

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: **22 December 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **22 December 2025**. Full details of the decision and the application report can be found on the [Planning and Building Standards Online Services](#).

Wards

[Ward B01 - Almond](#)

[Ward B02 – Pentland Hills](#)

[Ward B03 – Drum Brae/Gyle](#)

[Ward B04 – Forth](#)

[Ward B05 – Inverleith](#)

[Ward B06 – Corstorphine/Murrayfield](#)

[Ward B07 – Sighthill/Gorgie](#)

[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

[Ward B10 – Morningside](#)

[Ward B11 – City Centre](#)

[Ward B12 – Leith Walk](#)

[Ward B13 – Leith](#)

[Ward B14 – Craigmillar/Duddingston](#)

[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

[Ward B17 – Portobello/Craigmillar](#)

If you have any questions about the decisions please contact the Planning Help Desk at planning@edinburgh.gov.uk

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

Consultations from Other Authorities Outwith the Lothians

Planning Applications within Edinburgh

Ward No.B01 – Almond

25/05789/FUL (Planning Permission)	Adjustments to planning consent 24/06254/FUL including new bin store, omission of previously proposed stone wall facing and external terrace, adjustments to proposed flat roofs, solar panel array to south facing pitched roof, change to proposed new pitched roof finish. Plus other minor and associated adjustments. at 20 Barnton Avenue Edinburgh EH4 6AL	Mr & Mrs U Demarco., 20 Barnton Avenue Edinburgh EH4 6AL	Local Delegated Decision	GRANTED	16 December 2025
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Community Council: Davidson Mains+Silverknowes (Inactive)

25/05457/FUL (Planning Permission)	Proposed ground PV array (on land subject to separate application for proposed change of use of land to form additional garden area). at Carmel Hill Cottage Humbie Farm Road Kirkliston EH29 9EG	Oliver Bamford., Carmel Hill Cottage Humbie Farm Road Kirkliston EH29 9EG	Local Delegated Decision	GRANTED	19 December 2025
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Community Council: Kirkliston

25/04777/FUL (Planning Permission)	Alterations and extension of existing house and installation of PV arrays and air source heat pump. Alterations to boundary and erection of garden shed.(as amended). at 2 The Glebe Edinburgh EH4 6NW	Mr David & Mrs Helen Smith., 2 The Glebe Edinburgh EH4 6NW	Local Delegated Decision	GRANTED	17 December 2025
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Community Council: Cramond, Barnton + Cammo

Ward No. B02 – Pentland Hills

25/06390/TCO (Treework Within a Conservation Area)	Horse Chestnut, Aesculus hippocastanum - Fell to ground. Tree now dead after succumbing to honey fungus. Section fell and chip insitu. at Malleny House 4 Malleny Balerno EH14 7AF	National Trust For Scotland., Mr James Bell Malleny Garden, National Trust For Scotland 4 Malleny Garden Balerno Edinburgh Scotland EH14 7AF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 December 2025
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Community Council: Balerno

25/06314/TCO (Treework Within a Conservation Area)	Tree No 14 - a 14m Sycamore - Fell Tree No 14 as a risk recommended by Aboriculturist. at 4 Bridge Road Balerno Bridge Balerno EH14 7AH	St Mungo's Church., Mr Cameron Crawford 4 Bridge Road Balerno, Edinburgh EH14 7AE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 December 2025
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Community Council: Balerno

25/03653/FUL (Planning Permission)	Single storey rear extension. at 7 Johnsburn Road Balerno EH14 7DN	Mr Jonathan Wilson., 7 Johnsburn Road Edinburgh EH14 7DN	Local Delegated Decision	GRANTED	16 December 2025
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Community Council: Balerno (pre 28 March 2025)

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/05547/FUL (Planning Permission)	Porch extension. at 9 Barnyard Park Rigg South Gyle Edinburgh EH12 9LJ	Paul Carter., 9 Barnyard Park Rigg Edinburgh EH12 9LN	Local Delegated Decision	GRANTED	16 December 2025
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Community Council: Corstorphine + Gyle

25/05027/FUL (Planning Permission)	Provision two substations and 5 lamp posts to support a scheme for 32 no. electric vehicle charging bays across two sites in the The Gyle Shopping Centre car park. at Gyle Centre Gyle Avenue South Gyle Edinburgh	Iduna Evci Asset Co 1 Limited.,	Delegated Decision	GRANTED	18 December 2025
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Community Council: Corstorphine + Gyle

[Wards](#)

Ward No. B04 – Forth

25/06538/TPO (Treework)	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	Hardie., FAO: Greg Hardie 23 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	GRANTED	17 December 2025
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Community Council: Trinity

25/06560/TCO (Treework Within a 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	Ms Christian Snell., 75 Trinity Road Trinity Edinburgh EH5 3JX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	17 December 2025
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Community Council: Trinity

25/06073/WINP A (Prior Approval Windows)	Replacement of windows with a like for like solution but double glazed. at 4 Dudley Gardens Newhaven Edinburgh EH6 4PY	Mr Alexander Fraser., 4 Dudley Gardens Newhaven Edinburgh EH6 4PY	Delegated Decision	APPROVED	16 December 2025
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Community Council: Trinity

