

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **6 January 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **6 January 2026**. 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](#)
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[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 – Craigentinny/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

25/06133/ADV (Advert Consent)	Advertisement of the following types: Hoarding. at Advertising Hoarding 45 Metres South Of 9 East Mains Of Ingliston Eastfield Road Newbridge	Wildstone Estates Limited., 50 Eastbourne Terrace Paddington London W2 6LG	Local Delegated Decision	GRANTED	23 December 2025
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Community Council: Ratho + District

25/06147/TPO (Treework)	Ash, Oak and Lime to remove deadwood from tree canopies which over hang footpaths and not the whole canopy. at Royal Bank Of Scotland 201 Gogar Station Road Gogar Edinburgh EH12 9SB	Willerby Landscapes Ltd., FAO: Mr Seamus Neesham Bridge Nurseries Green Lane Four Elms Edenbridge TN8 6RN	Delegated Decision	GRANTED	31 December 2025
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Community Council: Ratho + District

25/06096/CLES TL (Certificate of Lawfulness Existing STL)	Application for a certificate of lawfulness for a short term let. at 34 Bridge Street Newbridge Edinburgh EH28 8SR	Sonsar Property Limited., Ms Kishwar Sarwar Gillespie Tax Accountants 2-4 2-4 Salamander Place Leith Edinburgh EH67JB	Delegated Decision	REFUSED	23 December 2025
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Community Council: Ratho + District

25/05593/FUL (Planning Permission)	Conversion from detached double garage to ancillary accommodation. Roof alterations include new velux window, rear dormer and solar panels. at 11 Kirkliston Road South Queensferry EH30 9NZ	John Carson., 11 Kirkliston Road South Queensferry EH30 9NZ	Local Delegated Decision	REFUSED	22 December 2025
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Community Council: Queensferry + District

25/05469/FUL (Planning Permission)	Proposed replacement paving to existing stone and gravel pathway leading to Dalmeny Church Hall entrance from Dalmeny Kirk and from the Bankhead Road. at Dalmeny Church Hall 22 Main Street South Queensferry EH30 9TU	Dalmeny & Queensferry Kirk Session., Dalmeny Church Hall 22 Main Street Dalmeny EH30 9TT	Local Delegated Decision	GRANTED	22 December 2025
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Community Council: Queensferry + District

25/05447/FUL (Planning Permission)	Remove existing conservatory and erect new single storey extension to rear of house. Remove existing covered porch and erect new WC, vestibule and entrance canopy. at 13 Barnton Park Avenue Barnton Edinburgh EH4 6ES	Mr And Mrs S Forbes., 13 Barnton Park Avenue Edinburgh EH4 6ES	Local Delegated Decision	WITHDRAWN	24 December 2025
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Community Council: Cramond, Barnton + Cammo

25/03143/FUL (Planning Permission)	Proposed extension, alteration and new garage. at 35 East Barnton Avenue Edinburgh EH4 6AH	Mr & Mrs D Sol., 35 East Barnton Avenue Edinburgh EH4 6AH	Local Delegated Decision	GRANTED	22 December 2025
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Community Council: Cramond

[Wards](#)

Ward No. B02 – Pentland Hills

25/06523/TCO (Treework Within a Conservation Area)	Row of Cypress trees + 1 poplar tree. Reduce all by 3.5m to a safe height in order to stop further damage to trees. at Treeworks Calder Road Edinburgh	Callum Gibb., 43 Dolphin Road Edinburgh EH14 5RX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 December 2025
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Community Council: Currie

25/05924/FUL (Planning Permission)	Alterations to create a new dormer in the rear of each of the two bedrooms. at 546A Lanark Road Woodhall Juniper Green EH14 5EL	JOLA1 Ltd., 64 Spylaw Bank Road Edinburgh EH13 0JB	Local Delegated Decision	GRANTED	24 December 2025
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Community Council: Juniper Green + Baberton Mains

25/05387/FUL (Planning Permission)	Removal of existing garage to side of house and construction of new single storey extension to side and rear of existing house, formed with flat roof. at 11 West Croft Ratho Newbridge EH28 8PB	Mr & Mrs Tillbrook., 11 West Croft Ratho Newbridge EH28 8PB	Local Delegated Decision	GRANTED	24 December 2025
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Community Council: Ratho + District

25/04207/FUL (Planning Permission)	External alterations to elevations, associated plant and infrastructure, including a plant platform with ducting into existing building at first floor level, a nitrogen tank storage area, a chemical waste storage area, a generator area, a bin store area, bollards, relocation of smoking shelter, extension of existing service yard road, and, erection of 1.8m palisade fence to the rear and east of the building, including secure new sliding gate to access the service yard, and x2 personnel gates. (As amended). at 49 Research Avenue North Riccarton Currie EH14 4AP	Heriot Watt University & CRL Edinburgh Ltd., FAO: Leighton Davies Research Centre Tranent EH33 2NE	Local Delegated Decision	GRANTED	30 December 2025
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Community Council: Currie

