

Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **5 January 2026**

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](#)
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[Ward B08 – Colinton/Fairmilehead](#)
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[Ward B14 – Craighentilly/Duddingston](#)
[Ward B15 – Southside/Newington](#)
[Ward B16 – Liberton/Gilmerton](#)
[Ward B17 – Portobello/Craigmillar](#)

Where can I see the documents?

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

What Can I Comment on?

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

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

EXAMPLES

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

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

How Can I Comment?

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

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

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

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

What Happens to my Comments?

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

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

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

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

Any Questions?

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

Ward No. B01 – Almond

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

	Removal and replacement of 3 No. antennas and associated ancillary works thereto. at Telecoms Mast 43 Metres East Of 9 Harvest Road Newbridge Edinburgh 25/06561/PNT	Avison Young. (Manchester). FAO: Lucy Hayes 6th Floor, 11 York Street 7 Norfolk Street Manchester M2 2AW	EE Limited.,	Delegated Decision	Registered on: 16/12/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Ratho + District Telecommunications
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	Notification under Regulation 5 of the Electronic Communications Code Regulations 2003 to Utilise Permitted Development Rights. at Telecoms Mast 43 Metres East Of 9 Harvest Road Newbridge Edinburgh 25/06628/PNT	Avison Young. (Manchester). Lucy Hayes MRICS. 6th Floor, 11 York Street Manchester M2 2AW	EE. Limited.,	Delegated Decision	Registered on: 19/12/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Ratho + District Telecommunications
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6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B02 – Pentland Hills

1. Planning Applications

Listed Category: A Balerno Conservation Area	Erection of a freestanding five-bay compost structure. at Land 70 Metres North Of Malleny House 4 Malleny Balerno 25/06632/FUL	Gleeds LLP. FAO: Andrew O'Neill West Regent Street 163 Level 4 163 West Regent Street Glasgow G2 2JJ	National Trust For Scotland., FAO: Mr Stuart Maxwell Broadstone 50 S Gyle Crescent Edinburgh EH12 9LD	Local Delegated Decision	Registered on: 19/12/2025 <u>Site Notice posted on:</u> 09/01/2016 <u>Advertised on:</u> 09/01/2026 <u>Comments Due by</u> 30.01.2026	Laura O'Brien laura.o'brien@edinburgh.gov.uk Community Council: Balerno Other Developments - Local
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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.B03 – Drum Brae/Gyle

1. Planning Applications

	'Click and collect' locker (retrospective). at 135 South Gyle Mains Edinburgh EH12 9HU 25/06458/FUL	Tetra Tech Consulting Ltd. FAO: Oliver Lester 20 Farringdon Street London EC4A 4AB	Amazon UK Services Limited.,	Local Delegated Decision	Registered on: 16/12/2025 <u>Comments</u> <u>Due by</u> 21.01.2026	Local1 Team Community Council: Corstorphine + Gyle Other Developments - Local
	External alterations to form new bike store and re-organisation of car parking and courtyard landscaping. at 6 Lochside Avenue South Gyle Edinburgh EH12 9DJ 25/06583/FUL	Innes Building Consultancy. Brian O'Hanlon. 44 Douglas Street Motherwell ML1 3JG	Innes Building Consultancy., 2 Redheughs Rigg South Gyle Edinburgh EH12 9DQ	Local Delegated Decision	Registered on: 17/12/2025 <u>Comments</u> <u>Due by</u> 21.01.2026	Local1 Team Community Council: Corstorphine + Gyle Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

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Ward No.B04 – Forth

1. Planning Applications

Trinity Conservation Area	Formation of new doorway /doors to rear and fit of new door to gable, infilling of existing window, new roof light to outshoot, removal of part of roof to covered area. at 45 Stirling Road Trinity Edinburgh EH5 3JB 25/06592/FUL	Helen Kelly Architect. 35 Raeburn Place Edinburgh EH4 1HX	Mr & Mrs Robertson Gavin & Alison. 45 Stirling Road Trinity Edinburgh EH5 3JB	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: Trinity Householder Developments
Listed Category: C Newhaven Conservation Area	Replace windows, remove windows and replace with doors to rear. Fit rooflights and replace rear rooflight. Enlarge lower ground floor windows and form lightwells. at 202 Newhaven Road Edinburgh EH6 4QE 25/06634/LBC	Colin Findlay. Kilmora Kirk Street Prestonpans EH32 9EA	202 Newhaven Road Newhaven Edinburgh EH6 4QE	Delegated Decision	Registered on: 19/12/2025 <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: Trinity Listed building and Con Area Consents
	Proposed attic conversion comprising dormer windows to both front and rear elevations. at 58 Crewe Crescent Royston Edinburgh EH5 2JP 25/06638/FUL	Les Mccaskey Architectural Design Services. 38B High Street East Linton EH40 3AB	Ms Stefanie Wilson. 21 Boswall Gardens Edinburgh EH5 2BN	Local Delegated Decision	Registered on: 23/12/2025 <u>Comments Due by</u> 22.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Granton + District Householder Developments
Listed Category: C	Removal of internal load bearing walls and increase in rear glazing to ground floor of terraced house. at 133 Lower Granton Road Edinburgh EH5 1EX 25/06659/LBC	Affect Studio Ltd. FAO: Jamie Henry Tribe Porty 19 Windsor Place Edinburgh EH15 2AJ	133 Lower Granton Road Edinburgh EH5 1EX	Delegated Decision	Registered on: 19/12/2025 <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: Granton + District Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

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[Wards](#)

Ward No. B05 – Inverleith

1. Planning Applications

World Heritage Site Listed Category: B New Town Conservation Area	Replacement timber, slimline double glazed sash windows, in a like-for-like format, retaining existing cases. at 2F 13 Buckingham Terrace Edinburgh EH4 3AA 25/06540/LBC	Clare Slifer Architects. 9 Rosefield Avenue Edinburgh EH15 1AT	13C Buckingham Terrace Edinburgh EH4 3AA	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: West End Listed building and Con Area Consents
Listed Category: C New Town Conservation Area	Replace 3 single glazed sash and case windows with slimline double glazed sash and case units. at 2F1 2 Airlie Place Edinburgh EH3 5DU 25/06541/LBC		2F1 2 Airlie Place Edinburgh EH3 5DU	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: Stockbridge + Inverleith Listed building and Con Area Consents
World Heritage Site Listed Category: B Dean Conservation Area	Create an opening within the floor of a secondary room in 2 Belford Road and make a connecting access spiral stair between this level and the second floor of 1-5 Bells Brae. at 2 Belford Road, 1 - 5 Bell's Brae Edinburgh EH4 3BL 25/06581/LBC	KBAD. FAO: Kerr Blyth 106 Biggar Road Edinburgh EH10 7DU	2 Belford Road Edinburgh EH4 3BL	Delegated Decision	Registered on: 22/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: West End Listed building and Con Area Consents

