated Decision | PERMISSION IS NOT REQUIRED | 9 December 2025 |
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Community Council: New Town + Broughton

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|---|---|---|---------------------------|---|------------------------|
| 25/06103/TCO (Treework Within a Conservation Area) | t1 birch t2 beech - prune to provide lateral crown reduction to give 2m clearance from buildings and 1m reduction to the rest on each tree. (amended by email 8 December) at 3A West Coates Wester Coates Edinburgh EH12 5JQ | Mr Peter Stephen., 3A West Coates Edinburgh EH12 5JQ | Delegated Decision | NOT MAKE A TREE PRESERVATION ORDER | 8 December 2025 |
|---|---|---|---------------------------|---|------------------------|

Community Council: Murrayfield

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| 25/05975/TCO (Treework Within a Conservation Area) | T1 Cherry crown lift to 4m reduce spread of the tree by 2m., T2 and T3 Willow reduce height from 8 to 6m reduce spread from 9 - 6m. at 2 Wester Coates Place Wester Coates Edinburgh EH12 5YG | Mrs Sara Guijarro., 2 Wester Coates Place Edinburgh EH12 5YG | Delegated Decision | NOT MAKE A TREE PRESERVATION ORDER | 11 December 2025 |
|---|--|---|---------------------------|---|-------------------------|

Community Council: Murrayfield

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|--|--|--|---|----------------|-----------------------------|
| 25/05888/FUL (Planning Permission) | The upgrade of the existing telecommunications site, comprising the removal and replacement of 2 No. existing antennas with 2 No. upgraded antennas and the relocation of 1 No. existing antenna, on existing support poles, the removal and replacement of 1 No. existing equipment cabinet with 1 No. upgraded equipment cabinet located on existing grillage, the installation of 1 No. GPS node to be fixed to the replacement equipment cabinet, and ancillary development thereto. at 354 Castlehill Edinburgh EH1 2NE | Cellnex UK., R+, 4th Floor 2 Belgrave Street Reading RG1 1AZ | Local Delegated Decision | GRANTED | 11 December 2025 |
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Community Council: Old Town

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|--|--|--|-------------------------------|----------------|-----------------------------|
| 25/05889/LBC (Listed Building Consent) | The upgrade of the existing telecommunications site, comprising the removal and replacement of 2 No. existing antennas with 2 No. upgraded antennas and the relocation of 1 No. existing antenna, on existing support poles, the removal and replacement of 1 No. existing equipment cabinet with 1 No. upgraded equipment cabinet located on existing grillage, the installation of 1 No. GPS node to be fixed to the replacement equipment cabinet, and ancillary development thereto. at 354 Castlehill Edinburgh EH1 2NE | Cellnex UK., R+, 4th Floor 2 Blagrove Street Reading RG1 1AZ | Delegated Decision | GRANTED | 11 December 2025 |
|--|--|--|-------------------------------|----------------|-----------------------------|

Community Council: Old Town

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|---|---|---|---|----------------|-----------------------------|
| 25/05831/FULS TL (Planning Permission STL) | Change of use from office (Class 4) to short term let accommodation (Sui Generis). at 64A Cumberland Street Edinburgh EH3 6RE | Mrs Vicki Sandison., 64A Cumberland Street Edinburgh EH3 6RE | Local Delegated Decision | GRANTED | 10 December 2025 |
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Community Council: New Town + Broughton

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|---|--|--|---------------------------|----------------|-------------------------|
| 25/05712/LBC (Listed Building Consent) | Temporary change to stalls seating + stage area. Moving seating from stalls into storage, erecting a temporary stage at higher level with ramped access + raked seating, to provide a theatre space 'in the round' for the duration of one show running from 16th February until 19th April. Temporary stage + seating will be constructed from steel deck units located on existing floor. Any fixings to existing structure will be limited to fixings to the plywood flooring. at Royal Lyceum Theatre 15 - 17 Grindlay Street Edinburgh EH3 9AX | The Royal Lyceum Theatre., FAO: Mrs Fiona Harvey-Jones 30B Grindlay Street Edinburgh EH3 9AX | Delegated Decision | GRANTED | 11 December 2025 |
|---|--|--|---------------------------|----------------|-------------------------|