25/05943/FUL (Planning Permission)	Erect new conservatory to rear of existing dwelling. at 22 South Laverockbank Avenue Trinity Edinburgh EH5 3DX	Mrs M. Ritchie., 22 South Laverockbank Avenue Edinburgh UK EH5 3DX	Local Delegated Decision	GRANTED	17 December 2025
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Community Council: Trinity

25/05144/LBC (Listed Building Consent)	Replace timber sash and case windows with like for like weighted sash timber windows finished with the same astragal arrangement and in white paint. Upgrading of single pane glass to slimline double glazed units. at 2F1 7 Trinity Crescent Trinity Edinburgh EH5 3ED	Mrs Lindsay Watson., 2F1 7 Trinity Crescent Trinity Edinburgh EH5 3ED	Delegated Decision	GRANTED	19 December 2025
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Community Council: Trinity

25/04994/LBC (Listed Building Consent)	Garden works comprising replacement paving at front and rear of dwellinghouse; installation of bike shed and vegetable beds to front of property; installation of pond and decking to rear of property, and gravel replacing part of lawn. One tree to be removed and replaced. at 190 - 192 Newhaven Road Newhaven Edinburgh EH6 4QB	Mr Clive Peoples., Rosebank House 190-192 Newhaven Road Edinburgh EH6 4QB	Delegated Decision	GRANTED	18 December 2025
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Community Council: Trinity

25/04995/FUL (Planning Permission)	Garden works comprising replacement paving at front and rear of dwellinghouse; installation of bike shed and vegetable beds to front of property; installation of pond and decking to rear of property, and gravel replacing part of lawn. One tree to be removed and replaced. at 190 - 192 Newhaven Road Newhaven Edinburgh EH6 4QB	Mr Clive Peoples., Rosebank House 190 Newhaven Road Edinburgh EH6 4QB	Local Delegated Decision	GRANTED	18 December 2025
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Community Council: Trinity

25/02466/FULS TL (Planning Permission STL)	Change of use from residential flat, (sui generis), to short term let property, (sui generis). at 20 Fraser Avenue Edinburgh EH5 2AE	Chlodan Properties., FAO: Emma Duncan Avonhall 1 Avonhall Gardens Grangemouth FK3 9BF	Local Delegated Decision	REFUSED	15 December 2025
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Community Council: Granton + District (pre 28 March 2025)

[Wards](#)

Ward No. B05 – Inverleith

25/06401/TCO (Treework Within a Conservation Area)	Remove eucalyptus tree. at 14 Inverleith Place Edinburgh EH3 5PZ	Mr Tom Gallivan., 14 Inverleith Place Edinburgh EH3 5PZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 December 2025
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Community Council: Stockbridge + Inverleith

25/06389/TCO (Treework Within a Conservation Area)	Copper Beech - reducing the extending scaffold limb by 5.0m to reduce the weight in this limb. at 63B Dean Path Edinburgh EH4 3AT	The Dean Cemetery Trust., Mr John Duffy The Dean Cemetery 63B The Dean Path DEAN PATH EDINBURGH United Kingdom EH4 3AT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 December 2025
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Community Council: West End

25/06205/TCO (Treework Within a Conservation Area)	Leylandii remove tree that has been significantly engulfed by the adjacent Leylandii. at 28 Kinnear Road Inverleith Edinburgh EH3 5PE	Mrs Mags Turner., 28 Kinnear Road Inverleith Edinburgh EH3 5PE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	17 December 2025
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Community Council: Stockbridge + Inverleith

25/05257/LBC (Listed Building Consent)	Outhouse conversion to ancillary residential accommodation with velux conservation roof window to south elevation, erect greenhouse structure to west elevation and plant Japanese maple tree to driveway. at 69A Dean Path Edinburgh EH4 3AT	Mr Peter Harrison., 69A Dean Path Edinburgh EH4 3AT	Delegated Decision	REFUSED	19 December 2025
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Community Council: Craigleith + Blackhall

25/05247/LBC (Listed Building Consent)	Internal removal of joining wall and replacement of dormer windows. at 7, 8 Bridge Place Edinburgh EH3 5JJ	Mrs Lucy Brett., 8 Bridge Place Edinburgh EH3 5JJ	Delegated Decision	GRANTED	18 December 2025
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Community Council: Stockbridge + Inverleith

25/04998/CLP (Certificate of Lawfulness (proposed))	Take down existing pair of windows and central mullion. Replace lintel if required. Replace windows and mullion with new double glazed french doors with top light. Stone work to be undertaken to match existing quoins to form new door opening. Works include construction of new step (as amended). at PF 60 Eyre Place Edinburgh EH3 5EJ	Mr Gareth Roberts., PF 60 Eyre Place Edinburgh EH3 5EJ	Local Delegated Decision	GRANTED	16 December 2025
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Community Council: New Town + Broughton

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/06036/FUL (Planning Permission)	Enlarged windows and door openings at rear, replaced decking terrace at rear and internal alterations. at 60 Craigleith View Edinburgh EH4 3JY	Mr Craig And Mrs Penny Docherty., 60 Craigleith View Ravelston Edinburgh EH4 3JY	Local Delegated Decision	GRANTED	16 December 2025
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Community Council: Murrayfield