World Heritage Site Listed Category: A New Town Conservation Area	Replacement of single glazed windows with double glazed slim-line units to match existing. Replacement of non-original rooflights with conservation type rooflights. at 22 Danube Street Edinburgh EH4 1NT 25/06645/FUL	BUD Architecture. FAO: Scott Martin 4 Lochside Way Edinburgh Park Edinburgh EH12 9DT	Karen Kelly., 22 Danube Street Edinburgh EH4 1NT	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	Local1 Team Community Council: Stockbridge + Inverleith Householder Developments
World Heritage Site Listed Category: A New Town Conservation Area	Proposals include lowering rear window cill to form new door opening, in-fill existing rear door to form new window, replacement conservation roof lights and 2 No. additional roof lights, and existing rear roof light replaced with frameless glazed dormer. Replacement of non-original attic stair, and minor internal alterations. at 22 Danube Street Edinburgh EH4 1NT 25/06647/LBC	BUD Architecture. FAO: Scott Martin 4 Lochside Way Edinburgh Park Edinburgh EH12 9DT	22 Danube Street Edinburgh EH4 1NT	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	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Proposed replacement of existing rear rooflight with new frameless glazed dormer; 2 No. new conservation rooflights in concealed roof valley; Proposed increase in size of existing rear dormer. at 22 Danube Street Edinburgh EH4 1NT 25/06651/FUL	BUD Architecture. FAO: Scott Martin 4 Lochside Way Edinburgh Park Edinburgh EH12 9DT	Mrs Karen Kelly., 22 Danube Street Edinburgh Scotland EH4 1NT	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	Local1 Team Community Council: Stockbridge + Inverleith Householder Developments

World Heritage Site Listed Category: A New Town Conservation Area	Proposed replacement of existing rooflight to rear elevation with new frameless glazed dormer. Proposed 2 No. new conservation rooflights within concealed roof valley. Replacement and increase in size of existing rooflight to rear elevation. at 22 Danube Street Edinburgh EH4 1NT 25/06654/LBC	BUD Architecture. FAO: Scott Martin 4 Lochside Way Edinburgh Park Edinburgh EH12 9DT	22 Danube Street Edinburgh EH4 1NT	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	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
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	Single storey extension to side. at 2 Learmonth Crescent Stockbridge Edinburgh EH4 1DE 25/06672/FUL	Graphite Studio Chartered Architects. Simon Brims. Flat 3 7 East Trinity Road Edinburgh EH5 3DZ	Mrs Karen Ross., 2 Learmonth Crescent Edinburgh EH4 1DE	Local Delegated Decision	Registered on: 22/12/2025 Comments Due by 21.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Stockbridge + Inverleith Householder Developments
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Listed Category: B Stockbridge Conservation Area	Insertion of slim/narrow profile double-glazed units into existing wooden sash and case windows and dormers. at 34 Reid Terrace Edinburgh EH3 5JH 25/06694/LBC		34 Reid Terrace Edinburgh EH3 5JH	Delegated Decision	Registered on: 23/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
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2. Proposal of Application Notice

New Town Conservation Area	25/06640/PAN Demolition of existing buildings and erection of hotel development (Class 7) with ancillary restaurant and bar. at Centrum House 108 - 114 Dundas Street And 116 New Town Edinburgh	Scott Hobbs Planning Ltd. Varshini Gorjala. 24A Stafford Street Edinburgh EH3 7BD	Evans Dakota Hotels Limited.,	Additional Consultation Required Being assessed.	Registered on: 18/12/2025 Earliest date for planning application 12.03.2026	Jamie Carver jamie.carver@edinburgh.gov.uk Community Council: New Town + Broughton PAN submissions
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3. Trees in Conservation Area

Listed Category: C New Town Conservation Area	Cherry reduce height & width by 2m to clear phone cables. Crab apple x 2 reduce height & width by 2m to clear phone cable. at 35 Raeburn Place Stockbridge Edinburgh EH4 1HX 25/06683/TCO	Helen Kelly Architect. FAO: Helen Kelly 35 Raeburn Place Edinburgh EH4 1HX	Mr Mark Harrison & Ms Helen Kelly., 35 Raeburn Place Edinburgh EH4 1HX	Delegated Decision	Registered on: 23/12/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
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Listed Category: C New Town Conservation Area	Holly reduce phototropic side by 1m. at 33A Raeburn Place Stockbridge Edinburgh EH4 1HX 25/06685/TCO	Helen Kelly Architect. FAO: Helen Kelly 35 Raeburn Place Edinburgh EH4 1HX	Mr Jean-Pierre Mathy., 33A Raeburn Place Edinburgh EH4 1HX	Delegated Decision	Registered on: 23/12/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
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Listed Category: B Stockbridge Conservation Area	T1 eucalyptus reduce height by upto 2m and canopy nsew by upto 2m. at 18 Hugh Miller Place Stockbridge Edinburgh EH3 5JG 25/06711/TCO	Edinburgh Tree Surgeons. FAO: Alan Dewar 54 Penicuik Road Roslin EH25 9LH	Mr Chris Pearson., 18 Hugh Miller Place Edinburgh EH3 5JG	Delegated Decision	Registered on: 05/01/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

	Certificate of Lawfulness to confirm lawful continuous retail use (Class 1A). at 4 Telford Road Craigleith Edinburgh EH4 2BA 25/06595/CLE	GNE Consultancy Ltd. FAO: Gordon Emslie 47 Wallace Brae Drive Reddingmuirhead Falkirk FK2 0FB	Mre Mohammad Shoaib., 2/2 Hillpark Brae Edinburgh EH4 7TD	Delegated Decision	Registered on: 19/12/2025	Local1 Team Community Council: Craigleith + Blackhall CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

Ward No. B06 – Corstorphine/Murrayfield

1. Planning Applications

	Proposed attic alterations to form a front and rear dormer; single storey extension to side and rear. at 59 Hillview Road Edinburgh EH12 8QH 25/06649/FUL	Lorna Morgan Architect. 4 Bellevue Street Edinburgh EH7 4BY	Mr & Mrs Kompfner, 59 Hillview Road Edinburgh EH12 8QH	Local Delegated Decision	Registered on: 19/12/2025 <u>Comments</u> <u>Due by</u> 17.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments
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	Replacing existing window with bifold doors and a new decking area at rear elevation of existing house. at 35 Hillview Crescent Corstorphine Edinburgh EH12 8QF 25/06673/FUL	Aros Design. (Kilsyth). John Whyte. 9 Kelvin Way Kilsyth G65 9UN	Mr Richard Brown., 35 Hillview Crescent Corstorphine Edinburgh EH12 8QF	Local Delegated Decision	Registered on: 22/12/2025 <u>Comments</u> <u>Due by</u> 21.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

