

Planning Applications 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: 22 December 2025

The Weekly Planning Bulletin is organised by ward. Under each ward you will find the following sections:-

- Section 1 – Recently registered planning applications;
- Section 2 – Proposal of Application Notices received;
- Section 3 – Proposals for tree work in conservation areas;
- Section 4 – Proposals for tree works where there is a Tree Preservation Order;
- Section 5 – Prior Notification of Telecommunications.
- Section 6 – Certificate of Lawfulness Existing.
- Section 7 – Certificate of Lawfulness Proposed.

If there are no applications or notices in a ward, the space underneath will be blank.

Section 8 at the end of the document contains consultations from other planning authorities.

Planning decisions are on a separate document.

Wards – click on the links below

[Ward B01 - Almond](#)

[Ward B02 – Pentland Hills](#)

[Ward B03 – Drum Brae/Gyle](#)

[Ward B04 – Forth](#)

[Ward B05 – Inverleith](#)

[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 – Craighentilly/Duddingston](#)

[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

Where can I see the documents?

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

What Can I Comment on?

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

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

EXAMPLES

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

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

How Can I Comment?

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

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

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

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

What Happens to my Comments?

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

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

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

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

Any Questions?

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

Ward No. B01 – Almond

1. Planning Applications

	Change of use of premises to short-term let accommodation. at 18 Atheling Grove South Queensferry EH30 9PF 25/06334/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	StefanosK Ltd., 18 Atheling Grove South Queensferry EH30 9PF	Local Delegated Decision	Registered on: 16/12/2025 <u>Comments Due by</u> 11.01.2026	Improvement Team Community Council: Queensferry + District Other Developments - Local
Barnton Avenue Conservation Area	Introduction of new 1 storey extension to rear of the property along with a new principle entrance to front of the property. at 34 Barnton Avenue Davidson's Mains Edinburgh EH4 6JH 25/06536/FUL	Bud Architecture. (4 Lochside Way). David Stewart. 4 Lochside Way Edinburgh Park Edinburgh EH12 9DT	Mrs Pamela MacKinnon-Rioch., 34 Barnton Avenue Davidson's Mains Edinburgh EH4 6JH	Local Delegated Decision	Registered on: 15/12/2025 <u>Site Notice posted on:</u> 09/01/2026 <u>Advertised on:</u> 09/01/2026 <u>Comments Due by</u> 30.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Barnton Avenue Conservation Area	Large mature atlas cedar approx 18m, wide crown remove upto 2m from select overextended branches to prevent further breakage. Large mature cherry approx 16m, previously double stem with one failure reduce remaining crown by upto 1.5m all round. 2 large Beech trees approx 20m, shared crown prune branches on west side by upto 2m. Beech tree by house approx 10m dense crown reduce by upto 1m all round. at 2 Barnton Loan Davidson's Mains Edinburgh EH4 6JQ 25/06616/TCO	Iain Craig & Sons. FAO: Andrew Craig 4 Hunter Avenue Loanhead EH20 9SQ	Mrs Anne Ross., 2 Barnton Loan Edinburgh EH4 6JQ	Delegated Decision	Registered on: 19/12/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B02 – Pentland Hills

1. Planning Applications

	Garage conversion and construction of single storey rear extension. at 3 Ravelrig Park Ravelrig Balerno EH14 7DL 25/06498/FUL	Ecko Design Ltd. FAO: Bobby Lee 50 Spottiswoode Gardens Mid Calder EH53 0JU	Mr Kenneth Roberts., 3 Ravelrig Park Balerno EH14 7DL	Local Delegated Decision	Registered on: 15/12/2025 <u>Comments Due by</u> 10.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Balerno Householder Developments
Juniper Green Conservation Area	Proposed rear extension and internal alterations. at 22 Belmont Road Juniper Green EH14 5DY 25/06542/FUL	N7 Design Studio Ltd. Nick Walker. 4 Catelbock Gardens Kirkliston EH29 9GR	Mr & Mrs G. Jones., 22 Belmont Road Juniper Green EH14 5DY	Local Delegated Decision	Registered on: 16/12/2025 <u>Site Notice posted on:</u> 09/01/2026 <u>Advertised on:</u> 09/01/2026 <u>Comments Due by</u> 30.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Juniper Green + Baberton Mains Householder Developments
Juniper Green Conservation Area	Install a timber construction garden room in back garden of property to be used a personal home office. at 4 Woodhall Terrace Juniper Green EH14 5BS 25/06579/FUL	JW CAD Services. FAO: James Woods 44 Finart Crescent Gatcosh North Lanarkshire ML5 5HE	Richard Miller., 4 Woodhall Terrace Juniper Green EH14 5BS	Local Delegated Decision	Registered on: 17/12/2025 <u>Site Notice posted on:</u> 09/01/2026 <u>Advertised on:</u> 09/01/2026 <u>Comments Due by</u> 30.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Juniper Green + Baberton Mains Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Hermiston Conservation Area	Row of Cypress trees + 1 poplar tree. Reduce all by 3.5m to a safe height in order to stop further damage to trees. at Treeworks Calder Road Edinburgh 25/06523/TCO		Callum Gibb., 43 Dolphin Road Edinburgh EH14 5RX	Delegated Decision	Registered on: 16/12/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Currie TCO and TPO submissions
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Ratho Conservation Area	T1 - Leyland Cypress & TG1 - European Lime - As per reports. at 45 Main Street Ratho Newbridge EH28 8RB 25/06590/TCO	Heartwood Tree Care Ltd. (Ransfield Rd). Andrew McAlpine. 4 Ransfield Cottages Ransfield Road Ratho EH28 8NS	Miss Liz Woods., 45 Main Street Ratho Newbridge EH28 8RB	Delegated Decision	Registered on: 17/12/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Ratho + District TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