25/05906/FUL (Planning Permission)	Sub-division of existing combined property back to 2 No. separate units as per original layout. Alterations and change of use from existing office and school shop to form 2 No. dwelling houses, arranged over 3 floors, with associated landscaping works to gardens. at 5 - 7 Queensferry Terrace Edinburgh EH4 3EQ	Kada Developments Ltd., H5 Newark Business Park Newark Road South Glenrothes KY7 4NS	Local Delegated Decision	GRANTED	16 December 2025
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Community Council: Craigleith + Blackhall

25/04420/FUL (Planning Permission)	Single story extension to the rear property, adjoining the exiting house and garage and installation of new rooflight. at 6 Roull Road Edinburgh EH12 7JS	Kieran McKie., 6 Roull Road Edinburgh EH12 7JS	Local Delegated Decision	GRANTED	16 December 2025
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Community Council: Corstorphine + Clermiston

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/06473/LBC (Listed Building Consent)	Alter internal partitions to enlarge shower-room, reconfigure ensuite and enlarge bedroom. Enlarge access hatch to roof void. at 23 Sinclair Place Edinburgh EH11 1AH	Ms Elaine Gilhooley., 23 Sinclair Place Edinburgh EH11 1AH	Delegated Decision	PERMISSION IS NOT REQUIRED	15 December 2025
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Community Council: Gorgie + Dalry

25/06111/FUL (Planning Permission)	Proposed erection of sun lounge to rear of ground floor flat. at 36 Sighthill Road Sighthill Edinburgh EH11 4PD	Mr B Patel., 36 Sighthill Road Sighthill Edinburgh EH11 4PD	Local Delegated Decision	GRANTED	17 December 2025
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Community Council: Sighthill, Broomhouse + Parkhead

24/01757/FUL (Planning Permission)	Redevelop car park site for commercial food preparation units ghost kitchens and all associated site works at Stenhouse Mill Wynd. at Land 29 Metres North Of 19 Stenhouse Mill Wynd Edinburgh	Mr Pia,	Local Delegated Decision	REFUSED	16 December 2025
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Community Council: Hutchison/Chesser

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/05973/TCO (Treework Within a Conservation Area)	Mature European linden removal of tree. at 56 Spylaw Bank Road Hailes Edinburgh EH13 0JB	Mr Duncan Campbell., 56 Spylaw Bank Road Edinburgh EH13 0JB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	17 December 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/06386/TCO (Tree work Within a Conservation Area)	Two cherry trees in garden reduce height and width. Pre-height: 9m Pre-Width: 9m Post-height: 7.5m Post Width: 6m. at 15 Primrose Terrace Edinburgh EH11 1PD	Hugo Humphreys., 15 Primrose Terrace Edinburgh EH11 1PD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 December 2025
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Community Council: Merchiston

25/06353/CLP (Certificate of Lawfulness (proposed))	The proposed works are to remove the existing cold roof build up, finished with profiled metal cladding, and replace with a warm roof build up comprising 200mm of PIR insulation finished with an EPDM membrane system. at 4 - 9, 11 - 17 Slateford Green Edinburgh	David Baptie., 8 New Mart Road Edinburgh EH14 1RL	Delegated Decision	GRANTED	16 December 2025
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Community Council: Hutchison + Chesser (Inactive)

[Wards](#)

Ward No. B10 – Morningside

25/06503/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. at 167 Bruntsfield Place Bruntsfield Edinburgh EH10 4DG	J & E Chapman Ltd. (T/A Confelicity Bakery), FAO: Mr James Chapman 167 Bruntsfield Place Edinburgh EH10 4DG	Delegated Decision	GRANTED	17 December 2025
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Community Council: Merchiston

25/06418/TCO (Tree work Within a Conservation Area)	T1 Horse chestnut remove, T2 and T3 Lime reduce, T4 Beech reduce limb. at 19 Polwarth Terrace Polwarth Edinburgh EH11 1NQ	Mrs Tansy Lihou Smith., 19 Polwarth Terrace Edinburgh EH11 1NQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 December 2025
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Community Council: Merchiston

25/06422/TCO (Tree work Within a Conservation Area)	T1 Birch reduce. at 12 Jordan Lane Morningside Edinburgh EH10 4RA	Mr Peter Lyons., 10E Jordan Lane Edinburgh EH10 4RB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 December 2025
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Community Council: Morningside

25/06344/WINP A (Prior Approval Windows)	Replacement of existing single glazed windows on principal elevation with new UPVC double/triple sash and case windows. at 1F1 122 Bruntsfield Place Edinburgh EH10 4ES	Mark Rasmusen., 1F1 122 Bruntsfield Place Edinburgh EH10 4ES	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	17 December 2025
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Community Council: Merchiston

25/06233/TCO (Treework Within a Conservation Area)	T2 Beech tree remove tree to ground level and stump grind. at Flat 2 12 Ettrick Road Merchiston Edinburgh EH10 5BJ	Viewpoint., FAO: Mr Derek Szoneberg 4 South Oswald Road Edinburgh EH9 2HG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	17 December 2025
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Community Council: Merchiston

25/06093/TCO (Treework Within a Conservation Area)	Copper beech (Fagus sylvatica purpurea) Ref No: T0993, T0994. at 10 Midmar Drive Morningside Edinburgh EH10 6BU	Mr Gordon Brebner., 10 Midmar Drive Edinburgh EH10 6BU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 December 2025
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Community Council: Morningside