	The removal and replacement of 6 No. antenna's and ancillary development thereto. at 221B St John's Road Corstorphine Edinburgh EH12 7UU 25/06576/PNT	WHP Telecoms Ltd/ Cellnex FAO: Eoin Ritchie	Vodafone Three / Cornerstone.,	Delegated Decision	Registered on: 17/12/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Telecommunications
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6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

1. Planning Applications

	Change of use from Class 1 to Class 3 takeaway café / restaurant with full commercial cooking, installation of internal rising extract duct to high-level roof flue discharge, and erection of a single-storey rear extension. at 367 Broomhouse Road Edinburgh EH11 3TA 25/06441/FUL		Mr Ahmet Murat Ozkara., 367 Broomhouse Road Edinburgh EH11 3TA	Local Delegated Decision	Registered on: 09/12/2025 <u>Advertised on:</u> 09/01/2026 <u>Comments Due by</u> 30.01.2026	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Sighthill, Broomhouse + Parkhead Other Developments - Local
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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

	Remove the rotten and unserviceable wooden bike stores and refuse enclosures and replace them with galvanised steel enclosures powder coated to match that of the existing structures. The structures will be going in the same locations as the existing enclosures and will be serving the same purpose. at Flat 1 1 Easter Dalry Wynd Dalry Edinburgh EH11 2TB 25/06580/CLP		Wright & MacLennan Ltd., FAO: Scott Mclean Unit 5, Camps Industrial Estate Kirknewton EH54 9JT	Delegated Decision	Registered on: 24/12/2025	Local1 Team Community Council: Gorgie + Dalry CLE and CLP submissions
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[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

	<p>Sycamore (Acer pseudoplatanus) Tag 128 - Decay in buttress. We have been advised to fell the tree., Whitebeam (Sorbus aria) - tag no. 79 - Fell the tree., Sycamore (Acer pseudoplatanus) tag 91 - Fungal brackets on old would. Tree partially decayed. We would like to fell the tree.</p> <p>at Area 1A Buckstone Woods Buckstone Road Edinburgh</p> <p>25/06608/TCO</p>		<p>The Buckstone Association., Mrs Barbara Dick 19 Buckstone Shaw Edinburgh EH10 6XP</p>	Delegated Decision	<p>Registered on: 23/12/2025</p>	<p>Tree Team planningtrees@edinburgh.gov.uk</p> <p>Community Council: Fairmilehead</p> <p>TCO and TPO submissions</p>
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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.B09 – Fountainbridge/Craiglockhart

1. Planning Applications

	<p>Change of Use from Class 1A (retail unit) to Class 3 (restaurant/takeaway), install ventilation and extraction flue.</p> <p>at 544 Gorgie Road Edinburgh EH11 3AL</p> <p>25/06484/FUL</p>	<p>Kornel Koczkas. 58 Marionville Drive Edinburgh EH7 6BN</p>	<p>Mr Ahmed Ali., 40 Hallhill Road Edinburgh G32 0HW</p>	Local Delegated Decision	<p>Registered on: 12/12/2025</p> <p><u>Advertised on:</u> 09/01/2026</p> <p><u>Comments Due by</u> 30.01.2026</p>	<p>Adam Gloser adam.gloser@edinburgh.gov.uk</p> <p>Community Council: Stenhouse, Saughton Mains+Whitson</p> <p>Other Developments - Local</p>
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

Craiglockhart Hills Conservation Area	T1 Sorbus remove 2 limbs, crown reduce remaining canopy by 1.5m in height and sides by up to 0.5m. T2 Holly cut back on house side by 2m. G1 Pine x3 cut back lateral growth on house side by 1.5-2.5m to contain. T3 Eucalyptus reduce height to 1.5m above wall. at 1 Rattray Way Greenbank Edinburgh EH10 5TU 26/00004/TPO	McLaren Tree Surgery Ltd. FAO: Crawford McLaren 51 Silverknowes View Edinburgh EH4 5PS	Mrs Louise Smith., 1 Rattray Way Edinburgh EH10 5TU	Delegated Decision	Registered on: 05/01/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Craiglockhart 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. B10 – Morningside

1. Planning Applications

Morningside Conservation Area	Change of Use from Doctor's Surgery to 2 No. residential dwellings. Sub-division to create 1x flat on ground floor of No. 5 and single home at No 6. Alteration of roof of extension to rear. at Hermitage Medical Practice GF 5 Hermitage Terrace Edinburgh EH10 4RP 25/06355/FUL	BlueDoor Architecture. FAO: Andy Lumsden 9 Canaan Lane Edinburgh EH10 4SZ	Roslyn Tumiotto. 94-3 McEwan Walk Edinburgh EH3 8FW	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: Morningside Housing - Local
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Merchiston And Greenhill Conservation Area	Proposed works include changing an existing side window to form a new level access door into the flat. Removal of existing side (back) door changing it to a sash and case window. Additionally improvement works to wall and steps between paving and lawn and altering paving (not original) at side of house to provide a level access route from the driveway to the new side door. at 7A Morningside Place Edinburgh EH10 5ES 25/06571/FUL	Kate Perry Architect Ltd. 14 Kirkgate Currie EH14 6AN	Denis & Heather Welch. 7A Morningside Place Edinburgh EH10 5ES	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: Morningside Householder Developments
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Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Internal alterations to form ensuite within existing box room, and removal of internal partition to create open-plan kitchen/living space. at 10 Marchmont Road Edinburgh EH9 1HZ 25/06631/LBC	Fraser Livingstone Architects. Jennifer Macleay. Buttercup Studios 48 Warrender Park Road Edinburgh EH9 1HH	10 Marchmont Rd Edinburgh EH9 1HZ	Delegated Decision	Registered on: 19/12/2025 <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: Marchmont + Sciennes Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