Community Council: Tollcross

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|---|---|--|---------------------------|----------------|-------------------------|
| 25/05722/LBC (Listed Building Consent) | Installation of secondary glazing. at 1F2 127 Rose Street Edinburgh EH2 3DT | Mr Mike Heseltine., 127 Rose Street Edinburgh EH2 3DT | Delegated Decision | GRANTED | 11 December 2025 |
|---|---|--|---------------------------|----------------|-------------------------|

Community Council: New Town + Broughton

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|----------------------------------|---|---|---------------------------|----------------|-------------------------|
| 25/05574/ADV (Advert Consent) | Temporary display of an externally illuminated advertisement banner on a scaffold shroud (as amended). at 28 St Andrew Square Edinburgh EH2 1AF | King Media Ltd., FAO: Sam Harrison 1st Floor, Sackville House 143 - 149 Fenchurch Street London EC3M 6BN | Delegated Decision | GRANTED | 10 December 2025 |
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Community Council: New Town + Broughton

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|---|--|--|---------------------------|------------------|------------------------|
| 25/05520/LBC (Listed Building Consent) | Install new vinyl around ATM with collar surround to ATM only with halo lighting. at 32 Earl Grey Street Edinburgh EH3 9BN | Tesco PLC., FAO: Ben Train Highwoods Kestrel Way Welwyn Garden City AL7 1GA | Delegated Decision | WITHDRAWN | 8 December 2025 |
|---|--|--|---------------------------|------------------|------------------------|

Community Council: Tollcross

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|---|--|---|---------------------------|----------------|-------------------------|
| 25/05511/LBC (Listed Building Consent) | To install en-suite shower room within existing master bedroom in basement floor of a ground and basement flat. at Flat 1 1 Eglinton Crescent Edinburgh EH12 5DH | Mr And Mrs D MacDougall., 1 Eglinton Crescent Edinburgh EH12 5DH | Delegated Decision | GRANTED | 12 December 2025 |
|---|--|---|---------------------------|----------------|-------------------------|

Community Council: West End

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|---|---|--|---------------------------|----------------|-------------------------|
| 25/05410/LBC (Listed Building Consent) | Remove existing sash and case single glazed windows and replace with double glazed sash and case windows. at 1F2 38 Cumberland Street Edinburgh EH3 6RG | Mrs K Dunlop., 1F2 38 Cumberland Street Stockbridge Edinburgh EH3 6RG | Delegated Decision | GRANTED | 12 December 2025 |
|---|---|--|---------------------------|----------------|-------------------------|

Community Council: New Town + Broughton

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|---|--|--|---------------------------|----------------|-------------------------|
| 25/05366/LBC (Listed Building Consent) | Existing single glazed timber sash and case windows replaced with new double glazed timber sash and case windows to match existing. at GF 17 Northumberland Street Edinburgh EH3 6LL | Mr John Stokes., 17 GF Northumberland Street Edinburgh EH3 6LL | Delegated Decision | GRANTED | 12 December 2025 |
|---|--|--|---------------------------|----------------|-------------------------|

Community Council: New Town + Broughton

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|---|--|--|---------------------------|----------------|-------------------------|
| 25/05379/LBC (Listed Building Consent) | Removal of 3 No. antennas and all ancillary development. Replacement with of 4 No. antennas (located internally behind existing sets of GRP louvre's;); upgrade of internal equipment room; and, all ancillary development. at Broughton St Mary's Parish 12 - 13 Bellevue Crescent Edinburgh EH3 6NE | Cornerstone., Hive 2 1530 Arlington Business Park Hive 2 Theale RG7 4SA | Delegated Decision | GRANTED | 10 December 2025 |
|---|--|--|---------------------------|----------------|-------------------------|