25/03486/FUL (Planning Permission)	Upgrading an informal path through an agricultural field and changing its use to a permanent surfaced public path. The path will be 2m wide minimum at pinch points along the route and widened out to 2.5m. There will be uplighters to delineate the route. Benches are proposed to provide rest stops. Surface water will be managed by cross drainage discharging into filter trenches. Low level planting to the south of the proposed path will be used to separate the field from the path. (As Amended). at Land 230 Metres East Of 134 Muir Wood Road Currie Edinburgh	Currie Community Council., FAO: Colin McLeod Hub @531 531 Lanark Rd Juniper Green EH14 5DE	Local Delegated Decision	GRANTED	30 December 2025
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Community Council: Currie

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/05828/FUL (Planning Permission)	Proposed extension. at 20 Drum Brae Avenue Edinburgh EH12 8TE	Mr Craig McIntosh., 20 Drum Brae Avenue Edinburgh EH12 8TE	Local Delegated Decision	GRANTED	24 December 2025
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Community Council: Corstorphine + Clermiston

25/05252/FUL (Planning Permission)	Installation of 904x solar panels, associated works and ancillary development. at 89B Glasgow Road Edinburgh EH12 8GZ	Custom Solar., Mitie 12 Level 12, The Shard 32 London Bridge St London SE1 9SG	Local Delegated Decision	GRANTED	22 December 2025
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Community Council: Corstorphine + Gyle

[Wards](#)

Ward No. B04 – Forth

25/06283/TCO (Treework Within a Conservation Area)	Bay Laurel. One of the two main trunks has already failed at the root due to Ganoderma - Remove the remaining trunk as the root plate is decayed and there is significant risk of failure. at 4 Laverockbank Road Edinburgh EH5 3DG	Mrs Rosemary Walker., 4 Laverockbank Road Edinburgh EH5 3DG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 December 2025
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Community Council: Trinity

25/06064/CLP (Certificate of Lawfulness (proposed))	Licenced grocers. at 5 Anchorfield Newhaven Edinburgh EH6 4JG	Mr Deepak Singh., 172 Saughton Road North Edinburgh EH12 7DS	Delegated Decision	GRANTED	23 December 2025
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Community Council: Leith Harbour + Newhaven

25/05979/FUL (Planning Permission)	Minor external works to rear elevation. Lowering cills, introducing roof lights and enlarging a window opening. at 113 Trinity Road Trinity Edinburgh EH5 3LB	Ms Rachael Thomas & Mr Dom Harrison., 40 Constitution Street Edinburgh EH6 6RS	Local Delegated Decision	GRANTED	24 December 2025
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Community Council: Trinity

25/05796/TPO (Treework)	T1 Cherry - crown reduction of 1.5 metres. at 47 Larkfield Gardens Edinburgh EH5 3QB	Ms Jacqui Ferguson., 47 Larkfield Gardens Edinburgh EH5 3QB	Delegated Decision	GRANTED	31 December 2025
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Community Council: Trinity

25/04767/FUL (Planning Permission)	Rear extension and attic conversion. at 1F1, 140 West Granton Road Pilton Edinburgh EH5 1PE	Mr R Singh., 47C Ravensheugh Road Musselburgh EH21 7PY	Local Delegated Decision	GRANTED	24 December 2025
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Community Council: Granton + District

25/04034/FUL (Planning Permission)	Rear, side extension and loft conversion including a front and rear dormer. at 29 Larkfield Gardens Edinburgh EH5 3QA	Charlie Hibbert., 29 Larkfield Gardens Edinburgh EH5 3QA	Committee Decision	GRANTED	22 December 2025
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Community Council: Trinity

Wards

Ward No. B05 – Inverleith

25/06683/TCO (Treework Within a 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	Mr Mark Harrison & Ms Helen Kelly., 35 Raeburn Place Edinburgh EH4 1HX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 December 2025
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Community Council: Stockbridge + Inverleith

25/06685/TCO (Treework Within a Conservation Area)	Holly reduce phototropic side by 1m. at 33A Raeburn Place Stockbridge Edinburgh EH4 1HX	Mr Jean-Pierre Mathy., 33A Raeburn Place Edinburgh EH4 1HX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 December 2025
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Community Council: Stockbridge + Inverleith

25/06522/TCO (Treework Within a Conservation Area)	Ash tree with progressed dieback - Reduce tree by 6m promoting healthy regrowth. at 6 Belford Park Edinburgh EH4 3DP	Mr Callum Gibb., 43 Dolphin Road Edinburgh EH14 5RX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 December 2025
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Community Council: West End

25/06495/TCO (Treework Within a Conservation Area)	T1 Beech reduce , T2 Birch remove, G1 Cherry x 3 reduce , T3 Holly re-shape conically, T4 Birch re-shape and remove new growth. at 50 And 48 Inverleith Place Inverleith Edinburgh EH3 5QB	Ms Cara Campbell., 50 Inverleith Place Edinburgh EH3 5QB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 December 2025
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Community Council: Stockbridge + Inverleith