Plewlans Conservation Area	20-50cm reduction acer + subtle internal canopy thin 5-10% - 20-50cm reduction acer + subtle internal canopy thin 5-10%. at 15 Dalhousie Terrace Edinburgh EH10 5NE 25/06605/TCO		Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	Registered on: 23/12/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
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Merchiston And Greenhill Conservation Area	T1 plum fell to ground level. T2 Willow Leaf Pear fell to ground level. T3 Elder pollard 30cm below previous reduction points. T4 Acer crown reduce all over removing 1-2m. at 2A Polwarth Terrace Polwarth Edinburgh EH11 1NE 26/00002/TCO	Crawford McLaren 51 Silverknowes View Edinburgh EH4 5PS	Mrs Lindsay Hall., 2A Polwarth Terrace Edinburgh EH11 1NE	Delegated Decision	Registered on: 05/01/2026	Tree Team planningtrees@edi nburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
Merchiston And Greenhill Conservation Area	T1 Lime cut back towards boundary removing 2-3m in branch length, reduce height by 4-5m. T2 Cypress cut back towards boundary removing 2-3m and clear away from overhead line leaving 0.5m clearance. G1 Spruce x3 crown lift by approx. 2m from ground level and clear away from overhead wire leaving 0.5m clearance. T3 Cypress sectional fell to ground level. at 29B Polwarth Terrace And Properties To North And South Boundaries 26/00017/TCO	McLaren Tree Surgery Ltd. FAO: Crawford McLaren 51 Silverknowes View Edinburgh EH4 5PS	Mr Dermot McKeown., 29 Polwarth Terrace Edinburgh EH11 1NH	Delegated Decision	Registered on: 05/01/2026	Tree Team planningtrees@edi nburgh.gov.uk Community Council: Merchiston TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Ward No. B11 – City Centre

1. Planning Applications

World Heritage Site Listed Category: C West End Conservation Area	Non-original partitions and modern stair to be removed and new stair to basement installed. Original coving retained. New external duct to rear. at 77 Lothian Road Edinburgh EH3 9AW 25/06099/LBC	KS Architectural. FAO: Khrum Syed Suite 01 Saffronhall Studios 2 Saffronhall Lane Hamilton ML3 6LS	32 Maude Place Kirkliston EH29 9FH	Delegated Decision	Registered on: 22/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: Tollcross Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Erect new link extension between existing utility rooms to rear of property. at BF 13 Alva Street Edinburgh EH2 4PH 25/06131/FUL	David Bell Architect. 1 John's Place Edinburgh EH6 7EL	Abercastle Investments., 13 Alva Street Edinburgh EH2 4PH	Delegated Decision	Registered on: 09/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: West End Other Developments - Local
Marchmont, Meadows And Bruntsfield Conservation Area	Proposals include installation of slimline double glazing, reinstatement of original bathroom window, alterations to internal layout with new doorset from hall, relocation of kitchen to rear bedroom and removal of existing windowless box room. at 2F2 10 Glengyle Terrace Edinburgh EH3 9LN 25/06240/LBC	Lorn Macneal Architects. 3 St Vincent Street Edinburgh EH3 6SW	2F2 10 Glengyle Terrace Edinburgh EH3 9LN	Delegated Decision	Registered on: 11/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: Tollcross Listed building and Con Area Consents

World Heritage Site West End Conservation Area	Change of use from Class 10 to Class 3 - restaurants and cafes, sui-generis (a) Public Houses. at 246 Morrison Street Edinburgh EH3 8DT 25/06263/FUL	FourWard Architecture & Masterplanning Ltd. FAO: Nathan Ward 49 Carlops Road Penicuik EH26 9EP	Malones., FAO: Simon Keane Care Of Agent	Local Delegated Decision	Registered on: 11/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: West End Other Developments - Local
World Heritage Site New Town Conservation Area	Erect a statue to The Royal Regiment of Scotland. at Land 30 Metres East Of Ross Fountain Princes Street Edinburgh 25/06461/FUL		RHQ SCOTS The Royal Regiment Of Scotland., FAO: Jonathan Tink The Castle Edinburgh EH1 2YT	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	Laura Marshall laura.marshall@edinburgh.gov.uk Community Council: Old Town Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	Internal alteration to block up a doorway that divides kitchen and living room; Remove fireplace and hearth in kitchen and installation new cabinets. at 12 Forth Street Edinburgh EH1 3LH 25/06466/LBC	Wendy Spencer. 3A Carlton Terrace Edinburgh EH75DD	12 Forth Street Edinburgh EH1 3LH	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	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: B Old Town Conservation Area	Alterations to street front elevation. at 67 Canongate Edinburgh EH8 8BS 25/06512/FUL	CSY Architects Ltd (Kirkcaldy). Gordon Aitken. 108 St Clair Street Kirkcaldy Fife KY1 2BD	Star Pubs., 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 Other Developments - Local

World Heritage Site Listed Category: B New Town Conservation Area	Proposed replacement single glazed timber sliding sash windows with double glazed timber sliding sash windows at Flat 4 2 York Lane Edinburgh EH1 3HY 25/06517/LBC	Kenneth Wotherspoon. 1 Holm Court Crossford Carluke ML8 5GR	Flat 4 2 York Lane Edinburgh EH1 3HY	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: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: B Old Town Conservation Area	Alter the retail unit to form Café with new kitchen and servery. Extract to rear and paint the exterior, in retrospect at 91 South Bridge Edinburgh EH1 1HN 25/06528/LBC	Scott Allan. 36 Wallace Avenue Wallyford East Lothian EH21 8BZ	91 South Bridge Old Town Edinburgh EH1 1HN	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: Old Town Listed building and Con Area Consents
West End Conservation Area	Internal alterations to form bathroom and reconfigure layout. at 1F2 93 Morrison Street Edinburgh EH3 8BX 25/06544/LBC	Planning & Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DA	1F2 93 Morrison Street Edinburgh EH3 8BX	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: Tollcross Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Advertisement of the following types : Canopy, FlagPlaques and Hanging signage. at 28 St Andrew Square New Town Edinburgh EH2 1AF 25/06554/ADV	JLL, Ed. Ally Campbell. 7 Exchange Crescent Conference Square Edinburgh EH3 8LL	Dalata Group.,	Delegated Decision	Registered on: 16/12/2025 Comments Due by 10.01.2026	Local1 Team Community Council: New Town + Broughton Advertisements