1. Planning Applications

	Attic conversion with dormer. at 93 Glasgow Road Gogar Edinburgh EH12 8LH 25/06191/FUL	John Allan Architectural Design. 41 Fitzallan Place Wester Inch EH48 2UN	Mrs Sheena McLeod., 93 Glasgow Road Corstorphine EH12 8LH	Local Delegated Decision	Registered on: 16/12/2025 Comments Due by 10.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Gyle Householder Developments
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	Loft conversion to form 2 bedrooms and a bathroom. at 23 Dechmont Road North Gyle Edinburgh EH12 8JF 25/06405/FUL	Furqan Rafiq 10 Mid Liberton Edinburgh UK EH16 5QT	Ms Angela Kirkwood., 23 Dechmont Road Edinburgh EH12 8JF	Local Delegated Decision	Registered on: 15/12/2025 Comments Due by 10.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Gyle Householder Developments
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	Extension to house. at 92 Gyle Park Gardens Edinburgh EH12 8NQ 25/06612/FUL	Hardie Associates Ltd. FAO: Myra Hardie 78 Hopetoun Street Bathgate EH48 4PD	Mr & Mrs Brown, 92 Gyle Park Gardens Edinburgh EH12 8NQ	Local Delegated Decision	Registered on: 18/12/2025 Comments Due by 16.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Gyle Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B04 – Forth

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

Trinity Conservation Area	T1 Holly - crown raise to match the one side and create symmetry (see photo), reduce height by 1m, Width max 1m to create a more conical shape. Pre-Height: 6m Pre-Width: 6m Post-Height:5m Post Width:5m at 75 Trinity Road Trinity Edinburgh EH5 3JX 25/06560/TCO	Lord Of The Trees. (Dunbar). Pauline Trollip. 3 Meiklerig Cottages Dunbar EH42 1TF	Ms Christian Snell., 75 Trinity Road Trinity Edinburgh EH5 3JX	Delegated Decision	Registered on: 16/12/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions
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4. Tree Preservation Orders

Trinity Conservation Area	Horse Chestnut (412), reduce 2 long lower limbs back by 2m. Horse Chestnut (414), reduce limb arising from 2.5m N back by 2.5m. at 31 York Road Edinburgh EH5 3EG 25/06538/TPO		Hardie., FAO: Greg Hardie 23 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	Registered on: 16/12/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B05 – Inverleith