25/06258/PND (Prior Notification of Demolition Dev.)	Prior notification for demolition of buildings. at 97 Craigcrook Road Blackhall Edinburgh EH4 3TW	Valteith., FAO: Mr Gordon Steele Craigcrook Castle 95 Craigcrook Road Edinburgh EH4 3PE	Delegated Decision	PERMITTED DEVELOPMENT	23 December 2025
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Community Council: Craigeleigh + Blackhall

25/05040/LBC (Listed Building Consent)	The refurbishment of the interiors including partial demolition of internal walls, back structure and fixed furniture. Replacement of doorway to St. Bernard's Row with window and replacement of glazing facing Raeburn Place (as amended). at 2 - 6 Raeburn Place Edinburgh EH4 1HN	Raeburn Hotel Group., Mr Ross Maclean The Raeburn 112 Raeburn Pl Edinburgh EH4 1HG	Delegated Decision	GRANTED	23 December 2025
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Community Council: Stockbridge + Inverleith

25/05041/FUL (Planning Permission)	The refurbishment of the interiors including partial demolition of internal walls, back structure and fixed furniture. Replacement of doorway to St. Bernard's Row with window and replacement of glazing facing Raeburn Place (as amended). at 2 - 6 Raeburn Place Edinburgh EH4 1HN	Raeburn Hotel Group., Mr Ross Maclean The Raeburn 112 Raeburn Pl Edinburgh Scotland EH4 1HG	Local Delegated Decision	GRANTED	24 December 2025
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Community Council: Stockbridge + Inverleith

25/01899/FUL (Planning Permission)	Proposed mixed-use development comprising residential, purpose-built student accommodation, office and other commercial uses, with associated landscaping / public realm, car and cycle parking, and access arrangements. at Land 60 Metres North Of 1 Fettes Row Edinburgh	Izar V Lux S. A R. L & Fusion Edinburgh Propco Ltd.,	Committee Decision	REFUSED WITH LEGAL AGREEMENT	22 December 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01892/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at PF2 10 Dean Park Street Edinburgh EH4 1JW	GOCSBC., PF2 10 Dean Park Street Edinburgh EH4 1JW	Committee Decision	REFUSED	22 December 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/01443/FUL (Planning Permission)	Proposed internal alterations to existing house, new single storey lower ground floor rear extension, and alterations to overgrown front garden to form new off-street parking space (as amended). at 76 Inverleith Place Edinburgh EH3 5PA	Mr Darren Gowans., 76 Inverleith Place Inverleith Edinburgh EH3 5PA	Committee Decision	GRANTED	22 December 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

25/01132/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 1F1 8 Hamilton Place Edinburgh EH3 5AU	Mr Eric Linklater., 8 1F1, Hamilton Place Edinburgh EH3 5AU	Committee Decision	REFUSED	22 December 2025
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/06467/TPO (Treework)	T1 Sycamore cut to stump. at 18 Murray Cottages Broomhall Edinburgh EH12 7UH	Trust Housing., 12 Newmart Road Edinburgh EH14 1RL	Delegated Decision	GRANTED	23 December 2025
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Community Council: Corstorphine + Clermiston

[Wards](#)

25/04609/FUL (Planning Permission)	Part change of use of existing garage premises to form car display and sales areas. at 60 St John's Road Edinburgh EH12 8AT	Maybury Car Sales., 60 St John's Road Edinburgh EH12 8AT	Local Delegated Decision	GRANTED	23 December 2025
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Community Council: Corstorphine + Clermiston

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/06115/TELE (Prior Approval)	Prior Approval for electronic communication code operators. at Proposed Telecoms Apparatus 30 Metres Southwest Of 1 The Gallolee Redford Edinburgh	Cornerstone Telecommunications Infrastructure Limited., Hive 2, 1530 Arlington Business Park Theale RG7 4SA	Delegated Decision	GRANTED	31 December 2025
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Community Council: Colinton

25/05677/FUL (Planning Permission)	Proposed dormer window in keeping with existing dormer windows (as amended). at 17 Barnshot Road Edinburgh EH13 0DH	Ms Lindsey Copland., 17 Barnshot Road Edinburgh EH13 0DH	Delegated Decision	GRANTED	22 December 2025
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Community Council: Colinton

25/05680/LBC (Listed Building Consent)	Proposed dormer window in keeping with existing dormer windows. Internal alterations to bathroom and formation of en-suite (as amended). at 17 Barnshot Road Edinburgh EH13 0DH	Ms Lindsey Copland., 17 Barnshot Road Edinburgh EH13 0DH	Delegated Decision	GRANTED	22 December 2025
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Community Council: Colinton

25/01445/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 455 Lanark Road Juniper Green EH14 5BA	Ms Sharon Cobb., 455 Lanark Road Woodhall Juniper Green EH14 5BA	Committee Decision	REFUSED	22 December 2025
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Community Council: Colinton (pre 28 March 2025)