<p>Listed Category: B</p> <p>Marchmont, Meadows And Bruntsfield Conservation Area</p>	<p>Form new internal secondary glazing to front elevation in single glazing (toughened glass) with solid hardwood frame, inwardly opening for cleaning.</p> <p>at</p> <p>8 Leven Street Edinburgh EH3 9LG</p> <p>25/06578/LBC</p>	<p>Graphite Studio Chartered Architects. FAO: Simon Brims Flat 3 7 East Trinity Road Edinburgh EH5 3DZ</p>	<p>FAO: Jacqueline Nisbet Creagan Inn Appin Argyll PA38 4BQ</p>	<p>Delegated Decision</p>	<p>Registered on: 17/12/2025</p> <p>Site Notice posted on: 09/01/2026</p> <p>Advertised on: 09/01/2026</p> <p>Comments Due by 30.01.2026</p>	<p>Local1 Team</p> <p>Community Council: Tollcross</p> <p>Listed building and Con Area Consents</p>
<p>World Heritage Site</p> <p>Listed Category: B</p> <p>New Town Conservation Area</p>	<p>Replace single glazed sashes with double glazed sashes.</p> <p>at</p> <p>19 Chester Street Edinburgh EH3 7RF</p> <p>25/06587/LBC</p>	<p>Gray Macpherson Architects. (Biggar Rd). Michael Gray. 106 Biggar Road Edinburgh EH10 7DU</p>	<p>19 Chester Street New Town Edinburgh EH3 7RF</p>	<p>Delegated Decision</p>	<p>Registered on: 17/12/2025</p> <p>Site Notice posted on: 09/01/2026</p> <p>Advertised on: 09/01/2026</p> <p>Comments Due by 30.01.2026</p>	<p>Local1 Team</p> <p>Community Council: West End</p> <p>Listed building and Con Area Consents</p>
<p>World Heritage Site</p> <p>Listed Category: A</p> <p>New Town Conservation Area</p>	<p>Like-for-like replacement, with double glazing 4-6-4mm format, of two south facing windows in basement flat.</p> <p>at</p> <p>32A Abercromby Place Edinburgh EH3 6QE</p> <p>25/06621/LBC</p>		<p>32A Abercromby Place Edinburgh EH3 6QE</p>	<p>Delegated Decision</p>	<p>Registered on: 18/12/2025</p> <p>Site Notice posted on: 09/01/2026</p> <p>Advertised on: 09/01/2026</p> <p>Comments Due by 30.01.2026</p>	<p>Local1 Team</p> <p>Community Council: New Town + Broughton</p> <p>Listed building and Con Area Consents</p>
<p>World Heritage Site</p> <p>Listed Category: B</p> <p>New Town Conservation Area</p>	<p>Minor alteration to widen an approved external goods access door into Cellar B from Calton Road.</p> <p>at</p> <p>2 - 6 Calton Road Edinburgh EH8 8DL</p> <p>25/06629/FUL</p>	<p>City Architecture Office Ltd. Moray Royles. 4 Caledonian Place Edinburgh EH11 2AS</p>	<p>The Mother Black Cat Ltd., Mr Chris Miles 168 Rose Street Edinburgh EH2 4BA</p>	<p>Local Delegated Decision</p>	<p>Registered on: 23/12/2025</p> <p>Site Notice posted on: 09/01/2026</p> <p>Advertised on: 09/01/2026</p> <p>Comments Due by 30.01.2026</p>	<p>Graham Fraser graham.fraser@edinburgh.gov.uk</p> <p>Community Council: New Town + Broughton</p> <p>Other Developments - Local</p>

World Heritage Site Listed Category: B New Town Conservation Area	Widen external goods access door. at 2 - 6 Calton Road Edinburgh EH8 8DL 25/06630/LBC	City Architecture Office Ltd. Moray Royles. 4 Caledonian Place Edinburgh EH11 2AS	Mr Chris Miles 168 Rose Street Edinburgh EH2 4BA	Delegated Decision	Registered on: 23/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Graham Fraser graham.fraser@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: C New Town Conservation Area	Replacement of granite surround and stallriser. at 21 - 22 Princes Street Edinburgh EH2 2AN 25/06648/LBC	Entasis Architects LLP. FAO: Karen Cairns Atlantic Chambers Suite 2B, 1A Cadogan Street Glasgow G2 6QE	1 Braham Street London E1 8EE	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	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: B Old Town Conservation Area	Installation of new service /dining counter. Repainting of facade. Installation of new signage. at 36 - 38 Victoria Street Edinburgh EH1 2JW 25/06655/LBC	S+Co. FAO: Andrew Guthrie Lambs House 11 Waters Close Edinburgh EH6 6RB	FAO: Mark Keane Third Floor, 39 George Street Edinburgh EH2 2HN	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	Local1 Team Community Council: Old Town Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Temporary display of an externally illuminated shroud advertisement at 109-112 Princes Street. at 109 Princes Street New Town Edinburgh EH2 3AA 25/06656/ADV		Streetvox., FAO: Maddalena Sanvito 23 Candahar Road London SW11 2PU	Delegated Decision	Registered on: 19/12/2025 Comments Due by 13.01.2026	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: New Town + Broughton Advertisements

World Heritage Site Listed Category: A Old Town Conservation Area	Works to extend service yard at Virgin Hotel, Edinburgh including removal of boundary walls and addition of canopy. at Virgin Hotels 1 India Buildings Victoria Street Old Town Edinburgh EH1 2EX 25/06657/LBC	CB Richard Ellis (Edinburgh). Alison Ewing. 7 Castle Street Edinburgh EH2 3AH	1 India Buildings Victoria Street Edinburgh EH1 2EX	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	Local1 Team Community Council: Old Town Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Internal alterations to form yoga/pilates studio. External alterations including new signage and painting of frontage, along with vents to rear. at GF 26 Howe Street Edinburgh EH3 6TG 25/06661/LBC	WT Architecture. South Queensferry. William Tunnell. 4 - 6 Gote Lane South Queensferry EH30 9PS	FAO: Mr James Wilson. 35 - 36 Haddington Place Edinburgh EH7 4AG	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	Local1 Team Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Upgrade existing rear timber sliding sash windows to slimlite double glazing. at 1F 5 Randolph Cliff Edinburgh EH3 7TZ 25/06670/LBC	Capital A Architecture Ltd. FAO: Niall Hedderman 8 Cameron Drive Falkland KY15 7DL	5 Flat 1 Randolph Cliff Edinburgh EH3 7TZ	Delegated Decision	Registered on: 22/12/2025 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
World Heritage Site Listed Category: A New Town Conservation Area	Internal alterations comprising relocation of boilers, centralizing the GF living room doors, and creating Jack and Jill bathroom at first floor. at 49 Melville Street New Town Edinburgh EH3 7HL 25/06676/LBC	LBA. FAO: Emily Diez The Stables Unit 2 Orwell Farm Kinross KY13 9HB	FAO: Mr Joseph Crolla 14 Rutland Square Edinburgh EH1 2BD	Local Delegated Decision	Registered on: 22/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: West End Listed building and Con Area Consents