1. Planning Applications

	Single storey front extension with timber cladding to the existing facade. at 15 Hillpark Loan Edinburgh EH4 7BH 25/06288/FUL	Andrew Taylor. 32 Hermitage Park Edinburgh EH6 8HB	Peter Milne., 15 Hillpark Loan Edinburgh EH4 7BH	Local Delegated Decision	Registered on: 17/12/2025 <u>Comments</u> <u>Due by</u> 13.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigleith + Blackhall Householder Developments
Listed Category: A New Town Conservation Area	Erection of a freestanding fridge store and associated condenser unit in the rear courtyard (in retrospect). at 28 Deanhaugh Street Stockbridge Edinburgh EH4 1LY 25/06400/FUL	City Architecture Office Ltd. FAO: Moray Royles 4 Caledonian Place Edinburgh EH11 2AS	Blacket Holdings Ltd., FAO: Mr James Clark 39 Flat 1 Comely Bank Ave Edinburgh EH4 1ES	Local Delegated Decision	Registered on: 17/12/2025 <u>Site Notice</u> <u>posted on:</u> 09/01/2026 <u>Advertised</u> <u>on:</u> 09/01/2026 <u>Comments</u> <u>Due by</u> 30.01.2026	Local1 Team Community Council: Stockbridge + Inverleith Other Developments - Local
Listed Category: C Inverleith Conservation Area	Replace two deteriorated sash and case windows in a like-for-like format with new, timber sashes with slimline double glazing, retaining and renovating the existing cases. at 13A Inverleith Place Inverleith Edinburgh EH3 5QE 25/06493/LBC	Clare Slifer Architects. 9 Rosefield Avenue Edinburgh EH15 1AT	13A Inverleith Place Edinburgh EH3 5QE	Delegated Decision	Registered on: 11/12/2025 <u>Site Notice</u> <u>posted on:</u> 09/01/2026 <u>Advertised</u> <u>on:</u> 09/01/2026 <u>Comments</u> <u>Due by</u> 30.01.2026	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
Listed Category: A New Town Conservation Area	Internal alterations-wall removal and widening of existing door opening on the rear elevation. at 8 Saxe-coburg Place Stockbridge Edinburgh EH3 5BR 25/06593/LBC	Konishi Gaffney Architects. FAO: Katie Hamilton 88 Constitution Street Edinburgh EH6 6RP	8 Saxe Coburg Place Edinburgh EH3 5BR	Delegated Decision	Registered on: 18/12/2025 <u>Site Notice</u> <u>posted on:</u> 09/01/2026 <u>Advertised</u> <u>on:</u> 09/01/2026 <u>Comments</u> <u>Due by</u> 30.01.2026	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

Inverleith Conservation Area	The property has been used as commercial short-stay visitor accommodation since November 2013, and I seek to continue to use it as such. at 3F2 11 Royston Terrace Warriston Edinburgh EH3 5QU 25/06534/CLESTL		Mr Alexander Forsyth., 3F2 11 Royston Terrace Warriston Edinburgh EH3 5QU	Delegated Decision	Registered on: 15/12/2025	Improvement Team Community Council: Stockbridge + Inverleith CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

1. Planning Applications

Listed Category: C Coltbridge And Wester Coates Conservation Area	Internal and external alterations of 19th century villa, gate lodge and boundary walls inc. partial demolition of extensions and curtilage buildings associated with 20th Century school use to enable development of Extra Care Community. at 11 - 15 Coltbridge Terrace Edinburgh EH12 6AB 25/06029/LBC	Montagu Evans LLP. FAO: Katherine Innes Exchange Tower 19 Canning Street Edinburgh EH3 8EG	Provender Mill Mill Bay Lane Horsham Sussex RH12 1SS	Delegated Decision	Registered on: 08/12/2025 Site Notice posted on: 19/12/2025 Advertised on: 19/12/2025 Comments Due by 13.01.2026	Nicola Orr nicola.orr@edinburgh.gov.uk Community Council: Murrayfield Listed building and Con Area Consents
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Listed Category: C Coltbridge And Wester Coates Conservation Area	Demolition of unlisted buildings and structures relating to 20th Century development of school campus. at 11 - 15 Coltbridge Terrace Edinburgh EH12 6AB 25/06031/CON	Montagu Evans LLP. (Ed). Katherine Innes Exchange Tower 19 Canning Street Edinburgh EH3 8EG	Vivere Extra Care Group Ltd & St Georges School., Provender Mill Mill Bay Lane Horsham Sussex RH12 1SS	Delegated Decision	Registered on: 08/12/2025 Site Notice posted on: 19/12/2025 Advertised on: 19/12/2025 Comments Due by 13.01.2026	Nicola Orr nicola.orr@edinburgh.gov.uk Community Council: Murrayfield Listed building and Con Area Consents
	Convert garage to form accommodation ancillary to the main house. at 13 Belmont Terrace Murrayfield Edinburgh EH12 6JF 25/06599/FUL	D2 Architect. FAO: Donnie Duncanson 32 Flat 7 West Bowling Green Street Bonnington EH6 5PB	Mr Tom Gutsell., 13 Belmont Terrace Edinburgh EH12 6JF	Local Delegated Decision	Registered on: 18/12/2025 Comments Due by 16.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Murrayfield Householder Developments
	Proposed erection of extension to form hall & WC to front of dwelling house. at 39 Broomhall Place Edinburgh EH12 7PE 25/06607/FUL	Arkiplan Ltd. FAO: Sean Elder 28 Grahamsdyke Place Bo'ness EH51 9QZ	G Campbell., 39 Broomhall Place Edinburgh EH12 7PE	Local Delegated Decision	Registered on: 18/12/2025 Comments Due by 16.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