25/05879/LBC (Listed Building Consent)	Increase width of press. at Flat 2 50 Spylaw Road Edinburgh EH10 5BL	Mrs Sarah Fraser., Flat 2 50 Spylaw Road Edinburgh EH10 5BL	Delegated Decision	GRANTED	18 December 2025
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Community Council: Merchiston

25/05788/LBC (Listed Building Consent)	Install telecommunications duct. at Polwarth Parish Church 38 Polwarth Terrace Edinburgh EH11 1LU	Vodafone Limited., FAO: Miss Erin Devlin Regus Tay House 300 Bath Street Glasgow G2 4JR	Delegated Decision	REFUSED	17 December 2025
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Community Council: Merchiston

25/05198/FUL (Planning Permission)	To replace the current tarmac sports surface with a soft Musco system with low level fencing /new goals and focused lighting. at South Morningside Primary School 116 - 118 Comiston Road Edinburgh EH10 5QN	SMP School., FAO: Mr Grant Gillies 116 Comiston Road Edinburgh EH10 5QN	Local Delegated Decision	GRANTED	18 December 2025
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Community Council: Morningside

25/05114/FUL (Planning Permission)	20m monopole mast with 6 No. antennas; 3 No. cabinets; and all ancillary development. at Proposed Telecoms Apparatus 40 Metres West Of 1 Cluny Avenue Edinburgh	Cornerstone., Hive 2 1530 Arlington Business Park Hive 2 Theale RG7 4SA	Delegated Decision	WITHDRAWN	18 December 2025
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Community Council: Morningside

[Wards](#)

Ward No. B11 – City Centre

25/06570/TCO (Treework Within a Conservation Area)	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	The Open University., FAO: Jairo Jimenez-Sanchez Geoffrey Crowther Walton Hall Milton Keynes MK7 6AA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 December 2025
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Community Council: West End

25/06491/TCO (Treework Within a Conservation Area)	One of 24 lime trees planted in tree pits on site, approx 20cm diameter removal to ground level. at Land At Festival Square West End Edinburgh	City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	17 December 2025
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Community Council: Tollcross

25/06471/TCO (Treework Within a Conservation Area)	Aesculus hippocastanum (young) fell dead tree. at Regent Royal And Carlton Terrace Gardens Regent Terrace Calton Hill Edinburgh	Regent Gardens., FAO: Miss Charlotte Mallalieu 17A Royal Terrace Mews Edinburgh EH7 5BZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 December 2025
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Community Council: New Town + Broughton

25/06429/TCO (Treework Within a Conservation Area)	T1 Ash - reduce canopy all over by 2.5m. T2 Sycamore - Reduce height by 2.5m and spread by 1m. T3 lime - remove basal epicormic growth. at 1F3 3 Gillespie Place Bruntsfield Edinburgh EH10 4HS	Rana Raychoudhury., gillespie place 3 3 gillespie place edinburgh sct eh104hw	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 December 2025
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Community Council: Tollcross

25/06324/TCO (Treework Within a Conservation Area)	1707 - Lime - reduce significantly damaged branch as marked in red within the notice. at Queen Street Gardens Queen Street New Town Edinburgh	Royal Scots Club., Ms Caroline Roussot Queen Street Gardens East Edinburgh Scotland EH3 6EU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 December 2025
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Community Council: New Town + Broughton

25/06297/TCO (Treework Within a Conservation Area)	Sycamore in the rear garden by the boundary wall from car park. - Crown lift to 5m and remove large diameter deadwood. at Flat 2 6 Donaldson Crescent Edinburgh EH12 5FB	Ms Catriona Morrison., Flat 2 6 Donaldson Crescent Edinburgh EH12 5FB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	17 December 2025
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Community Council: West End

25/06078/TCO (Treework Within a Conservation Area)	T1 & T2 cherry - excavate by hand the sections of wall near the trees and extend excavations to the area to the rear of wall by a depth of 500mm with the aim of root pruning where appropriate. at 27 Wester Coates Avenue Wester Coates Edinburgh EH12 5LS	Mrs Vivienne Whyte., 27 Wester Coates Avenue Edinburgh EH12 5LS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	17 December 2025
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Community Council: Murrayfield

25/06033/CLES TL (Certificate of Lawfulness Existing STL)	Use of a house as self-catering accommodation by individuals, families or (otherwise) up to 5 resident occupiers. (Class 9 use). at 8 Abbeyhill Crescent Edinburgh EH8 8DZ	Mr Lukasz Koscielniak., 8 Abbeyhill Crescent Edinburgh EH8 8DZ	Delegated Decision	REFUSED	15 December 2025
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Community Council: Old Town

25/05989/CLES TL (Certificate of Lawfulness Existing STL)	Short term let (change of use to term let took place within the last 10 years but is not material change of use). at 2F2 186 Rose Street New Town Edinburgh EH2 4BA	Mrs Sonia Miller., Druids Park House The Avenue Murthly Perthshire PH1 4ES	Delegated Decision	REFUSED	16 December 2025
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Community Council: New Town + Broughton

25/05640/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 1 2 Ainslie Place Edinburgh EH3 6AR	Jane Fearnhead., Flat 1 2 Ainslie Place Edinburgh EH3 6AR	Local Delegated Decision	WITHDRAWN	19 December 2025
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Community Council: New Town + Broughton