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/06525/TCO (Treework Within a Conservation Area)	Sycamore, remove sycamore, cut to low stump. Holly, remove holly, cut to low stump. at 30 Alderbank Terrace Edinburgh EH11 1TA	Verdant Tree Services., Mr Michael Peace 408-7 Morningside Road Edinburgh EH10 5HY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 December 2025
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Community Council: Merchiston

25/05851/TPO (Treework)	T1 Chestnut reduction of 3m in height and 2m in width. T2 - G1 group of 3 cedar reduction by 2m in height and width. at 48 Craiglockhart Dell Road Edinburgh EH14 1JP	Mr Mark Miller., 48 Craiglockhart Dell Road Edinburgh EH14 1JP	Delegated Decision	MIXED DECISION	31 December 2025
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Community Council: Craiglockhart

25/05588/FUL (Planning Permission)	Replacement of existing rooflight and installation of a new conservation style roof light on the front elevation (as amended). at 14 Rosebank Cottages Edinburgh EH3 8DA	Fergus O'Dea., 14 Rosebank Cottages Edinburgh EH3 8DA	Local Delegated Decision	GRANTED	22 December 2025
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Community Council: Tollcross

25/05581/LBC (Listed Building Consent)	Attic conversion and internal alterations to create new stair to attic. Replacement of existing rooflight and installation of a new conservation style roof light on the front elevation (as amended). at 14 Rosebank Cottages Edinburgh EH3 8DA	Fergus O'Dea., 14 Rosebank Cottages Edinburgh EH3 8DA	Delegated Decision	GRANTED	22 December 2025
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Community Council: Tollcross

25/05465/FUL (Planning Permission)	Change of use from class 4 (Business) to sui generis residential use. at 41 Bryson Road Edinburgh EH11 1DS	Edinburgh City Mission., FAO: Mr Alan Finlay 7 Washington Lane Edinburgh EH11 2HA	Local Delegated Decision	GRANTED	23 December 2025
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Community Council: Merchiston

24/05537/FUL (Planning Permission)	Erection of a 1 and 1/2 storey 4 bedroom detached dwelling house within the rear garden of 36 Robbs Loan. at 36 Robb's Loan Edinburgh EH14 1SG	Mr James McGuire., 36 Robb's Loan Slateford Edinburgh EH14 1SG	Local Delegated Decision	GRANTED	23 December 2025
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Community Council: Hutchison/Chessier

[Wards](#)

Ward No. B10 –Morningside

25/06605/TCO (Treework Within a 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	Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 December 2025
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Community Council: Morningside

25/06500/TCO (Treework Within a Conservation Area)	T1 Bay Laurel remove. T2 Chestnut remove, T3 & 4 Beech x 2 crown raise to comply with the Highways Act. at 1 Cluny Gardens Morningside Edinburgh EH10 6BE	Ms Eleanor Update., 1 Cluny Gardens Edinburgh EH10 6BE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 December 2025
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Community Council: Morningside

25/06486/TCO (Treework Within a Conservation Area)	T1 Willow re-pollard and remove NE secondary limb. T2 Lawson's Cypress remove tree. at 2A East Castle Road Merchiston Edinburgh EH10 5AR	MGS Tree Services., FAO: Mr Elan Evans 39 Kellie Place Dunbar EH42 1GF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	23 December 2025
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Community Council: Merchiston

25/06190/TCO (Treework Within a Conservation Area)	Beech at entrance reduce the spread of the west crown back from house, shortening branches by 2m. Dead Elder over street remove. Pittosporum crown lift to 2.5m over pavement to prevent eye injury. 2 Hollies in corner cut back low dead branches on street side and clear street sign. Nothofagus antarctica remove deadwood and trim stubs. Weeping Willow remove low large dia. deadwood. at Hopefield Cottage 17 Greenhill Gardens Bruntsfield Edinburgh EH10 4BN	Mrs Vicky Millar., Hopefield Cottage 17 Greenhill Gardens Bruntsfield Edinburgh EH10 4BN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 December 2025
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Community Council: Merchiston

25/05833/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 14 Bruntsfield Crescent Edinburgh EH10 4EZ	Laura Finnie., 14 Bruntsfield Crescent Edinburgh EH10 4EZ	Local Delegated Decision	REFUSED	23 December 2025
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Community Council: Merchiston

25/05812/FUL (Planning Permission)	Alterations, attic conversion, installation of velux roof light, formation of dormer to rear, form new doors to rear, form new raised deck to rear and associated stair to garden and all associated works. at 16 Comiston Springs Avenue Edinburgh EH10 6LY	Susan Menzies., 16 Comiston Springs Avenue Edinburgh EH10 6LY	Local Delegated Decision	GRANTED	24 December 2025
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Community Council: Fairmilehead

25/05708/TPO (Treework)	T208 - Lime tree create new pollard, removing 8m from tree branches. at Flat 2 204 Morningside Drive Morningside Edinburgh EH10 5TP	Viewpoint Housing Association., FAO: Mr Derek Szoneberg 4 South Oswald Road Edinburgh EH9 2HG	Delegated Decision	MIXED DECISION	30 December 2025
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Community Council: Morningside