1. Planning Applications

	Proposed alterations to convert existing attic space into habitable room. at 34 Sighthill Road Sighthill Edinburgh EH11 4PD 25/06563/FUL	Arkiplan Ltd. (Bo'Ness) Sean Elder. 28 Grahamsdyke Place Bo'Ness EH51 9QZ	Mr Brijesh Patel., 34 Sighthill Road Sighthill Edinburgh EH11 4PD	Local Delegated Decision	Registered on: 17/12/2025 <u>Comments</u> <u>Due by</u> 11.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Sighthill, Broomhouse + Parkhead Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

1. Planning Applications

	Single storey rear extension with double storey rear extension. at 21 Carnethy Avenue Colinton Edinburgh EH13 0DL 25/06449/FUL	HOKO Design FAO: Simon Martin. 15 Candleriggs Glasgow G1 1TQ	Mr Carl Barton., 21 Carnethy Ave Edinburgh Scotland EH13 0DL	Local Delegated Decision	Registered on: 16/12/2025 <u>Comments</u> <u>Due by</u> 13.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Colinton Householder Developments
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	Single storey extension to side of existing house, formed with pitched hipped roof. (Previous refusal 25/05183/FUL). at 88 Buckstone Road Edinburgh EH10 6UT 25/06487/FUL	Arctec Build Ltd. FAO: Andrew Dodds 4 The Maltings Haddington EH41 4EF	Ms Joanne Mayne., 88 Buckstone Road Edinburgh EH10 6UT	Local Delegated Decision	Registered on: 11/12/2025 <u>Comments</u> <u>Due by</u> 10.01.2026	Mykhailo Kovalov mykhailo.kovalov@edinburgh.gov.uk Community Council: Fairmilehead Householder Developments
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	Alterations and change of use to form Hotel with ancillary Public House from existing Public House with letting bedrooms and existing function suite on the first Floor. at 2 Oxfangs Bank Caiystane Edinburgh EH13 9JT 25/06516/FUL	Planning & Building Design Ltd. Keith Owens. 24 West Nicolson Street Edinburgh EH8 9DA	Ms Karen Horseburgh., Good Companions 2-4 Oxfangs Bank Edinburgh EH13 9JT	Local Delegated Decision	Registered on: 12/12/2025 <u>Comments</u> <u>Due by</u> 10.01.2026	Local1 Team Community Council: Firrhill (Inactive) Other Developments - Local
	Erect a one and a half storey extension to rear of dwellinghouse. at 10 High Buckstone Edinburgh EH10 6XS 25/06524/FUL	F.E.M Building Design. FAO: Douglas Mack 8 Plantain Grove Lenzie Glasgow G66 3NE	Mr D Carlin., 10 High Buckstone Edinburgh EH10 6XS	Local Delegated Decision	Registered on: 15/12/2025 <u>Comments</u> <u>Due by</u> 11.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Fairmilehead Householder Developments
	Side and rear extension to semi-detached dwelling. Previously consented in application 21/05914/FUL but permission expired. at 17 Campbell Park Crescent Colinton Edinburgh EH13 0HT 25/06601/FUL		Mrs E Routledge., 17 Campbell Park Crescent Edinburgh EH13 0HT	Local Delegated Decision	Registered on: 18/12/2025 <u>Comments</u> <u>Due by</u> 16.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Colinton Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B09 – Fountainbridge/Craiglockhart

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

Ward No. B10 – Morningside

1. Planning Applications

Morningside Conservation Area	Erection of a single-storey rear extension with a stepped outdoor terrace, erection of a single-storey garden room, erection of a new rear dormer window, replacement of two rear windows, internal alterations and associated works. at 12 Hermitage Gardens Edinburgh EH10 6BA 25/06490/FUL	Jones Robbins Tobin. FAO: Gareth Jones 32 Netherby Road Edinburgh EH5 3LX	Mr Alistair Scott & Ms Nicola Sukatorn. 12 Hermitage Gardens Edinburgh EH10 6BA	Local Delegated Decision	Registered on: 16/12/2025 <u>Site Notice posted on:</u> 09/01/2026 <u>Advertised on:</u> 09/01/2026 <u>Comments Due by</u> 30.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside Householder Developments
Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Repaint the timber shopfront in a new colour scheme aligned with our brand identity. at 167 Bruntsfield Place Bruntsfield Edinburgh EH10 4DG 25/06515/FUL		J & E Chapman Ltd. (T/A Confelicity Bakery). Mr James Chapman 167 Bruntsfield Place Edinburgh EH10 4DG	Local Delegated Decision	Registered on: 12/12/2025 <u>Site Notice posted on:</u> 09/01/2026 <u>Advertised on:</u> 09/01/2026 <u>Comments Due by</u> 30.01.2026	James Armstrong james.armstrong@edinburgh.gov.uk Community Council: Merchiston Other Developments - Local

Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Replace the existing single glazed windows with double glazed. at 1F1 54 Marchmont Road Edinburgh EH9 1HS 25/06537/LBC		Flat 1 54 Marchmont Road Edinburgh EH9 1HS	Delegated Decision	Registered on: 17/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: Marchmont + Sciennes Listed building and Con Area Consents
Plewlans Conservation Area	Proposed 3 storey gable extension with internal alterations. at 1 The Crescent Morningside Edinburgh EH10 5NX 25/06602/FUL	Capital Draughting Consultants Ltd. FAO: Keith Henderson 40 Dinmont Drive Edinburgh EH16 5RR	Mrs T Moran. 1 The Crescent Morningside Drive Edinburgh EH10 5NX	Local Delegated Decision	Registered on: 18/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside Householder Developments
Plewlans Conservation Area	An extension and alterations to house. at 62 Comiston Drive Morningside Edinburgh EH10 5QS 25/06635/FUL	Somner Macdonald Architects. FAO: Sean Gaule 1A Brougham Place Edinburgh EH3 9HW	Mr Paul & Mrs Anne Marie Renz. 62 Comiston Drive Edinburgh EH10 5QS	Local Delegated Decision	Registered on: 19/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside Householder Developments
Merchiston And Greenhill Conservation Area	Upper floor extension to existing house. at 5 South Ettrick Road Merchiston Edinburgh EH10 5BQ 25/06637/FUL	Euan McDonald. Flat 6 112 Bruntsfield Place Edinburgh EH10 4ES	Mr Andy Niven. 5 South Ettrick Road Edinburgh EH10 5BQ	Local Delegated Decision	Registered on: 19/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Merchiston Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

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

Ward No. B11 – City Centre

1. Planning Applications

World Heritage Site Listed Category: C Old Town Conservation Area	Install fascia, projecting signage and 2No. awnings at 36 - 38 High Street Edinburgh EH1 1TB 25/06417/FUL	Kenneth Reid Architects. 39 Braid Farm Road Edinburgh EH10 6LE	Mr Huseyin Yildz., 36 - 38 High Street Edinburgh EH1 1TB	Local Delegated Decision	Registered on: 15/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: Old Town Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	Retrospective change of use of property to short term let. at 10A Union Street Broughton Edinburgh EH1 3LU 25/06423/FULSTL	Contour Town Planning. (Harrison Rd). FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mrs Anna Stephen., 1 Muirton Of Barra Oldmeldrum AB51 0DZ	Local Delegated Decision	Registered on: 12/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Improvement Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: B Old Town Conservation Area	Proposal for cooling unit to rear of building for cellar cooling. at The Jolly Judge 7 James' Court 493 Lawnmarket Edinburgh EH1 2PB 25/06454/FUL	Andrew Megginson Architecture. FAO: Andrew Megginson 128 Dundas Street Edinburgh EH3 5DQ	The Jolly Judge., 7 493 James' Ct Edinburgh EH1 2PB	Local Delegated Decision	Registered on: 14/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: Old Town Other Developments - Local

World Heritage Site Listed Category: B Old Town Conservation Area	Cooling unit to rear. at The Jolly Judge 7 James' Court 493 Lawnmarket Edinburgh EH1 2PB 25/06455/LBC	Andrew Megginson Architecture. FAO: Andrew Megginson 128 Dundas Street Edinburgh EH3 5DQ	7 493 James' Ct Edinburgh Scotland EH1 2PB	Local Delegated Decision	Registered on: 10/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: Old Town Listed building and Con Area Consents
World Heritage Site Old Town Conservation Area	Installation of 2 No. new roof cowl. at 4 Jackson's Entry Old Town Edinburgh EH8 8PJ 25/06499/FUL	Mosaic Architecture & Design. (Glasgow. Francesca Perer. 226 West George Street Glasgow G2 2PQ	SREIT (No. 2) Limited., FAO: Stuart Holden C/o Cumming Group EME 1 Fellmongers Path Tower Bridge Road London England SE1 3LY	Local Delegated Decision	Registered on: 12/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: Old Town Other Developments - Local
World Heritage Site Listed Category: B Old Town Conservation Area	External alterations to 'Street Frontage' Elevation. at 67 Canongate Old Town Edinburgh EH8 8BS 25/06511/LBC	CSY Architects Ltd (Kirkcaldy). Gordon Aitken 108 St Clair Street Kirkcaldy Fife KY1 2BD	6 St Andrews Square Edinburgh EH2 2BD	Delegated Decision	Registered on: 12/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: Old Town Listed building and Con Area Consents
World Heritage Site Listed Category: B Old Town Conservation Area	Proposed change of use (Class 1 Retail to Class 3 Cafe) and painting of exterior in retrospect. at 91 South Bridge Edinburgh EH1 1HN 25/06530/FUL	Scott Allan. 36 Wallace Avenue Wallyford East Lothian EH21 8BZ	Lagana Limited., 91 South Bridge Old Town Edinburgh EH1 1HN	Local Delegated Decision	Registered on: 16/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: Old Town Other Developments - Local