Community Council: New Town + Broughton

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|---------------------------------------|--|--|---------------------------|------------------|------------------------|
| 25/05233/FUL (Planning Permission) | Development of rear garden area to create wellness area including seating, sauna, shower and hot tub. at Adria House 11 Royal Terrace Edinburgh EH7 5AB | Adria Terrace Ltd., 4 Carrick Drive Glasgow G32 0RW | Delegated Decision | WITHDRAWN | 9 December 2025 |
|---------------------------------------|--|--|---------------------------|------------------|------------------------|

Community Council: New Town + Broughton

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|--|---|--|---|----------------|-----------------------------|
| 25/05205/FUL (Planning Permission) | Removal and replacement of 3 No. antennas, supports and 3 No. GRP chimney shrouds and all ancillary development. Installation of 3 No. antennas, supports and 3 No. GRP chimney shrouds and all ancillary development. at 42 Frederick Street Edinburgh EH2 1EX | Cornerstone., Hive 2 1530 Arlington Business Park Theale RG7 4SA | Local Delegated Decision | GRANTED | 10 December 2025 |
|--|---|--|---|----------------|-----------------------------|

Community Council: New Town + Broughton

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|--|---|--|---|----------------|-----------------------------|
| 25/05043/FUL (Planning Permission) | Proposed creation of a roof terrace to the existing flat roof and install new windows. at Virgin Hotels 1 India Buildings, Victoria Street Edinburgh EH1 2EX | India Buildings Limited., 7 Castle Street Edinburgh United Kingdom EH2 3AH | Local Delegated Decision | GRANTED | 11 December 2025 |
|--|---|--|---|----------------|-----------------------------|

Community Council: Old Town

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|--|---|---|---|----------------|----------------------------|
| 25/04531/FUL (Planning Permission) | Form single storey kitchen /dining extension and alter landscaping to rear, change existing window to glazed door to rear, build garden room to rear. at BF 19 Grosvenor Crescent Edinburgh EH12 5EL | Colin McLean., 19A Grosvenor Crescent Edinburgh EH12 5EL | Local Delegated Decision | GRANTED | 9 December 2025 |
|--|---|---|---|----------------|----------------------------|

Community Council: West End

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|--|---|---|-------------------------------|----------------|-----------------------------|
| 25/04533/LBC (Listed Building Consent) | Form single storey kitchen /dining extension and alter landscaping to rear, change existing window to glazed door to rear, build garden room to rear. at BF 19 Grosvenor Crescent Edinburgh EH12 5EL | Colin McLean., 19A Grosvenor Crescent Edinburgh EH12 5EL | Delegated Decision | GRANTED | 10 December 2025 |
|--|---|---|-------------------------------|----------------|-----------------------------|

Community Council: West End

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|--|--|---|-------------------------------|----------------|----------------------------|
| 25/04393/LBC (Listed Building Consent) | Replacement windows. at 2F3 11 Castle Street Edinburgh EH2 3AH | Project Glass & Joinery Ltd., 32 Newhailes Road Musselburgh EH21 6RU | Delegated Decision | GRANTED | 9 December 2025 |
|--|--|---|-------------------------------|----------------|----------------------------|

Community Council: New Town + Broughton

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|---|--|--|-------------------------------|----------------|-----------------------------|
| 25/03807/CLES TL (Certificate of Lawfulness Existing STL) | Short term letting. at Flat 15 21 Simpson Loan Southside Edinburgh EH3 9GD | Miss Monika Anna Bramley., 15 Stambrook Road London SE2 9XR | Delegated Decision | REFUSED | 10 December 2025 |
|---|--|--|-------------------------------|----------------|-----------------------------|

Community Council: Tollcross

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|-------------------------------------|--|--|-------------------------------|----------------|-----------------------------|
| 25/03732/ADV (Advert Consent) | Fascia & projecting sign. Non-illuminated new fascia sign, illuminated projecting bus stop sign, graphic vinyls applied to shopfront and internal digital media screen. at 139 - 145 Lothian Road Edinburgh EH3 9AD | HM Stanley Ltd., Tynemount House Ormiston Tranent East Lothian EH35 5NN | Delegated Decision | GRANTED | 10 December 2025 |
|-------------------------------------|--|--|-------------------------------|----------------|-----------------------------|