25/05603/LBC (Listed Building Consent)	Part like-for-like replacement. Part reglaze of existing sash windows. All historical detail to be matched /reinstated. at 20B Eglinton Crescent Edinburgh EH12 5BY	Mohammed Kader., 20B Eglinton Crescent Edinburgh EH12 5BY	Delegated Decision	GRANTED	18 December 2025
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Community Council: West End

25/05539/ADV (Advert Consent)	Proposal to install 1x digital /connected screens. at GF 8 Picardy Place Edinburgh EH1 3JT	Tesco PLC., FAO: Ben Train Highwoods Kestrel Way Welwyn Garden City AL7 1GA	Delegated Decision	GRANTED	16 December 2025
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Community Council: New Town + Broughton

25/05540/ADV (Advert Consent)	Proposed 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	GRANTED	18 December 2025
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Community Council: Tollcross

25/05519/LBC (Listed Building Consent)	Proposal to install 1x digital connected screen. at GF 8 Picardy Place Edinburgh EH1 3JT	Tesco PLC., FAO: Mr Ben Train Highwoods Kestrel Way Welwyn Garden City AL7 1GA	Delegated Decision	GRANTED	16 December 2025
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Community Council: New Town + Broughton

25/05365/FUL (Planning Permission)	Proposed attic conversion with internal alterations to create a new staircase and installation of 3 roof lights. at 609 Webster's Land Edinburgh EH1 2RX	Alexis Nicholson., 609 Webster's Land Edinburgh EH1 2RX	Local Delegated Decision	GRANTED	16 December 2025
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Community Council: Tollcross

25/05316/FUL (Planning Permission)	Install timber garden room. at Flat 1 17 Carlton Terrace Edinburgh EH7 5DD	Jacqui Cartin., Flat 1 17B Carlton Terrace Edinburgh EH7 5DD	Local Delegated Decision	GRANTED	19 December 2025
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Community Council: New Town + Broughton

25/05258/LBC (Listed Building Consent)	Replacement of slate roof. Replacement of 5 cast iron windows, replacement two lead box gutters, replacement abutments like for like. at 2 St Mary's Street, 274, 276, 278 Canongate Edinburgh	Miss Rebecca Brydie., 2 St Marys Street Edinburgh EH1 1SU	Delegated Decision	GRANTED	17 December 2025
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Community Council: Old Town

25/05165/FUL (Planning Permission)	Change of use from Class 1 (Shop) to restricted yoga /pilates & spin bike Class 11 (Assembly & Leisure). at GF 26 Howe Street Edinburgh EH3 6TG	URBN Fitness Ltd., FAO: Mr James Wilson 35 - 36 Haddington Place Edinburgh EH7 4AG	Local Delegated Decision	GRANTED	18 December 2025
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Community Council: New Town + Broughton

25/05065/ADV (Advert Consent)	Advertisement of the following types : Fascia Sign. at Unit 23 Waverley Mall 3 Waverley Bridge Old Town Edinburgh EH1 1BQ	Professionals At Play., Mr Chris Kennek Airedale House Clayton Wood Rise Leeds West Yorkshire LS16 6RF	Delegated Decision	REFUSED	17 December 2025
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Community Council: Old Town

25/05021/FUL (Planning Permission)	To change existing metal fire exit doors to glazed doors to create street entrance to lower floor when the shopping centre is closed. at Unit 23 Waverley Mall 3 Waverley Bridge Old Town Edinburgh EH1 1BQ	Professionals At Play., Mr Chris Kennerk Airedale House Clayton Wood Rise Leeds West Yorkshire LS16 6RF	Local Delegated Decision	REFUSED	18 December 2025
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Community Council: Old Town

25/04376/LBC (Listed Building Consent)	Replace windows to rear, form 2 new en-suite shower rooms (as amended). at BF 6 Rothesay Terrace Edinburgh EH3 7RY	Adam Johnson., Flat 1 6 Rothesay Terrace Edinburgh EH3 7RY	Delegated Decision	GRANTED	18 December 2025
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Community Council: West End

25/03506/FULS TL (Planning Permission STL)	Change of use of premises to short term let accommodation. at Flat 7 7 Castle Wynd South Old Town Edinburgh EH1 2JT	Mr Nan Zhang., Flat 7 7 Castle Wynd South Old Town Edinburgh EH1 2JT	Local Delegated Decision	REFUSED	16 December 2025
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Community Council: Old Town (pre 28 March 2025)

25/03313/FULS TL (Planning Permission STL)	Change of use of premises to short term let accommodation. at 1F 8 London Street Broughton Edinburgh EH3 6NA	Cardoness Holiday Park., Mr Mark Hannay. Cardoness House Cardoness Gatehouse Of Fleet Castle Douglas Scotland DG7 2EP	Local Delegated Decision	REFUSED	16 December 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02826/FUL (Planning Permission)	Internal and external works (as amended). at Beehive 18 - 20 Grassmarket Edinburgh EH1 2JU	GK Local Pubs, Greene King B & R Ltd., Westgate Brewey Bury St Edmunds Suffolk IP33 1QT	Delegated Decision	GRANTED	16 December 2025
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Community Council: Old Town (pre 28 March 2025)

25/02827/LBC (Listed Building Consent)	Internal and external works (AS AMENDED). at Beehive 18 - 20 Grassmarket Edinburgh EH1 2JU	Greene King.,	Delegated Decision	GRANTED	16 December 2025
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Community Council: Old Town (pre 28 March 2025)