World Heritage Site Listed Category: B Old Town Conservation Area	Proposed part change of use from offices (Class 1A) to ground-floor shop (cold food and hot drinks) with two short-term let units at lower ground and basement levels, including rear alterations to form a new street-level entrance. at 15 Blair Street Old Town Edinburgh EH1 1QR 25/06548/FULSTL	Format Design. FAO: Shona Mackay Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	Mr Tony Pia., 15 Blair Street Old Town Edinburgh EH1 1QR	Local Delegated Decision	Registered on: 16/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Improvement Team Community Council: Old Town Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 3F2 23 Dublin Street New Town Edinburgh EH1 3PG 25/06549/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Dr Sharmini Ramasami., 23 3F2, Dublin Street Edinburgh EH1 3PG	Local Delegated Decision	Registered on: 16/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Improvement Team Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: B Old Town Conservation Area	Retrospective change of use of premises to short-term let accommodation at 3F3 8 Jeffrey Street Old Town Edinburgh EH1 1DT 25/06555/FULSTL	STL Solutions. Craig Douglas. Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Ms Lindsey Manson., 3F3 8 Jeffrey Street Old Town Edinburgh EH1 1DT	Local Delegated Decision	Registered on: 16/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Improvement Team Community Council: Old Town Other Developments - Local

World Heritage Site	Proposed garden room. at 9A Randolph Cliff New Town Edinburgh EH3 7TZ 25/06585/FUL	Sutherland Roper Architects. Michael Roper. 82 High Street North Berwick EH39 4HF	Mr Alex Pole., 9A Randolph Cliff New Town Edinburgh EH3 7TZ	Delegated Decision	Registered on: 17/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: New Town + Broughton Householder Developments
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World Heritage Site	Proposed garden room. at 9A Randolph Cliff New Town Edinburgh EH3 7TZ 25/06586/LBC	Sutherland Roper Architects. Michael Roper. 82 High Street North Berwick EH39 4HF	9A Randolph Cliff New Town Edinburgh EH3 7TZ	Delegated Decision	Registered on: 17/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

World Heritage Site	1 - Willow - Crown raise tree situated to South of car park to 4m to allow for new buildings to be erected, at St Andrew's House 2 - 6 Regent Road Calton Hill Edinburgh EH1 3DG 25/06539/TCO	Mitie (Cawburn). Graeme Smith Unit 1 Cawburn Works Broxburn EH52 5FG	Scottish Government., St Andrew's House Regent Road Edinburgh EH1 3DG	Delegated Decision	Registered on: 16/12/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions
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World Heritage Site	2x Elm (red dot south side) remove damage to wall, large growth potential only causing more damage as tree matures to wall. Cypress. (green dot west side) remove, large amounts of die back with in crown. at Treeworks King's Stables Road Edinburgh 25/06570/TCO	Taylorred Trees. FAO: Angus Taylor Flat 1, 18 Falcon Avenue Edinburgh EH10 4AJ	The Open University., FAO: Jairo Jimenez-Sanchez Geoffrey Crowther Walton Hall Milton Keynes MK7 6AA	Delegated Decision	Registered on: 19/12/2025	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: West End TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

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

Ward No. B12 – Leith Walk

1. Planning Applications

Listed Category: B	Install solar PV panels to roof of existing building. at Sugar Bond 3 Breadalbane Street Bonnington Edinburgh EH6 5JH 25/06506/LBC	ID Planning. Rachael Martin 32 Eyre Street Sheffield S1 4QZ		Delegated Decision	Registered on: 12/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: Leith Central Listed building and Con Area Consents
	Change of Use from motor vehicle Sales (Sui Generis) to Storage and Distribution (Class 6). at 21 Mcdonald Place Broughton Edinburgh EH7 4NX 25/06507/FUL	Planning & Building Design Ltd. Keith Owens. 24 West Nicolson Street Edinburgh EH8 9DA	Caledonian Heritable Ltd., 46 Charlotte Square Edinburgh EH2 4HQ	Local Delegated Decision	Registered on: 12/12/2025 Comments Due by 10.01.2026	Local1 Team Community Council: New Town + Broughton Other Developments - Local
Listed Category: A New Town Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 2 Leopold Place Edinburgh EH7 5JW 25/06546/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Mr Kingsley Neill, 2 Leopold Place Edinburgh UK EH7 5JW	Local Delegated Decision	Registered on: 16/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Improvement Team Community Council: Leith Central Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