25/05725/FUL (Planning Permission)	Installation of rooflights to the attic on the front, rear, and sides, and construction of a new two-storey rear extension. at 160 Greenbank Road Greenbank Edinburgh EH10 5RN	Mr & Mrs Garrett., 160 Greenbank Road Edinburgh EH10 5RN	Local Delegated Decision	GRANTED	23 December 2025
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Community Council: Morningside

25/04426/FUL (Planning Permission)	Demolition off existing dilapidated conservatory and construction of new extension. Sundry internal alterations of existing detached house and replacement of existing window units. at 2C Church Hill Edinburgh EH10 4BQ	Mr Matt Grace., 2C Church Hill Morningside Edinburgh EH10 4BQ	Local Delegated Decision	GRANTED	23 December 2025
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Community Council: Merchiston

25/04224/FULS TL (Planning Permission STL)	Retrospective change of use of former convenience store to short term let (as amended). at 67 Viewforth Edinburgh EH10 4LQ	Mohammed Hafeez., 67 Viewforth Edinburgh EH10 4LQ	Local Delegated Decision	GRANTED	22 December 2025
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Community Council: Merchiston

[Wards](#)

Ward No. B11 – City Centre

25/06539/TCO (Treework Within a Conservation Area)	1 - Willow - Crown raise tree situated to South of car park to 4m to allow for new buildings to be erected, at St Andrew's House 2 - 6 Regent Road Calton Hill Edinburgh EH1 3DG	Scottish Government., St Andrew's House Regent Road Edinburgh EH1 3DG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 December 2025
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Community Council: New Town + Broughton

25/06577/PNT (Prior Notification- Telecommunicat ion)	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	BT Wholesale On Behalf Of EE.,	Delegated Decision	REFUSED	30 December 2025
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Community Council: Old Town

25/06588/PNT (Prior Notification- Telecommunicat ion)	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	BT Wholesale On Behalf Of EE.,	Delegated Decision	REFUSED	30 December 2025
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Community Council: Old Town

25/06100/LBC (Listed Building Consent)	Replacement of existing timber sash windows with new windows containing pre-installed slimline glazing units. Historical window format to be reinstated on the frontage. at 3 Heriot Row New Town Edinburgh EH3 6HU	Mr Roderick Murray., 3 Heriot Row Edinburgh EH3 6HU	Delegated Decision	GRANTED	30 December 2025
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Community Council: New Town + Broughton

25/06101/LBC (Listed Building Consent)	Replace the existing single glazed sash and case windows with double glazed upgrades. Full restoration of the original case, manufacture and install like-for-like sashes with Heritage 'slimlite' double glazing. All window moulds, dimensions and features of the original sashes will be retained and replicated on the new sashes. at GF 14 Eglinton Crescent New Town Edinburgh EH12 5DD	Mr Michael Lambert., 14 Eglinton Crescent Edinburgh EH12 5DD	Delegated Decision	GRANTED	30 December 2025
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Community Council: West End

25/06049/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, Projecting sign. at 69 George Street Edinburgh EH2 2JG	FatFace LTD., Miss Julia Williams 3 Ridgeway Havant Hants PO91QJ	Delegated Decision	GRANTED	24 December 2025
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Community Council: New Town + Broughton

25/05890/CLE (Certificate of Lawfulness (existing))	To confirm that the works in respect of planning application ref 16/04541/FUL are lawful insofar as work commenced before the three year time deadline noted in Informative No. 2 of the Consent. at 1 Gloucester Place Edinburgh EH3 6EE	Ms Catherine Richardson., 1 Gloucester Place Edinburgh EH3 6EE	Delegated Decision	GRANTED	23 December 2025
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Community Council: New Town + Broughton

25/05891/LBC (Listed Building Consent)	Internal alterations to a grade A listed ground and basement house to form two separate flats. at 1 Gloucester Place Edinburgh EH3 6EE	Ms Catherine Richardson., 1 Gloucester Place Edinburgh EH3 6EE	Delegated Decision	GRANTED	23 December 2025
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Community Council: New Town + Broughton

25/05761/FUL (Planning Permission)	Installation of new external plant, protective cage and screening on the west elevation of 108 Holyrood Road. at 108 Holyrood Road Edinburgh EH8 8AS	BR&co., Unit 02 109 Swanston Road Edinburgh EH10 7DS	Local Delegated Decision	GRANTED	23 December 2025
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Community Council: Southside

25/05693/LBC (Listed Building Consent)	Internal alterations to basement flat. at 28A Nelson Street Edinburgh EH3 6LJ	Spanish Hands Ltd., FAO: Mr Simon Parkhill 28A Nelson Street Edinburgh EH3 6LJ	Delegated Decision	GRANTED	23 December 2025
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Community Council: New Town + Broughton

25/05694/LBC (Listed Building Consent)	Replacement of existing timber sash windows on a like-for-like basis with new windows, custom-fitted with vacuum sealed IGUs. All historical detail to be matched /reinstated. at GF 14 Gloucester Place Edinburgh EH3 6EF	Mr Tim Soane., GF, 14 Gloucester Place Edinburgh EH3 6EF	Delegated Decision	GRANTED	23 December 2025
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Community Council: New Town + Broughton