25/02828/ADV (Advert Consent)	Signs x4. at Beehive 18 - 20 Grassmarket Edinburgh EH1 2JU	Greene King., Na 00 Sunrise Ninth Avenue Burton Upon Trent England DE14 3JZ	Delegated Decision	GRANTED	16 December 2025
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Community Council: Old Town (pre 28 March 2025)

25/02797/FULS TL (Planning Permission STL)	Change of use application for short term Let as used for 7 years. at 4F 15 James' Court 493 Lawnmarket Edinburgh EH1 2PB	P&C Hunter., Misters P & C Hunter C/o Backpackers Hostel 65 Cockburn Street Edinburgh EH1 1BU	Local Delegated Decision	REFUSED	16 December 2025
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Community Council: Old Town (pre 28 March 2025)

25/02540/FULS TL (Planning Permission STL)	Retrospective change of use from small flat to short term let visitor accommodation (sui generis). at 18 Glen Street Tollcross Edinburgh EH3 9JF	Stewart Architects Ltd., FAO: Miss Lucy Stewart 18 Glen Street Edinburgh EH3 9JF	Local Delegated Decision	REFUSED	15 December 2025
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Community Council: Tollcross (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

25/06384/PNT (Prior Notification- Telecommunicat ion)	6 No. Antennas, 24 No. Rrus, 1 No. Gps module, 3 No. 0.3m dishes, 4 No. cabinets, with ancillary development thereto. at 17, 18, 19 Beaverbank Place Warriston Edinburgh EH7 4FB	Cornerstone.,	Delegated Decision	PERMITTED DEVELOPMENT	17 December 2025
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Community Council: New Town + Broughton

25/04176/CLES TL (Certificate of Lawfulness Existing STL)	Short Term Let. at 28 Beaverbank Place Warriston Edinburgh EH7 4ET	Mr Chris Hunter., 27 Beaverbank Place Edinburgh United Kingdom EH7 4ET	Local Delegated Decision	WITHDRAWN	19 December 2025
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Community Council: New Town + Broughton

25/03932/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 27 Beaverbank Place Edinburgh EH7 4ET	Mr Chris Hunter., 27 Beaverbank Place Warriston Edinburgh EH7 4ET	Local Delegated Decision	WITHDRAWN	19 December 2025
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Community Council: New Town + Broughton

25/02986/FULS TL (Planning Permission STL)	Change of use from residential flat (sui generis) to short term let (sui generis) at Flat 7 21B Brunswick Road Edinburgh EH7 5FN	Rudolf & Lidia Staub., Urban Eden 49 Lawrie Reilly Place Edinburgh EH7 5EU	Local Delegated Decision	REFUSED	16 December 2025
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Community Council: Leith Central

25/02909/FULS TL (Planning Permission STL)	Retrospective change of use from flat (sui generis) to short term let (Sui Generis). at 2F1 57 Broughton Road Warriston Edinburgh EH7 4EX	Ms Joanna Gibbings., 9 Flat 4 Trinity Way Edinburgh EH5 3PY	Local Delegated Decision	REFUSED	17 December 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02548/FULS TL (Planning Permission STL)	Retrospective change of use from residential Flat (Sui Generis) to short term let holiday accommodation (Sui Generis). at Flat 42 12 Pilrig Heights Pilrig Edinburgh EH6 5BB	George McRae., 43 Silverknowes Terrace Edinburgh EH4 5HJ	Local Delegated Decision	REFUSED	16 December 2025
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Community Council: Leith Central

25/01532/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 1F2 45 Lorne Street Edinburgh EH6 8QJ	Mr Stuart Semple., 1F2 45 Lorne Street Edinburgh EH6 8QJ	Committee Decision	REFUSED	19 December 2025
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

25/06289/TCO (Treework Within a Conservation Area)	Ash, remove the tree due to a current safety hazard from the roots and future problems with its location. at 29 Ashville Terrace Edinburgh EH6 8DD	MGS Tree Services., FAO: Elan Evans 39 Kellie Place Dunbar EH42 1GF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 December 2025
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Community Council: Leith Links

25/05586/FUL (Planning Permission)	Proposed extension to rear of house to form new accessible shower room. at 14 East Hermitage Place Edinburgh EH6 8AB	Afzaal Sheikh., 14 East Hermitage Place Edinburgh EH6 8AB	Local Delegated Decision	GRANTED	16 December 2025
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Community Council: Leith Links

25/05620/ADV (Advert Consent)	Fascia sign. at 13 Victoria Quay Edinburgh EH6 6EZ	Edinburgh Dental Care., FAO: S Arshad 57 Frederick Street Edinburgh EH2 1LH	Delegated Decision	REFUSED	18 December 2025
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Community Council: Leith Harbour + Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/05748/FUL (Planning Permission)	Rear extension and conversion of a garage associated to existing ground floor flat. at 33 Baronscourt Terrace Mountcastle Edinburgh EH8 7EN	Ms Catherine Wallace., 33 Baronscourt Terrace Edinburgh EH8 7EN	Local Delegated Decision	GRANTED	17 December 2025
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Community Council: Northfield + Willowbrae