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

Ward No. B13 – Leith

1. Planning Applications

2. Proposal of Application Notice

	Housing Development to comprise a mix of houses and flatted blocks numbering approximately 212 units and is proposed to accommodate: 1, 2 and 3 bedroom flats, 2 and 3 bedroom colony flats, 4-5 bedroom townhouses. External amenity space and green space. Car Parking. Bicycle storage. at Land 80 Metres East Of 5 Western Harbour Way Edinburgh 25/06573/PAN	JM Architects. FAO: Hilary Ennos 64 Queen Street Edinburgh EH2 4NA	Cullross Limited., 21 Young Street Edinburgh EH2 4HU	Additional Consultation Required Being assessed.	Registered on: 15/12/2025 Earliest date for planning application 09.03.2026	Jamie Carver jamie.carver@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven PAN submissions
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3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

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

Ward No. B14 – Craigentinny/Duddingston

1. Planning Applications

	Advertisement of the following types: Hoarding. Replacing existing paper and paste hoarding with digital D48 advert. at 133 Restalrig Road Lochend Edinburgh EH7 6HN 25/06396/ADV	Iceni Projects Ltd. FAO: Hannah Sally 201 West George Street Glasgow G2 2LW	Wildstone Estates., 1 Bartholomew Lane London EC2N 2AX	Delegated Decision	Registered on: 09/12/2025 <u>Comments</u> <u>Due by</u> 03.01.2026	Local1 Team Community Council: Craigentinny + Meadowbank Advertisements
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B15 – Southside/Newington

1. Planning Applications

Listed Category: B Grange Conservation Area	Removal of rear single storey structure and replace with new single storey sunroom extension with terrace; Install new ASHP on side elevation; Remove and return side boundary wall to enable works; Removal of internal walls to create an open-plan kitchen /dining space and reconfigure utility/WC rooms. at 18A Dick Place Grange Edinburgh EH9 2JL 25/06472/LBC	Fraser/Livingstone Architects. FAO: Jennifer Macleay Buttercup Studios 48 Warrender Park Road Edinburgh EH9 1HH	18A Dick Place Edinburgh EH9 2JL	Delegated Decision	Registered on: 15/12/2025 <u>Site Notice posted on:</u> 09/01/2026 <u>Advertised on:</u> 09/01/2026 <u>Comments Due by</u> 30.01.2026	Local1 Team Community Council: Grange + Prestonfield Listed building and Con Area Consents
Craigmillar Park Conservation Area	Remove existing rear extension and form new two storey rear extension to create living accommodation for owners. at 29 Craigmillar Park Mayfield Edinburgh EH16 5PE 25/06526/FUL	Kyla Martin Architectural Service. 97 Newington Road Edinburgh EH9 1QW	Mrs Cath Gallacher., The Alba House 29 Craigmillar Park Edinburgh EH16 5PE	Local Delegated Decision	Registered on: 15/12/2025 <u>Site Notice posted on:</u> 09/01/2026 <u>Advertised on:</u> 09/01/2026 <u>Comments Due by</u> 30.01.2026	Householder Team planning.househol der@edinburgh.go v.uk Community Council: Grange + Prestonfield Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Grange Conservation Area	T1 & T2 Cherry - Reduce height and width max 1m. Pre-Height: 5 Pre-Width:5 Post-Height:4 Post Width:4 at 24 Seton Place Grange Edinburgh EH9 2JT 25/06562/TCO	Lord Of The Trees. (Dunbar). Pauline Trollip. 3 Meiklerig Cottages Dunbar EH42 1TF	Mr Niall Moffat., 24 Seton Place Edinburgh EH9 2JT	Delegated Decision	Registered on: 16/12/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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Southside Conservation Area	Large sycamore approx 18m, too big for area, pushing wall over remove to ground level. Tall ash tree approx 20m, quite significant lean towards road, also pushing wall remove to ground level. Large sycamore approx 22m, extensive crown, growing against building crown lift to 4m and clear away from building by up to 1.5m. at 2 Lord Russell Place Sciennes Edinburgh 25/06619/TCO	Iain Craig And Sons. FAO: Andrew Craig 4 Hunter Avenue Loanhead EH20 9SQ	Mrs Carolyn Stark., 2 Lord Russell Place Sciennes Edinburgh	Delegated Decision	Registered on: 19/12/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions
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4. Tree Preservation Orders