World Heritage Site Listed Category: A New Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at Flat 1 2 Ainslie Place Edinburgh EH3 6AR 25/06678/FULSTL	STL Solutions. FAO: Craig Douglas Clockwise, Savoy Tower 77 Renfrew Street Glasgow G2 3BZ	Ms Jane Fearnhead., 2 1 Ainslie Place Edinburgh EH3 6AR	Local Delegated Decision	Registered on: 22/12/2025 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: C Old Town Conservation Area	Advertisement of the following types: Fascia sign, projecting sign. at 51 - 53 Forrest Road Old Town Edinburgh EH1 2QP 25/06686/ADV	Stephen Boyd - Boyd Design. 2/3 535 Eglinton Street Glasgow G5 9RN	Zayd Group Ltd., McCreath Accountancy Phoenix Business Park Linwood Renfrewshire PA1 2BH	Delegated Decision	Registered on: 23/12/2025 Comments Due by 17.01.2026	Local1 Team Community Council: Old Town Advertisements
World Heritage Site Listed Category: C Old Town Conservation Area	Internal alterations to form new coffee shop and external signage. at 51 - 53 Forrest Road Edinburgh EH1 2QP 25/06687/LBC	Stephen Boyd. 2/3 , 535 Eglinton Street Glasgow G5 9RN	McCreath Accountancy Phoenix Business Park Linwood PA1 2BH	Delegated Decision	Registered on: 23/12/2025 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: A New Town Conservation Area	Replacement of existing timber sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. at 1F 7 Bellevue Crescent Edinburgh EH3 6ND 25/06701/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	1F 7 Bellevue Crescent Edinburgh EH3 6ND	Delegated Decision	Registered on: 24/12/2025 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

World Heritage Site Listed Category: B New Town Conservation Area	External alterations, installation of external mechanical plant, and display of illuminated signage. at 14 Hanover Street New Town Edinburgh EH2 2EN 25/06708/FUL	Firstplan Ltd. (Broadwall). Sam Harper. Broadwall House 21 Broadwall London SE1 3XF	Lemon Pepper Holdings Ltd.,	Local Delegated Decision	Registered on: 29/12/2025 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 Other Developments - Local
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World Heritage Site Listed Category: B New Town Conservation Area	Advertisement of the following types: Fascia sign, projecting sign. at 14 Hanover Street New Town Edinburgh EH2 2EN 25/06709/ADV	Firstplan Ltd. (Broadwall). Sam Harper. Broadwall House 21 Broadwall London SE1 3XF	Lemon Pepper Holdings Ltd.,	Delegated Decision	Registered on: 29/12/2025 Comments Due by 21.01.2026	Local1 Team Community Council: New Town + Broughton Advertisements
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World Heritage Site Listed Category: B New Town Conservation Area	Replacement of existing timber sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. at Flat 2 47 William Street New Town Edinburgh EH3 7LW 25/06712/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	Flat 2 William Street Edinburgh EH3 7LW	Delegated Decision	Registered on: 29/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: West End Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

World Heritage Site Listed Category: A New Town Conservation Area	Birch tree crown reduction. Current height 12m, proposed height 10.5m. Current width 6.5m, proposed width 5.5m. at 13 West Scotland Street Lane Broughton Edinburgh EH3 6PT 26/00011/TCO	Alba Tree Surgeons. FAO: Stanislav Kadura 102 Holyrood Road Edinburgh EH8 8AJ	Ms Anne Heseltine., 13 West Scotland Street Lane Edinburgh EH3 6PT	Delegated Decision	Registered on: 05/01/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

World Heritage Site Old Town Conservation Area	The installation of 1 No. Omni wireless antenna situated on a new extension arm to be installed at 5.5m and ancillary development thereto including 2 No. remote radio units (RRU) and 1 No. base band unit (BBU) at a height of 5m - 4.5m on the existing CCTV column. at Proposed Telecoms Apparatus 15 Metres East Of 5 Forrest Road Old Town Edinburgh 25/06577/PNT	Clarke Telecom Limited. FAO: Joshua Fiteni 2nd Floor, Building C, Central Park Northampton Road Manchester M40 5BP	BT Wholesale On Behalf Of EE.,	Delegated Decision	Registered on: 04/12/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Old Town Telecommunications
World Heritage Site Old Town Conservation Area	The installation of 1 no. Omni Wireless Antenna to be installed at 5m and ancillary development thereto including 2 no. Remote Radio Units (RRU) and 1 no. Base Band Unit (BBU) at a height of 4.5m on the existing CCTV column. at Proposed Telecoms Apparatus 25 Metres North Of 81 Grassmarket Old Town Edinburgh 25/06588/PNT	Clarke Telecom Limited. FAO: Joshua Fiteni 2nd Floor, Building C, Central Park Northampton Road Manchester M40 5BP	BT Wholesale On Behalf Of EE.,	Delegated Decision	Registered on: 04/12/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Old Town Telecommunications
World Heritage Site West End Conservation Area	The installation of one omni wireless antenna, located at a height of 5 metres AGL on the existing column; The installation of two Remote Radio Units and one Baseband Unit at 4 to 4.5m on existing column; Ancillary development thereto. at Proposed Telecoms Apparatus 15 Metres North East Of 118 Lothian Road West End Edinburgh 25/06625/PNT	Clarke Telecom Limited (Manchester). Joshua Fiteni Bsc MTPL MRTPI. 2nd Floor Building C Central Park Northampton Road Manchester M40 5BP	BT Wholesale On Behalf Of EE.,	Delegated Decision	Registered on: 19/12/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Tollcross Telecommunications

6. Certificate of Lawfulness Existing

World Heritage Site Old Town Conservation Area	Existing use as a short term let for over 10 years. at Flat 15 89 Holyrood Road Old Town Edinburgh EH8 8BA 25/06696/CLESTL	STL Solutions. FAO: Craig Douglas Savoy Tower 77 Renfrew Street Office 6.06 Glasgow G2 3BZ	Mr William Watson., The Park 89 Flat 15, Holyrood Road Edinburgh EH8 8BA	Delegated Decision	Registered on: 23/12/2025	Improvement Team Community Council: Old Town CLE and CLP submissions
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World Heritage Site Listed Category: B West End Conservation Area	Short term let. at Flat 2 9 Castle Terrace Edinburgh EH1 2DP 25/06700/CLESTL	Contour Town Planning. (Harrison Rd). FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mr Jens Hagendorff., Flat 96 3 Whitehall Court London SW1A 2EL	Delegated Decision	Registered on: 24/12/2025	Improvement Team Community Council: Tollcross CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B12 – Leith Walk