Community Council: Tollcross

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|---|---|---|---|----------------|-----------------------------|
| 25/03554/FULS TL (Planning Permission STL) | Change of use of premises to short term let accommodation. at 59A Cumberland Street Edinburgh EH3 6RA | Mr And Mrs Peter And Joanna Scott Aiton., Legerwood House Legerwood Earlston Berwickshire TD4 6AS | Local Delegated Decision | REFUSED | 11 December 2025 |
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Community Council: New Town/Broughton (pre 28 March 2025)

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|---|---|---|---|----------------|----------------------------|
| 25/02406/FULS TL (Planning Permission STL) | Change flat from long term to short term let. at Flat 5 7 St Mary's Street Edinburgh EH1 1TA | Mrs Elaine Thomas, West End House Main Street Winchburgh EH52 6TS | Local Delegated Decision | REFUSED | 9 December 2025 |
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Community Council: Old Town (pre 28 March 2025)

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|---|--|---|---|----------------|-----------------------------|
| 25/02064/FULS TL (Planning Permission STL) | Retrospective change of use from residential flat, (Sui Generis) to short term let property (Sui Generis). at 3F1 10 Royal Crescent Edinburgh EH3 6PZ | Fiona McCaig., 3F1 10 Royal Crescent Edinburgh EH3 6PZ | Local Delegated Decision | REFUSED | 10 December 2025 |
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Community Council: New Town/Broughton (pre 28 March 2025)

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|---|--|--|---|----------------|-----------------------------|
| 25/01829/FULS TL (Planning Permission STL) | Change of use to short term let for a maximum of 6 weeks in a calendar year (4 weeks in August and 2 weeks over Christmas and New Year each year). at PF1 6 Tarvit Street Tollcross Edinburgh EH3 9JY | Ms Jennifer Bromwich., 47 Whitehall Street Shrewsbury SY2 5AD | Local Delegated Decision | GRANTED | 10 December 2025 |
|---|--|--|---|----------------|-----------------------------|

Community Council: Tollcross

Ward No. B12 – Leith Walk

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|---|---|--|---------------------------|----------------|-------------------------|
| 25/05059/LBC (Listed Building Consent) | Replacement of rotten timber staircase with new metal staircase (in retrospect). at 11 East Claremont Street Broughton Edinburgh EH7 4HT | Mr G Brown., 11 East Claremont Street Edinburgh Scotland EH7 4HT | Delegated Decision | GRANTED | 11 December 2025 |
|---|---|--|---------------------------|----------------|-------------------------|

Community Council: New Town + Broughton

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|--|--|--|---------------------------------|----------------|------------------------|
| 25/02746/FULS TL (Planning Permission STL) | Change of use from flat (sui generis) to short term let (sui generis). at 316 Leith Walk Edinburgh EH6 5BU | YKY Properties Ltd., 316 Leith Walk Edinburgh EH6 5BU | Local Delegated Decision | REFUSED | 9 December 2025 |
|--|--|--|---------------------------------|----------------|------------------------|

Community Council: Leith Central

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|--|---|--|---------------------------------|----------------|-------------------------|
| 25/02243/FULS TL (Planning Permission STL) | Planning permission for a change of use from a residential property to self-catering unit. at 22 Balfour Street Edinburgh EH6 5EW | Mrs Kowal., 104A Gorgie Road Edinburgh EH11 2NP | Local Delegated Decision | REFUSED | 11 December 2025 |
|--|---|--|---------------------------------|----------------|-------------------------|