Southside Conservation Area	T529 Weeping ash pollard tree. at 23A Salisbury Road Newington Edinburgh EH16 5AA 25/06236/TPO	Glendale Managed Services. FAO: Douglas Fleming Unit 3 West Craigs Industrial Estate Turnhouse Road Edinburgh EH12 0BD	Viewpoint Housing Association Ltd., FAO: Mr Derek Szoneberg 4 South Oswald Road Edinburgh EH9 2HG	Delegated Decision	Registered on: 16/12/2025	Tree Team planningtrees@edinburgh.gov.uk Community Council: Southside TCO and TPO submissions
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Grange Conservation Area	<p>Lime T6901. Crown lift to 3m for pedestrian clearance. Holly T6919. Reduce crown laterally by 5m off the wall pier. Lime T6922. Crown lift to 5.2m for highway clearance. Epicormic removal. Norway Maple T6926. Crown lift to 5.2m for highway clearance. Remove deadwood greater than 25mm. Lawson Cypress T6930. Remove. Copper Beech T6933. Crown lift to 5.2m for carpark clearance. Remove three small branches as indicated. Holly T6940. Reduce crown laterally from adjacent street lamp by 1m. Lime T6946. Crown lift to 3m over footpath for pedestrian clearance. Lime T6948. Crown lift to 3m over footpath for pedestrian clearance. Lime T6950. Crown lift to 3m over footpath for pedestrian clearance. Lime T6952. Remove small branch as indicated from wall head. Lime T6955. Remove hangers. Copper Beech T6956. Reduce crown laterally from adjacent street lamp by 1m. Lime T6960. Crown lift to 2.5m for pedestrian clearance. Magnolia T6961. Recently cut back with vigorous regrowth throughout crown. Less than 2m from wall of flats. Would benefit from formative prune. Yew T69437. Reduce limb by 2m towards fracture. Holly T69438. Remove deadwood greater than 25mm.</p> <p>at Treeworks Dun-ard Garden Grange Edinburgh</p> <p>25/06552/TPO</p>	<p>Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ</p>	<p>Taylor & Martin Bespoke Property Management., FAO: Rachel Gibson 4 Berkeley Street Glasgow G3 7DW</p>	Delegated Decision	Registered on: 18/12/2025	<p>Tree Team planningtrees@edinburgh.gov.uk</p> <p>Community Council: Grange + Prestonfield</p> <p>TCO and TPO submissions</p>
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

	Prior approval for the siting of a 22.5m monopole mast with headframe; 12 No. antennas; 4 No. dishes; 7 No. cabinets and all ancillary development. at Drum Public Park Drum Street Hyvots Bank Edinburgh 25/06394/TELE	Galliford Try Telecoms. (Lochside View). Jodie Kane. 2 Lochside View PO Box 17452 Edinburgh EH12 1LB	Cornerstone., Hive 2 1530 Arlington Business Park Theale RG7 4SA	Delegated Decision	Registered on: 10/12/2025 <u>Comments</u> <u>Due by</u> 30.12.2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Gilmerton + District Telecommunications
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

1. Planning Applications

	Proposed extension and demolition of a single garage. at 2 Mount Lodge Place Edinburgh EH15 2AB 25/06558/FUL	Biomorphis. FAO: Adriana Koluszek Drill Hall 36 Dalmeny Street Edinburgh EH6 8RG	Faye Johnson., 2 Mount Lodge Place Edinburgh United Kingdom EH15 2AB	Local Delegated Decision	Registered on: 17/12/2025 <u>Comments</u> <u>Due by</u> 16.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Portobello (Inactive) Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: B Portobello Conservation Area	Dead whitebeam (dead for at least 4 years) - removal as limbs already crashed down causing damage. at 7 John Street Portobello East Edinburgh EH15 2EB 25/06513/TCO		Pace., Ms Juliet Dean 7 John Street Edinburgh United Kingdom EH15 2EB	Delegated Decision	Registered on: 16/12/2025	Nola O'Donnell nola.o'donnell@ed inburgh.gov.uk Community Council: Portobello (Inactive) TCO and TPO submissions
Portobello Conservation Area	Sycamore tree, felling. at 55 Joppa Road Edinburgh EH15 2HB 25/06557/TCO	JDS Gardening Ltd. FAO: Ellis Dow Yard J, Midlothian Innovation Centre Edinburgh EH25 9RE	Shauna Ramage., 53 Joppa Road Edinburgh EH15 2HB	Delegated Decision	Registered on: 19/12/2025	Tree Team planningtrees@edi nburgh.gov.uk Community Council: Portobello (Inactive) TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

[Wards](#)