1. Planning Applications

	Installation of external plant and the extension of plant deck. at 17 Logie Green Road Warriston Edinburgh EH7 4EY 25/06598/FUL	Rapleys LLP. FAO: Jake Challinor-Smith York House York Street Manchester M2 3BB	Lidl Great Britain Limited., 1 Coddington Crescent Eurocentral Motherwell ML1 4YF	Local Delegated Decision	Registered on: 18/12/2025 <u>Comments Due by</u> 21.01.2026	Local1 Team Community Council: New Town + Broughton Other Developments - Local
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Leith Conservation Area	Replacement entrance lobby extension + external access ramp. Replacement blocks to rear stair with new curtain wall glazing. Replacement of 9 existing glazed smoke vent windows. Replacement sunroom window to SW gable. at 3 Academy Park Edinburgh EH6 8JL 25/06660/FUL	Gilberts. FAO: Doug Fraser 39 Grassmarket Edinburgh EH1 2HS	Harbour Homes Scotland Ltd., 108 Constitution Street Edinburgh EH6 6AZ	Local Delegated Decision	Registered on: 19/12/2025 <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: Leith Central Other Developments - Local
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New Town Conservation Area	Demolition of existing garage building, service building and substation. Erection single storey multifunction assembly cadet training hall with additional office, learning and storage space. at 70 East Claremont Street Edinburgh EH7 4HU 25/06663/FUL	Convery Prenty Shields Architects. FAO: Gordon Gibson 144 West George Street Fourth Floor Glasgow G2 2HG	Defence Infrastructure Organisation.,	Local Delegated Decision	Registered on: 22/12/2025 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 Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

Leith Conservation Area	T1 leyland cypress remove. at Flat 3 5 South Lorne Place Leith Edinburgh EH6 8QN 25/06682/TCO	Edinburgh Tree Surgeons. FAO: Alan Dewar 4 Penicuik Road Roslin EH25 9LH	Mr P Porter., Flat 5 3 South Lorne Place Edinburgh EH6 8QN	Delegated Decision	Registered on: 23/12/2025	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Leith Central 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. B13 – Leith

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. B14 – Craigentinny/Duddingston

1. Planning Applications

	Prior notification to install a 20m monopole with 6 no antennas and 1 no dish; 3 no cabinets and ancillary development. at Proposed Telecoms Apparatus 40 Metres West Of 235 Willowbrae Road Duddingston Edinburgh 25/06450/TELE	Perry Williams Ltd On Behalf Of KTL. Rachel Gormley Mayfield House Unit 7C, Lyon Road Altrincham WA14 5EF	Cornerstone, Hive 1530 Arlington Business Park Theale Berkshire RG7 4SA	Delegated Decision	Registered on: 09/12/2025 <u>Comments</u> <u>Due by</u> 06.01.2026	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Northfield + Willowbrae 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. B15 – Southside/Newington

1. Planning Applications

Listed Category: B Southside Conservation Area	Change of use from existing class 4 offices to five serviced apartments, (sui generis) and install two flat roof dormers to rear of building. at 82 Nicolson Street Newington Edinburgh EH8 9EW 25/06141/FULSTL	David Bell Architect. 1 John's Place Edinburgh EH6 7EL	Tri Scotland Ltd., FAO: Mr Altaf Mohammed 2 Rose Bank Seaton Mains Longniddry EH32 0PG	Local Delegated Decision	Registered on: 09/12/2025 <u>Site Notice posted on:</u> 09/01/2026 <u>Advertised on:</u> 09/01/2026 <u>Comments</u> <u>Due by</u> 30.01.2026	Improvement Team Community Council: Southside Other Developments - Local
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Listed Category: B Grange Conservation Area	Replace existing rear kitchen and window with new single storey sunroom extension with terrace and associated landscaping works; Install new ASHP on side elevation and remove and return side boundary wall to enable works. at 18A Dick Place Edinburgh EH9 2JL 25/06469/FUL	Fraser/Livingstone Architects. FAO: Jennifer Macleay Buttercup Studios 48 Warrender Park Rd Edinburgh EH9 1HH	Mr Stuart & Mrs Rachel Brown., 18A Dick Place Edinburgh EH9 2JL	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: Grange + Prestonfield Householder Developments
Listed Category: A Southside Conservation Area	Stabilisation and consolidation of the facade involves wrapping the existing facade in a light gauge stainless steel open mesh system. at David Hume Tower 40 George Square Edinburgh EH8 9LL 25/06565/FUL	Page/Park Architects. FAO: David Wyllie 20 James Morrison Street Glasgow G1 5PE	The University Of Edinburgh Estates., FAO: Gordon MacDougall 9 Infirmary Street Edinburgh EH1 1NP	Local Delegated Decision	Registered on: 22/12/2025 Site Notice posted on: 09/01/2026 Advertised on: 09/01/2026 Comments Due by 30.01.2026	Local1 Team Community Council: Southside Other Developments - Local
Listed Category: A Southside Conservation Area	Light gauge stainless steel mesh will be secured to the building's superstructure. at David Hume Tower 40 George Square Edinburgh EH8 9LL 25/06568/LBC	Page/Park Architects. FAO: David Wyllie 20 James Morrison Street Glasgow G1 5PE	FAO: Gordon MacDougall 9 Infirmary Street Edinburgh EH1 1NP	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: Southside Listed building and Con Area Consents

Southside Conservation Area	Install an enclosure around an existing generator and a replacement chiller unit. at Appleton Tower 11 Crichton Street Edinburgh EH8 9LE 25/06644/FUL	CLWG Architects. FAO: David Willis 38 Dean Park Mews Edinburgh EH4 1ED	The University Of Edinburgh., 9 Infirmary Street Edinburgh EH1 1LT	Local Delegated Decision	Registered on: 19/12/2025 <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: Southside Other Developments - Local
Marchmont, Meadows And Bruntsfield Conservation Area	Change of use from Hospital (Class 8 ? Non-Residential Institution) to Serviced Apartments (Sui Generis). at 14 - 18 Rillbank Terrace 2 Rillbank Crescent, NHS Biochemistry And Hematology Laboratories 3 Rillbank Crescent NHS Social Work Annex 4 Rillbank Crescent Edinburgh 25/06646/FULSTL	Iceni Projects. FAO: Callum Fraser 14 - 18 Hill Street Edinburgh EH2 3JZ	Rillbank Developments LLP., 18 Walker Street Edinburgh EH3 7LP	Delegated Decision	Registered on: 23/12/2025 <u>Site Notice posted on:</u> 09/01/2026 <u>Advertised on:</u> 09/01/2026 <u>Comments Due by</u> 30.01.2026	Julie Ross julie.ross@edinburgh.gov.uk Community Council: Marchmont + Sciennes Other Developments - Local
	Proposed dormer / roof extension and various alterations to dwellinghouse. at 18 Blackford Hill View Blackford Edinburgh EH9 3HD 25/06662/FUL	Sutherland Roper Architects. Michael Roper. 82 High Street North Berwick EH39 4HF	Mr And Mrs Mark And Jackie Findlay., 18 Blackford Hill View Edinburgh EH9 3HD	Local Delegated Decision	Registered on: 22/12/2025 <u>Comments Due by</u> 18.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Grange + Prestonfield Householder Developments