Community Council: Leith Central

Ward No. B13 – Leith

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|---|---|--|---------------------------|-----------------------------------|-------------------------|
| 25/06459/LBC (Listed Building Consent) | Removal of window bars to a window. at 1 Customs Wharf North Leith Edinburgh EH6 6AL | Custom (Leith) Ltd., FAO: Mr Mike Grant Custom Lane 1 Customs Wharf Edinburgh EH6 6AL | Delegated Decision | PERMISSION IS NOT REQUIRED | 11 December 2025 |
|---|---|--|---------------------------|-----------------------------------|-------------------------|

Community Council: Leith Harbour + Newhaven

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|---------------------------------------|---|---|---------------------------------|----------------|-------------------------|
| 25/05807/FUL (Planning Permission) | Change of use from HMO (sui generis) to residential house (class 9). at 41 Portland Street Edinburgh | Mr Steven Allam., 34 York Road Edinburgh EH5 3EQ | Local Delegated Decision | GRANTED | 11 December 2025 |
|---------------------------------------|---|---|---------------------------------|----------------|-------------------------|

Community Council: Leith Harbour + Newhaven

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|---|---|--|---------------------------|----------------|------------------------|
| 25/05642/LBC (Listed Building Consent) | Installation of double glazing by replacement of existing sashes with new custom fitted Vacuum-Sealed IGUS. All historic detail to be matched like-for-like. The original existing cases are to be retained and refurbished in situ. at 1F2 1 Newkirkgate Edinburgh EH6 6AA | Jennifer Lane., 1F2 1 Newkirkgate Edinburgh EH6 6AA | Delegated Decision | GRANTED | 9 December 2025 |
|---|---|--|---------------------------|----------------|------------------------|

Community Council: Leith Harbour + Newhaven

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|---------------------------------------|--|---|---------------------------------|----------------|-------------------------|
| 25/05613/FUL (Planning Permission) | Extension to existing industrial building and associated alterations (as amended) at 25, 27, 33 Tennant Street Edinburgh EH6 5NA | Shortbread House Of Edinburgh., 25 Tennant Street Edinburgh EH6 5NA | Local Delegated Decision | GRANTED | 12 December 2025 |
|---------------------------------------|--|---|---------------------------------|----------------|-------------------------|

Community Council: Leith Harbour + Newhaven

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|---------------------------------------|---|---|---------------------------------|----------------|-------------------------|
| 25/04952/FUL (Planning Permission) | Proposed change of use from Class 4 to Class 1A. at 15A Quayside Street Edinburgh EH6 6EJ | Mr Dayle Stewart, 23 Hesperus Crossway Edinburgh EH5 1SL | Local Delegated Decision | GRANTED | 12 December 2025 |
|---------------------------------------|---|---|---------------------------------|----------------|-------------------------|

Community Council: Leith Harbour + Newhaven

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|--|--|--|---------------------------|----------------|-------------------------|
| 25/01604/FULS TL (Planning Permission STL) | Change of use from dwelling to short term let (in retrospect). at Flat 25 3 Western Harbour Way Newhaven Edinburgh EH6 6LP | Mr M Shoaira., Flat 25 3 Western Harbour Way Edinburgh EH6 6LP | Committee Decision | REFUSED | 12 December 2025 |
|--|--|--|---------------------------|----------------|-------------------------|

Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

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|--|---|---------------|---------------------------|----------------|-------------------------|
| 25/05409/CLP (Certificate of Lawfulness (proposed)) | We are proposing to install a rooftop solar array which will equate to 44.1kWp on a flat roof. at 11 Montrose Terrace Abbeyhill Edinburgh | Ivegate Ltd., | Delegated Decision | GRANTED | 11 December 2025 |
|--|---|---------------|---------------------------|----------------|-------------------------|