25/05611/CLP (Certificate of Lawfulness (proposed))	The construction of a multi games court (Cruyff Court) situated in Figgate Park to replace a goal end which was situated adjacent to the new play area. at Figgate Burn Park Play Area Mountcastle Crescent Edinburgh	City Of Edinburgh Council., FAO: Bob McAllister Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	17 December 2025
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Community Council: Northfield + Willowbrae

25/04268/LBC (Listed Building Consent)	Replace non-original entrance door to No.3 East Norton Place with a timber sash and case window. Remove non-original slot windows and infill with blonde sandstone. Create new opening in the wall between No.3 and No.4 East Norton Place to create a single unit. This was how the property was laid out prior to 2000. at 3, 4 East Norton Place Edinburgh EH7 5DR	Cheryl Gregor., 4 Drumsheugh Gardens Edinburgh EH3 7QJ	Delegated Decision	WITHDRAWN	18 December 2025
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Community Council: Leith Central

25/04215/FULS TL (Planning Permission STL)	Alterations and change of use from commercial at 3 East Norton Place and residential at 4 East Norton Place to form one short term let (Sui Generis). at 3, 4 East Norton Place Edinburgh EH7 5DR	Cheryl Gregor., 4 Drumsheugh Gardens Edinburgh United Kingdom EH3 7QJ	Local Delegated Decision	WITHDRAWN	18 December 2025
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Community Council: Leith Central

25/03444/FULS TL (Planning Permission STL)	Change of use of premises to short-term let accommodation. at 11 Willowbrae Road Duddingston Edinburgh EH8 7DB	Ms Kathryn Kalemkerian., 5685 Rue St Urbain Montreal Canada H2T 2X2	Local Delegated Decision	REFUSED	16 December 2025
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Community Council: Northfield/Willowbrae (pre 28 March 2025)

[Wards](#)

Ward No. B15 – Southside/Newington

25/06562/TCO (Treework Within a 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	Mr Niall Moffat., 24 Seton Place Edinburgh EH9 2JT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	17 December 2025
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Community Council: Grange + Prestonfield

25/06431/TCO (Treework Within a Conservation Area)	Prunus avium (wild cherry) - Crown reduce tree. Current height of 7m. Reduce to 5m. at 30 Granby Road Mayfield Edinburgh EH16 5NL	Dalmore Tree Care., Mr Mark Tynan Sommerville Cottage Auchendinny Penicuik Midlothian EH26 0RY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 December 2025
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Community Council: Grange + Prestonfield

25/06420/TCO (Treework Within a Conservation Area)	G1 - Maples x3 - Lift, reduce and clear from building, G2 Limes x 2, Chestnut - Re- pollard at 2 Mayfield Gardens Prestonfield Edinburgh EH9 2BU	Mr Fraser Hawkes., 2 2 Mayfield Gardens Edinburgh Scotland EH9 2BU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 December 2025
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Community Council: Grange + Prestonfield

25/06379/TCO (Treework Within a Conservation Area)	Pear tree trim back 1-2 metres from neighbour's garden. at 11 Blacket Place Edinburgh EH9 1RN	Mrs Louise McMahon., 11 Blacket Place Edinburgh EH91RN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 December 2025
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Community Council: Grange + Prestonfield

25/06195/CLP (Certificate of Lawfulness (proposed))	It is proposed to use one room of my home for an ancillary appointment-only aesthetic and skincare treatment space. at 43A Prestonfield Avenue Edinburgh EH16 5EQ	Mrs Aurelia Silvia Hamid Pourpanahi., 43A Prestonfield Avenue Edinburgh EH16 5EQ	Delegated Decision	GRANTED	17 December 2025
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Community Council: Grange + Prestonfield

25/06197/WINP A (Prior Approval Windows)	It is proposed that the existing cast iron roof light (measuring approx. 45x95cm internally) be replaced by velux conservation grade roof light of a similar size having a top hinged opening and two glass panes. Existing roof light was black but is rusted and the propsed velux is black. at 9 Dalrymple Crescent Edinburgh EH9 2NU	Mr Terence Lamb., 9 Dalrymple Crescent Edinburgh EH9 2NU	Delegated Decision	APPROVED	16 December 2025
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Community Council: Grange + Prestonfield

25/05726/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 2F1 70 South Clerk Street Edinburgh EH8 9PT	Ms Kate Stevenson., 2F1 70 South Clerk Street Newington Edinburgh EH8 9PT	Local Delegated Decision	WITHDRAWN	19 December 2025
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Community Council: Southside

25/03696/FULS TL (Planning Permission STL)	Change of use from parking for the erection of 2 No. semi-detached 3 bed houses for short term lets. at Land 26 Metres Southwest Of 11 Cobden Road Edinburgh	Vicky Grant., 1 Grant Avenue Edinburgh EH13 0DS	Local Delegated Decision	REFUSED	17 December 2025
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Community Council: Grange + Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/06345/PNT (Prior Notification-Telecommunication)	1 x 8m light wooden pole outside No. 44 and 46. at Proposed Telecoms Apparatus 15 Metres North Of 44 Burnhead Crescent, Proposed Telecoms Apparatus 15 Metres North Of 46 Burnhead Crescent Gracemount Edinburgh	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	17 December 2025
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Community Council: Liberton + District