25/05506/LBC (Listed Building Consent)	Alter window to rear to form new door and form new raised roof and railings round outshoot. at GF 13 Ainslie Place Edinburgh EH3 6AS	Malcolm McGregor., 13A Ainslie Place Edinburgh EH3 6AS	Delegated Decision	REFUSED	23 December 2025
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Community Council: New Town + Broughton

25/05507/FUL (Planning Permission)	Alter window to rear to form new door and form new raised roof and railings round outshoot. at GF 13 Ainslie Place Edinburgh EH3 6AS	Malcolm McGregor., 13A Ainslie Place Edinburgh EH3 6AS	Local Delegated Decision	REFUSED	23 December 2025
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Community Council: New Town + Broughton

25/05230/LBC (Listed Building Consent)	Internal and external alterations required for the conversion from offices to serviced apartments and reinstatement of a blind window. at 20 Hill Street New Town Edinburgh EH2 3LD	Hill Street Developments Edinburgh Limited., 19 Canning Street Edinburgh EH2 4PY	Delegated Decision	GRANTED	23 December 2025
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Community Council: New Town + Broughton

25/05016/LBC (Listed Building Consent)	Internal alterations. at 23 Alva Street Edinburgh EH2 4PS	Lomond Group., 1 Wemyss Place Edinburgh EH3 6DH	Delegated Decision	REFUSED	31 December 2025
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Community Council: West End

25/04734/FUL (Planning Permission)	Change of use from workshop and ancillary sales area to Class 3 restaurant. at 8 Antigua Street Broughton Edinburgh EH1 3NH	Mrs Caroline Freedman., 8 Antigua street Edinburgh Scotland EH1 3NH	Committee Decision	GRANTED	22 December 2025
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Community Council: New Town + Broughton

25/04406/FUL (Planning Permission)	Proposed extension of hostel premises (class 7) comprising guest accommodation on upper floors and public bar (sui generis) on ground floor incorporating partial conversion of the existing ground floor, plus minor ancillary internal alterations (as amended) at 37 - 39 Cowgate Edinburgh EH1 1JR	J & M Cameron Properties Limited., 37-39 Cowgate Edinburgh United Kingdom EH1 1JR	Committee Decision	GRANTED	22 December 2025
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Community Council: Old Town

25/04409/LBC (Listed Building Consent)	Proposed extension of hostel premises comprising guest accommodation on upper floors and a public bar on ground floor incorporating partial conversion of the existing ground floor, plus minor ancillary internal alterations. (as amended) at 37 - 39 Cowgate Old Town Edinburgh EH1 1JR	J & M Cameron Properties Limited, 37 - 39 Cowgate Old Town Edinburgh EH1 1JR	Committee Decision	GRANTED	22 December 2025
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Community Council: Old Town

25/02101/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 1 11 Hart Street Broughton Edinburgh EH1 3RN	Ms Gillian Strathnaver., 11 Flat 1, Hart Street Edinburgh EH1 3RN	Committee Decision	REFUSED	31 December 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01873/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 6 Cordiner's Land Edinburgh EH1 2LF	Mr Peter Russell., 6 Cordiner's Land Edinburgh EH1 2LF	Committee Decision	REFUSED	22 December 2025
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Community Council: Tollcross (pre 28 March 2025)

25/01254/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F2 12 St Mary's Street Edinburgh EH1 1SU	Mr David Halliday., 2F2 12 St Mary's Street Edinburgh EH1 1SU	Committee Decision	REFUSED	22 December 2025
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Community Council: Old Town (pre 28 March 2025)

25/01137/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 1 2 Brown's Close 65 Canongate Edinburgh EH8 8BT	Mr Grieg Kelly., Flat 1 2 Brown's Close 65 Canongate Edinburgh EH8 8BT	Committee Decision	REFUSED	22 December 2025
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Community Council: Old Town (pre 28 March 2025)

25/01140/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 9 227 High Street Edinburgh EH1 1PE	Ms Carol Jefferson Davies., 227 Flat 9, High Street Edinburgh EH1 1PE	Committee Decision	REFUSED	22 December 2025
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Community Council: Old Town (pre 28 March 2025)

25/00962/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F1 186 Rose Street New Town Edinburgh EH2 4BA	Ms Agnieszka Anderson., 186 1F1, Rose Street Edinburgh EH2 4BA	Committee Decision	REFUSED	22 December 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

24/05804/FUL (Planning Permission)	Amendment to conditions 5 and 6 with regards revised layout and extended opening hours (application under Section 42). at 50 Broughton Street Edinburgh EH1 3SA	Mr Ahmed Mahmoud., 50 Broughton Street Edinburgh EH1 3SA	Committee Decision	GRANTED	22 December 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

25/06682/TCO (Treework Within a Conservation Area)	T1 leyland cypress remove. at Flat 3 5 South Lorne Place Leith Edinburgh EH6 8QN	Mr P Porter., Flat 5 3 South Lorne Place Edinburgh EH6 8QN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 December 2025
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Community Council: Leith Central