Grange Conservation Area	Alterations to single storey rear outshoot including new glazed sliding doors and new glazing, and replacement of existing rear kitchen window with door. New raised terrace to provide level access to garden. at 122 Findhorn Place Grange Edinburgh EH9 2PB 25/06684/FUL	Agora Architecture & Design. (York Pl). Lorna Agorastos. 10 York Place Edinburgh EH1 3EP	Mr And Mrs Grierson And Susan Dunlop., 122 Findhorn Place Grange Edinburgh EH9 2PB	Local Delegated Decision	Registered on: 23/12/2025 <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: Grange + Prestonfield Householder Developments
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Listed Category: C Southside Conservation Area	Retrospective change of use of premises to short term let accommodation. at 2F1 70 South Clerk Street Newington Edinburgh EH8 9PT 25/06690/FULSTL	STL Solutions. FAO: Craig Douglas Savoy Tower 77 Renfrew Street Office 6.06 (CLOCKWISE OFFICE) Glasgow G2 3BZ	Ms Kate Stevenson., 70 2f1 South Clerk Street Edinburgh EH8 9PT	Local Delegated Decision	Registered on: 23/12/2025 <u>Site Notice posted on:</u> 09/01/2026 <u>Advertised on:</u> 09/01/2026 <u>Comments Due by</u> 30.01.2026	Improvement Team Community Council: Southside Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

Grange Conservation Area	T1 cypress reduce height from 7m to 4m. at GF 14 St Catherine's Place Sciennes Edinburgh EH9 1NU 25/06710/TCO	Edinburgh Tree Surgeons. FAO: Alan Dewar 54 Penicuik Road Roslin EH25 9LH	Mr Brian McCombe., 14A St Catherine's Place Edinburgh EH9 1NU	Delegated Decision	Registered on: 05/01/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions
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Grange Conservation Area	T1 Himalayan birch crown lift by 1m, crown reduce height by approx. 2m and sides by up to 1m. T2 Cotoneaster crown reduce height by approx. 2m and sides by up to 1.5m leaving a balanced flowing canopy. at 19 Chalmers Crescent Marchmont Edinburgh EH9 1TS 26/00016/TCO	McLaren Tree Surgery Ltd. FAO: Crawford McLaren 51 Silverknowes View Edinburgh EH4 5PS	Mrs Lia Gill., 19 Chalmers Crescent Edinburgh EH9 1TS	Delegated Decision	Registered on: 05/01/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

	Proposed upgrade of existing base station installation. at Land 40 Metres North Of 1 Kirk Brae Liberton Edinburgh 25/06643/PNT	WHP Telecoms. FAO: Ryan Milligan 8 Carryduff Business Park Comber Road Carryduff BT8 8AN	Cornerstone.,	Delegated Decision	Registered on: 19/12/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Liberton + District Telecommunications
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6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

	Proposed single storey extension with internal alterations. at 142 Gilmerton Dykes Crescent Hyvots Bank Edinburgh EH17 8JN 25/06717/FUL	Capital Draughting Consultants Ltd. FAO: Keith Henderson 40 Dinmont Drive Edinburgh EH16 5RR	Mr K Percy., 142 Gilmerton Dykes Crescent Edinburgh EH17 8JN	Local Delegated Decision	Registered on: 30/12/2025 <u>Comments Due by</u> 22.01.2026	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Gilmerton + District 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

Ward No. B17 – Portobello/Craigmillar

1. Planning Applications

Listed Category: B Portobello Conservation Area	Replace existing window with new door. Construct a new internal timber stair to access the new door. at 11 East Brighton Crescent Edinburgh EH15 1LR 25/06584/LBC	Stuart Robinson. (Jordan Lane). Flat 2 9 Jordan Lane Edinburgh EH10 4RB	Mr Anthony Duriez 11 East Brighton Crescent Portobello Edinburgh EH15 1LR	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	Local1 Team Community Council: Portobello (Inactive) Listed building and Con Area Consents
Listed Category: B Portobello Conservation Area	Replace existing window with new door. at 11 East Brighton Crescent Edinburgh EH15 1LR 25/06618/FUL	Stuart Robinson. Flat 2 9 Jordan Lane Edinburgh EH10 4RB	Highland Fling Nursery Ltd., FAO: Mr Anthony Duriez 11 East Brighton Crescent Edinburgh EH15 1LR	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	Local1 Team Community Council: Portobello (Inactive) Other Developments - Local
Listed Category: B Portobello Conservation Area	Addition of EV charger. at 4 Havenfield Mews Edinburgh EH15 1BY 25/06620/LBC		4 Havenfield Mews Edinburgh EH15 1BY	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	Local1 Team Community Council: Portobello (Inactive) Listed building and Con Area Consents

	Erect a flat roof extension to rear of dwellinghouse and convert attic to include front and rear facing roof dormers. at 34 Duddingston Crescent Magdalene Edinburgh EH15 3AU 25/06688/FUL	F.E.M Building Design. FAO: Douglas Mack 8 Plantain Grove Lenzie Glasgow G66 3NE	Mr & Mrs Paul & Ashley Buchanan., 34 Duddingston Crescent Magdalene Edinburgh EH15 3AU	Local Delegated Decision	Registered on: 23/12/2025 <u>Comments Due by</u> 17.01.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigmillar (Inactive) Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

	Notice of Intention to Install or Maintain Telecommunications Apparatus. Portobello Lathe Works, Freight Terminal. at Telecoms Mast 421 Metres West Of 200 Sir Harry Lauder Road Portobello Edinburgh 25/06627/PNT	WHP Telecoms Limited. (Warrington). Iain Hope. 401 Faraday Street Warrington WA3 6GA	H3G UK Limited.,	Delegated Decision	Registered on: 19/12/2025	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Portobello (Inactive) Telecommunications
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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](#)