Community Council: Leith Central

Ward No. B15 – Southside/Newington

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|---|--|---|---------------------------------|-----------------------------------|------------------------|
| 25/06375/LBC (Listed Building Consent) | Internal alterations to reinstate an original entrance and improve a fire escape route. Existing electrical cupboard in hall adjacent to office V5 to be removed. Replacement cupboard to be constructed within office V2 with electrical switchgear relocated. Existing tea point at door GD03 to be removed (new tea point to be formed in IT room). Existing door leaf to be re-hung to door GD04. at Villas Royal Observatory 21 Observatory Road Blackford Edinburgh EH9 3HJ | Science And Technology Facilities Council., Mr Richard Corrigan Royal Observatory Observatory Road Edinburgh Scotland EH9 3HJ | Local Delegated Decision | PERMISSION IS NOT REQUIRED | 9 December 2025 |
|---|--|---|---------------------------------|-----------------------------------|------------------------|

Community Council: Grange + Prestonfield

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|---|---|---|---------------------------|---|------------------------|
| 25/06159/TCO (Treework Within a Conservation Area) | Birch, betula pendula, located in front garden height 4m, spread 6-6.5m, DBH 310mm reduce height by 1-1.5m, reduce spread by approx. 0.75 to 1m radius. at 40 St Alban's Road Grange Edinburgh EH9 2LU | Mrs Pamela Scott., 40 St Albans Road Edinburgh EH9 2LU | Delegated Decision | NOT MAKE A TREE PRESERVATION ORDER | 8 December 2025 |
|---|---|---|---------------------------|---|------------------------|

Community Council: Grange + Prestonfield

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|---|---|---|---------------------------|---|-------------------------|
| 25/06168/TCO (Treework Within a Conservation Area) | Western Red Cedar on the south boundary in the rear garden has outgrown it's position reduce height from 13m down to 5m. Trimmed Castlewella Leylandii on the west boundary in the rear garden reduce height from 9m down to 5m. at 53C Fountainhall Road Grange Edinburgh EH9 2LH | Ms Karen Henderson., 53C Fountainhall Road Grange Edinburgh EH9 2LH | Delegated Decision | NOT MAKE A TREE PRESERVATION ORDER | 12 December 2025 |
|---|---|---|---------------------------|---|-------------------------|

Community Council: Grange + Prestonfield

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|--|--|-----------------------------|---------------------------|---|-------------------------|
| 25/06138/PAN (Proposal of Application Notice) | Planning Permission in Principle (PPP) for mixed use development potentially comprising retail, commercial, residential, student accommodation, later living accommodation, hotel, office space, sports/leisure and community uses and public realm, along with associated landscaping and infrastructure. at Cameron Toll Shopping Centre 6 Lady Road Mayfield Edinburgh | Lady Road Investment SARL., | Delegated Decision | PRE-APPLICATION CONSULTATION APPROVED. | 10 December 2025 |
|--|--|-----------------------------|---------------------------|---|-------------------------|

Community Council: Liberton + District

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|--|--|-----------------------------|---------------------------|---|-------------------------|
| 25/06167/PAN (Proposal of Application Notice) | Full Planning Permission (FUL) for mixed use development potentially comprising retail, commercial, residential, student accommodation, later living accommodation, hotel, office space, sports/leisure and community uses and public realm, along with associated landscaping and infrastructure. at Cameron Toll Shopping Centre 6 Lady Road Mayfield Edinburgh | Lady Road Investment SARL., | Delegated Decision | PRE-APPLICATION CONSULTATION APPROVED. | 10 December 2025 |
|--|--|-----------------------------|---------------------------|---|-------------------------|

Community Council: Liberton + District

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|--|--|--|---------------------------|----------------|-------------------------|
| 25/06067/CLP (Certificate of Lawfulness (proposed)) | Installation of 'like for like' replacement sash and case windows. at 5 Ventnor Terrace Newington Edinburgh EH9 2BW | Mr & Mrs Simon Brassey., 5 Ventnor Terrace Newington Edinburgh EH9 2BW | Delegated Decision | GRANTED | 11 December 2025 |
|--|--|--|---------------------------|----------------|-------------------------|