25/06150/WINP A (Prior Approval Windows)	The proposal includes UPVC windows for both the front and rear elevations. The front elevation windows are to be 1 over 1, divided in the middle, with a fixed bottom panel and a tilt-and-turn upper panel. The proposed rear window will be similar, but with the bottom fixed panel up to 1100mm above the floor, instead of being divided in the middle height. at 3F2 313 Leith Walk Edinburgh EH6 8SA	DBM Property Ltd., 20 Nicolson Street Edinburgh EH8 9DC	Delegated Decision	APPROVED	24 December 2025
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Community Council: Leith Central

25/05808/FUL (Planning Permission)	Form new basement under front driveway of house. at 91 Annandale Street Edinburgh EH7 4BB	Mr Owen Cox., 91 Annandale Street Edinburgh EH7 4BB	Local Delegated Decision	GRANTED	23 December 2025
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Community Council: New Town + Broughton

25/05083/FUL (Planning Permission)	Change of use from Class 1A to Class 3 with restrictions and alter rear window to form new door. at 38 Rodney Street Edinburgh EH7 4DX	Mr D Georgeson., 15 Bughtknowes Drive Bathgate EH48 4DP	Local Delegated Decision	GRANTED	22 December 2025
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Community Council: New Town + Broughton

25/04157/FULS TL (Planning Permission STL)	Change of use of premises to short-term let accommodation. at 2F1 5 Beaverbank Place Warriston Edinburgh EH7 4ER	Ms Bonni Champou., 2F1 5 Beaverbank Place Warriston Edinburgh EH7 4ER	Local Delegated Decision	REFUSED	22 December 2025
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Community Council: New Town + Broughton

25/03988/FULS TL (Planning Permission STL)	Retrospective change of use from residential flat to short term let (secondary let). at Flat 2 10 Boat Green Edinburgh EH3 5LL	Brian Tulloch., 19 Grierson Crescent Edinburgh EH5 2AY	Local Delegated Decision	REFUSED	24 December 2025
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Community Council: New Town + Broughton

25/00831/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 1F1 4 Rodney Street Broughton Edinburgh EH7 4EA	Mr Nicola McWilliam., 4 1F1, Rodney Place Edinburgh UK EH7 4EA	Committee Decision	REFUSED	22 December 2025
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Community Council: New Town/Broughton (pre 28 March 2025)

[Wards](#)

Ward No. B13 – Leith

25/06102/LBC (Listed Building Consent)	Existing single glazed timber sash and case windows replaced with new double glazed timber sash and case windows to match existing. at 2F2 32 Great Junction Street North Leith Edinburgh EH6 5LA	Mr Bruce Watt., 2F2 32 Great Junction Street North Leith Edinburgh EH6 5LA	Delegated Decision	GRANTED	31 December 2025
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Community Council: Leith Harbour + Newhaven

25/06071/LBC (Listed Building Consent)	Replacement of existing timber sash and case windows on a like-for-like basis with new windows incorporating slimline glazing units. All historical detail to be matched / reinstated. at 3F 4 Casselbank Street Edinburgh EH6 5HA	Mr Dale Reid., 3F 4 Casselbank Street Edinburgh EH6 5HA	Delegated Decision	GRANTED	31 December 2025
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Community Council: Leith Harbour + Newhaven

25/05444/FUL (Planning Permission)	Change of use from offices to residential with alterations to basement in main office building (No. 60) to form new 1 bedroom dwelling. Alterations to 2 storey outshoot office building (60A) in courtyard to form new 2 bedroom dwelling. at 60 Constitution Street Edinburgh EH6 6RR	Mathew Gillies., 60 Constitution Street Edinburgh EH6 6RR	Delegated Decision	WITHDRAWN	23 December 2025
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Community Council: Leith Harbour + Newhaven

25/05445/LBC (Listed Building Consent)	Alterations internally to basement of main building (no. 60) to form new dwelling. Alterations to outshoot (No. 60A) in courtyard to form new dwelling. External alterations at rear of building within courtyard. at 60 Constitution Street Edinburgh EH6 6RR	Mr Mathew Gillies., 60 Constitution Street Edinburgh EH6 6RR	Delegated Decision	WITHDRAWN	22 December 2025
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Community Council: Leith Harbour + Newhaven

25/04229/FUL (Planning Permission)	Installation of air conditioning unit on private terrace. at Flat 17 6 Western Harbour Place Edinburgh EH6 6NG	Mr Robert Thomson., Flat 17 6 Western Harbour Place Edinburgh EH6 6NG	Committee Decision	GRANTED	22 December 2025
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Community Council: Leith Harbour + Newhaven