25/06346/PNT (Prior Notification-Telecommunication)	1 x 7m light wooden pole. at Proposed Telecoms Apparatus 30 Metres South Of 114 Moredun Park Gardens Moredun Edinburgh	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	17 December 2025
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Community Council: Gilmerton + District

25/06209/PNT (Prior Notification-Telecommunication)	3 x 8m light woodens poles (opp No. 46, 34 and 28 Gilmerton Dykes Road and 1 x 8m light wooden pole (opp No. 24 Gilmerton Dykes Loan). at Proposed Telecoms Apparatus 20 Metres West Of 48 Gilmerton Dykes Drive, Proposed Telecoms Apparatus 20 Metres West Of 38 Gilmerton Dykes Drive, Proposed Telecoms Apparatus 20 Metres West Of 24 Gilmerton Dykes Drive Edinburgh	British Telecommunications Plc.,	Delegated Decision	PERMITTED DEVELOPMENT	17 December 2025
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Community Council: Gilmerton + District

25/06217/FUL (Planning Permission)	Alteration and extension to a domestic dwelling to form a new family room. at 12 Kilngate Brae Hyvots Bank Edinburgh EH17 8UU	Mrs Karen Robertson., 59 Edinburgh Road Mussleburgh EH21 6EE	Local Delegated Decision	GRANTED	19 December 2025
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Community Council: Gilmerton + District

25/05629/FUL (Planning Permission)	The proposal is to convert the loft into a study room with the addition of a dormer. at 58 Kirk Brae Edinburgh EH16 6HU	Lukasz Koscielniak., 58 Kirk Brae Edinburgh EH16 6HU	Local Delegated Decision	GRANTED	19 December 2025
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Community Council: Liberton + District

25/05591/ADV (Advert Consent)	Fascia sign, box sign. at Braid Hills Golf Centre 91 Liberton Drive Edinburgh EH16 6NS	Balanced Physiotherapy., FAO: Ben Brown 1 St. Bernards Row Edinburgh EH4 1HW	Delegated Decision	GRANTED	18 December 2025
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Community Council: Liberton + District

25/00039/PPP (Planning Permission in Principle)	Change in use of the land to residential (Class 9 and sui generis residential flat) including demolition of existing car garage and repair workshop at 66 Old Burdiehouse Road Burdiehouse Edinburgh EH17 8BL	TRI Scotland., 2 Rose Bank Seton Mains Longniddry EH32 0PG	Local Delegated Decision	REFUSED	17 December 2025
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/06513/TCO (Treework Within a Conservation Area)	Dead whitebeam (dead for atleast 4 years) - removal as limbs already crashed down causing damage. at 7 John Street Portobello East Edinburgh EH15 2EB	Pace., Ms Juliet Dean 7 John Street Edinburgh United Kingdom EH15 2EB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 December 2025
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Community Council: Portobello (Inactive)

25/06050/TCO (Treework Within a Conservation Area)	Small poplar and apple and lilac prune. at 39A Argyle Crescent Edinburgh EH15 2QE	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 December 2025
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Community Council: Portobello (Inactive)

25/05881/FUL (Planning Permission)	The installation of an automated teller machine and associated signage. at 1 Pringle Terrace Edinburgh EH16 4JE	NCR., 9th Floor, 5 Merchant Square Paddington W2 1BQ	Local Delegated Decision	WITHDRAWN	15 December 2025
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Community Council: Craigmillar (Inactive)

25/05485/FUL (Planning Permission)	To rear elevation: existing extensions removed, and new rear extension formed. Reconfiguration of openings, including new doors and windows. Removal of existing render finish, with stonework repair. To front elevation: new windows and lightwells. To side elevation: new covered area over re-configured stepped side access. Existing window replacement. Internally: re-configuration including lowered ground floor and new stair. at 8 West Brighton Crescent Edinburgh EH15 1LU	Steven Tindal., 8 West Brighton Crescent Edinburgh EH15 1LU	Local Delegated Decision	GRANTED	17 December 2025
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Community Council: Portobello (Inactive)

25/05486/LBC (Listed Building Consent)	To rear elevation: existing extensions removed, and new rear extension formed. Reconfiguration of openings, including new doors and windows. Removal of existing render finish, with stonework repair. To front elevation: new windows and lightwells. To side elevation: new covered area over re-configured stepped side access. Existing window replacement. Internally: re-configuration including lowered ground floor and new stair. at 8 West Brighton Crescent Edinburgh EH15 1LU	Steven Tindal., 8 West Brighton Crescent Edinburgh EH15 1LU	Delegated Decision	GRANTED	17 December 2025
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Community Council: Portobello (Inactive)

25/04299/FUL (Planning Permission)	Change of shipping container layout and surrounding landscape. at 19 Stanley Street Edinburgh EH15 1JJ	Scot Art., FAO: Mr Iain Sneddon 19A Canning Street Edinburgh EH3 8HE	Delegated Decision	GRANTED	18 December 2025
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Community Council: Portobello (Inactive)

25/03523/FULS TL (Planning Permission STL)	Change of use from residential to short term let. at Flat 2 1 Tudsbery Avenue Greendykes Edinburgh EH16 4GX	Mr Paolo Cucurachi., Flat 2, 1 Tudsbery Avenue 1/2 Tudsbery Avenue Edinburgh United Kingdom EH16 4GX	Local Delegated Decision	REFUSED	16 December 2025
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Community Council: Craigmillar

[Wards](#)