Community Council: Grange + Prestonfield

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|--|--|---|---------------------------|----------------|------------------------|
| 25/06074/CLE (Certificate of Lawfulness (existing)) | Use as an HMO for six occupants. at 17 Old Dalkeith Road Moredun Edinburgh EH16 4TE | Bridgend Trading Company., FAO: Mr Ted Baigan 17 Old Dalkeith Road Edinburgh EH16 4TE | Delegated Decision | GRANTED | 9 December 2025 |
|--|--|---|---------------------------|----------------|------------------------|

Community Council: Liberton + District

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|---|---|---|---------------------------|----------------|------------------------|
| 25/05772/LBC (Listed Building Consent) | Replacement of existing sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. All historical detail to be matched /reinstated. at 9 Palmerston Road Edinburgh EH9 1TL | Stephen Connelly., 9 Palmerston Road Edinburgh EH9 1TL | Delegated Decision | GRANTED | 8 December 2025 |
|---|---|---|---------------------------|----------------|------------------------|

Community Council: Marchmont + Sciennes

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|---|--|--|---------------------------|----------------|------------------------|
| 25/05550/LBC (Listed Building Consent) | Remove fireplace surround and grate. It was formerly the dining room and is now the kitchen. Further adjustments required which would entail removal of fireplace (no change to exterior of the building). at 8 Sciennes Gardens Edinburgh EH9 1NR | Gidona Henderson., 8 Sciennes Gardens Edinburgh EH9 1NR | Delegated Decision | REFUSED | 9 December 2025 |
|---|--|--|---------------------------|----------------|------------------------|

Community Council: Marchmont + Sciennes

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|----------------------------|--|--|---------------------------|----------------|-------------------------|
| 25/05461/TPO (Treework) | T4081, T4082, T4083 English yew remove 3 yew trees from driveway entrance justified on arboricultural and structural basis. at 5B Hope Terrace Morningside Edinburgh EH9 2AP | Mr Archie Maclean., The Old Schoolhouse Fearnan Aberfeldy PH15 2PQ | Delegated Decision | REFUSED | 10 December 2025 |
|----------------------------|--|--|---------------------------|----------------|-------------------------|

Community Council: Marchmont + Sciennes

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|---|--|---|---------------------------|----------------|------------------------|
| 25/05478/LBC (Listed Building Consent) | Install replacement balustrade. at Crawford Building Royal Observatory 21 Observatory Road Edinburgh EH9 3HJ | Science & Technology Facilities Council., Miss Jill Swift Mayfield House 256 Banbury Road Oxford OX2 7DE | Delegated Decision | GRANTED | 8 December 2025 |
|---|--|---|---------------------------|----------------|------------------------|

Community Council: Grange + Prestonfield

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|---------------------------------------|--|--|---------------------------------|----------------|-------------------------|
| 25/05222/FUL (Planning Permission) | 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 Hive 2 Arlington Business Park Theale RG7 4SA | Local Delegated Decision | GRANTED | 10 December 2025 |
|---------------------------------------|--|--|---------------------------------|----------------|-------------------------|

Community Council: Marchmont + Sciennes

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|---|---|--|---------------------------|----------------|------------------------|
| 25/05188/LBC (Listed Building Consent) | Remove balustrade on the roof of the 1894 building for safety reasons. at Crawford Building Royal Observatory 21 Observatory Road Edinburgh EH9 3HJ | Science & Technology Facilities Council., FAO: Ms Jill Swift Mayfield House 256 Banbury Road 256 Banbury Road Oxford United Kingdom OX2 7DE | Delegated Decision | GRANTED | 8 December 2025 |
|---|---|--|---------------------------|----------------|------------------------|

Community Council: Grange + Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

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|--|---|----------------------------------|---------------------------|------------------------------|------------------------|
| 25/06207/PNT (Prior Notification-Telecommunication) | 1 x 8m light wooden pole. at Proposed Telecoms Apparatus 15 Metres East Of 2 Burnhead Path West Gracemount Edinburgh | British Telecommunications Plc., | Delegated Decision | PERMITTED DEVELOPMENT | 9 December 2025 |
|--|---|----------------------------------|---------------------------|------------------------------|------------------------|