25/03711/FULS TL (Planning Permission STL)	Change of use from flat (sui generis) to short term let (sui generis). at Flat 10 148 Commercial Street Edinburgh EH6 6LB	Scott Peddie., 10-102 Pakrascio Gatve Vilnius Lithuania 11342	Local Delegated Decision	REFUSED	24 December 2025
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Community Council: Leith Harbour + Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/06610/LBC (Listed Building Consent)	Alter small existing store extension- increasing the height of the roof of the store by approximately 650mm to accommodate new roof. at St Ninians RC Primary School 150 Restalrig Road South Edinburgh EH7 6JA	City Of Edinburgh Council., FAO: Paul Russell 1-6 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	PERMISSION IS NOT REQUIRED	30 December 2025
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Community Council: Craigentinny + Meadowbank

25/05687/FULS TL (Planning Permission STL)	Section 42 to Vary condition 22/03161/FUL for a further 6 months. at 18 Spring Gardens Abbeyhill Edinburgh EH8 8HX	Mrs Cheryl Cran., Creel House Hale House Lane Churt Surrey GU10 2NH	Local Delegated Decision	GRANTED	22 December 2025
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Community Council: Craigentinny + Meadowbank

[Wards](#)

Ward No. B15 – Southside/Newington

25/06109/LBC (Listed Building Consent)	Application to replace 5 timber sash and case, single glazed windows, with 5 new sympathetic timber sash and case, vacuum double glazed windows to match the configuration of existing. at Flat 19 6 Drummond Street Southside Edinburgh EH8 9TU	Ms Lisa He., Flat 19 6 Drummond Street Southside Edinburgh EH8 9TU	Delegated Decision	GRANTED	30 December 2025
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Community Council: Southside

25/06065/LBC (Listed Building Consent)	Installation of replacement sash and case windows. at 5 Ventnor Terrace Newington Edinburgh EH9 2BW	Mr & Mrs Simon Brassey., 5 Ventnor Terrace Newington Edinburgh EH9 2BW	Delegated Decision	GRANTED	23 December 2025
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Community Council: Grange + Prestonfield

25/01861/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 3F1 91 Causewayside Edinburgh EH9 1QG	Ms Lucy Cooper., 3F1 91 Causewayside Edinburgh EH9 1QG	Committee Decision	REFUSED	22 December 2025
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Community Council: Southside (pre 28 March 2025)

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/06140/CLP (Certificate of Lawfulness (proposed))	Removal of canopies over bay window and front door. Form new full length canopy in keeping with the character of the house. at 90 Gilmerton Place Hyvots Bank Edinburgh EH17 8TR	Mr Dougie Hamilton., 90 Gilmerton Place Edinburgh EH17 8TR	Delegated Decision	GRANTED	24 December 2025
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Community Council: Gilmerton + District

25/06143/FUL (Planning Permission)	Form new single storey rear extension. at 84 Candlemaker's Park Moredun Edinburgh EH17 8TN	Mrs Elaine Zacherl., 84 Candlemaker's Park Edinburgh EH17 8TN	Local Delegated Decision	GRANTED	24 December 2025
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Community Council: Gilmerton + District

25/06020/FUL (Planning Permission)	Proposed single storey rear extension. at 45 Clippens Drive Burdiehouse Edinburgh EH17 8TU	Mr Zhenwen Chen., 45 Clippens Drive Burdiehouse Edinburgh Scotland EH17 8TU	Local Delegated Decision	GRANTED	22 December 2025
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Community Council: Gilmerton + District

25/05639/FUL (Planning Permission)	New 'built to rent' 10 flat development with associated management room and stores. at 34 Moredun Park Road Edinburgh EH17 7ET	Moredun Park Development Ltd.,	Delegated Decision	WITHDRAWN	30 December 2025
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Community Council: Gilmerton + District

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/06557/TCO (Treework Within a Conservation Area)	Sycamore tree, felling. at 55 Joppa Road Edinburgh EH15 2HB	Shauna Ramage., 53 Joppa Road Edinburgh EH15 2HB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 December 2025
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Community Council: Portobello (Inactive)

25/05668/FUL (Planning Permission)	Alter existing layout out and add new kitchen, utility and WC on ground floor and add spiral stair to attic. at 2 Durham Square Edinburgh EH15 1PS	Dr Iain Wood., 2 Durham Square Edinburgh EH15 1PS	Local Delegated Decision	GRANTED	22 December 2025
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Community Council: Portobello (Inactive)

25/05549/FUL (Planning Permission)	Installation of new timber deck (approx. 14sqm) to provide level access from living room into courtyard garden at rear of property, with minimalist steel pergola over. at 6 John Street Lane East Edinburgh EH15 2DZ	Jenny Shepherd., 6 John Street Lane East Edinburgh EH15 2DZ	Local Delegated Decision	GRANTED	22 December 2025
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Community Council: Portobello (Inactive)

25/04749/FUL (Planning Permission)	Continue use of temporary car park to provide additional parking capacity for the NHS (in retrospect). at Temporary Car Park Little France Drive Inch Edinburgh	NHS Lothian., Mainpoint 102 Westport Edinburgh UK EH3 9DN	Local Delegated Decision	GRANTED	24 December 2025
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Community Council: Craigmillar (Inactive)

[Wards](#)