Community Council: Liberton + District

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|--|---|----------------------------------|---------------------------|------------------------------|------------------------|
| 25/06208/PNT (Prior Notification-Telecommunication) | 1 x 8m light wooden pole. at Proposed Telecoms Apparatus 40 Metres North Of 21 Gracemount Drive Gracemount Edinburgh | British Telecommunications Plc., | Delegated Decision | PERMITTED DEVELOPMENT | 9 December 2025 |
|--|---|----------------------------------|---------------------------|------------------------------|------------------------|

Community Council: Liberton + District

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|--|---|----------------------------------|---------------------------|------------------------------|-------------------------|
| 25/06211/PNT (Prior Notification-Telecommunication) | 1 x 9m light wooden pole. at Proposed Telecoms Apparatus 15 Metres South Of 77 Ferniehill Road Moredun Edinburgh | British Telecommunications Plc., | Delegated Decision | PERMITTED DEVELOPMENT | 10 December 2025 |
|--|---|----------------------------------|---------------------------|------------------------------|-------------------------|

Community Council: Gilmerton + District

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|--|---|--|---------------------------|------------------|-------------------------|
| 25/06094/PNT (Prior Notification-Telecommunication) | Prior notification for electronic communication code operators. at Proposed Telecoms Apparatus Drum Street Hyvots Bank Edinburgh | Cornerstone., Hive 2 1530 Arlington Business Park Theale United Kingdom RG7 4SA | Delegated Decision | WITHDRAWN | 10 December 2025 |
|--|---|--|---------------------------|------------------|-------------------------|

Community Council: Gilmerton + District

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|---------------------------------------|--|---|---------------------------------|----------------|------------------------|
| 25/05941/FUL (Planning Permission) | New single storey side extension, new doors and windows to rear elevation. at 16 The Spinney Hyvots Bank Edinburgh EH17 7LD | Mr Andrew Head., 16 The Spinney Edinburgh EH17 7LD | Local Delegated Decision | GRANTED | 9 December 2025 |
|---------------------------------------|--|---|---------------------------------|----------------|------------------------|

Community Council: Gilmerton + District

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

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|----------------------------------|--|---|---------------------------|------------------|-------------------------|
| 25/05882/ADV (Advert Consent) | Advertisement of the following types: Fascia sign. at 1 Pringle Terrace Edinburgh EH16 4JE | NCR., 9th Floor, 5 Merchant Square Paddington W2 1BQ | Delegated Decision | WITHDRAWN | 11 December 2025 |
|----------------------------------|--|---|---------------------------|------------------|-------------------------|

Community Council: Craigmillar (Inactive)

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|---|--|---|---------------------------|----------------|-------------------------|
| 25/05625/LBC (Listed Building Consent) | Existing double glazed timber sash and case windows with modern moulding profile to be replaced with new double glazed timber sash and case windows to match with similar properties within the area. at 1F1 220 Portobello High Street Edinburgh EH15 2AU | Angello Leggio., 1F1 220 Portobello High Street Edinburgh EH15 2AU | Delegated Decision | GRANTED | 11 December 2025 |
|---|--|---|---------------------------|----------------|-------------------------|

Community Council: Portobello (Inactive)

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|--|---|---|---|----------------|-----------------------------|
| 25/05571/FUL (Planning Permission) | Installation of a 1.8m (6 ft) high brown timber 'hit-and- miss' style fence. 9.5m will run parallel to the road, with the remaining 5.6m section extending across the south- western aspect of the garden, positioned in line with the front elevation of the house. A 1m wide pedestrian timber gate will be installed to the right-hand side to allow access from the front of the property. at 8 Milligan Gait Edinburgh EH16 4UB | John McIntosh., 8 Milligan Gait Edinburgh EH16 4UB | Local Delegated Decision | GRANTED | 11 December 2025 |
|--|---|---|---|----------------|-----------------------------|

Community Council: Craigmillar (Inactive)

[Wards](#)