

# Planning Decisions within Edinburgh

## WEEKLY PLANNING BULLETIN

Date: **12 January 2026**

## Decision List

Applications contained in **this** Decision List were determined during the week ending **12 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](#)

[Ward B05 – Inverleith](#)

[Ward B06 – Corstorphine/Murrayfield](#)

[Ward B07 – Sighthill/Gorgie](#)

[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

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[Ward B11 – City Centre](#)

[Ward B12 – Leith Walk](#)

[Ward B13 – Leith](#)

[Ward B14 – Craigmillar/Duddingston](#)

[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

[Ward B17 – Portobello/Craigmillar](#)

***If you have any questions about the decisions please contact the Planning Help Desk at [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk)***

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## ***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**

|  |   |               |                           |                              |                       |
|--|---|---------------|---------------------------|------------------------------|-----------------------|
| 25/06628/PNT<br>(Prior Notification-Telecommunication) | Notification under Regulation 5 of the Electronic Communications Code Regulations 2003 to Utilise Permitted Development Rights.<br>at<br>Telecoms Mast 43 Metres East Of 9 Harvest Road Newbridge Edinburgh | EE. Limited., | <b>Delegated Decision</b> | <b>PERMITTED DEVELOPMENT</b> | <b>6 January 2026</b> |
|--|---|---------------|---------------------------|------------------------------|-----------------------|

Community Council: Ratho + District

|  |   |              |                           |                              |                       |
|--|---|--------------|---------------------------|------------------------------|-----------------------|
| 25/06561/PNT<br>(Prior Notification-Telecommunication) | Removal and replacement of 3 No. antennas and associated ancillary works thereto.<br>at<br>Telecoms Mast 43 Metres East Of 9 Harvest Road Newbridge Edinburgh | EE Limited., | <b>Delegated Decision</b> | <b>PERMITTED DEVELOPMENT</b> | <b>6 January 2026</b> |
|--|---|--------------|---------------------------|------------------------------|-----------------------|

Community Council: Ratho + District

|                                       |   |   |                                 |                |                       |
|---------------------------------------|---|---|---------------------------------|----------------|-----------------------|
| 25/06037/FUL<br>(Planning Permission) | Change of use from fitness studio (class 11) to restaurant (class 3).<br>at<br>31 The Loan South Queensferry EH30 9SD | Mr Lewis Gill.,<br>35B High Street Edinburgh EH30 9HN | <b>Local Delegated Decision</b> | <b>GRANTED</b> | <b>6 January 2026</b> |
|---------------------------------------|---|---|---------------------------------|----------------|-----------------------|

Community Council: Queensferry + District

|                                       |   |  |                                 |                |                       |
|---------------------------------------|---|--|---------------------------------|----------------|-----------------------|
| 25/05902/FUL<br>(Planning Permission) | Conservatory and a canopy roof to the rear of the property.<br>at<br>91 Long Crook South Queensferry EH30 9XS | Ms Vikki Renwick.,<br>91 Long Crook South Queensferry EH30 9XS | <b>Local Delegated Decision</b> | <b>GRANTED</b> | <b>9 January 2026</b> |
|---------------------------------------|---|--|---------------------------------|----------------|-----------------------|

Community Council: Queensferry + District

|  |  |  |   |                |                           |
|--|--|--|---|----------------|---------------------------|
| 25/05914/FUL<br>(Planning<br>Permission) | Single storey side extension including garage conversion and extend rear decking.<br>at<br>43 Silverknowes Drive<br>Edinburgh<br>EH4 5LQ | Mr Ben Phillips.,<br>43 Silverknowes Drive<br>Edinburgh<br>EH4 5LQ | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>7 January<br/>2026</b> |
|--|--|--|---|----------------|---------------------------|

Community Council: Davidson Mains+Silverknowes (Inactive)

|  |   |  |   |                |                           |
|--|---|--|---|----------------|---------------------------|
| 25/05922/FUL<br>(Planning<br>Permission) | Two storey extension to rear. Single storey front porch and garage extension to front.<br>at<br>7 Cramond Grove<br>Edinburgh<br>EH4 6PZ | Mrs Clare Cliff.,<br>7 Cramond Grove<br>Edinburgh<br>EH4 6PZ | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>7 January<br/>2026</b> |
|--|---|--|---|----------------|---------------------------|

Community Council: Cramond, Barnton + Cammo

|  |   |   |   |                |                           |
|--|---|---|---|----------------|---------------------------|
| 25/05878/FUL<br>(Planning<br>Permission) | Construct garden room.<br>at<br>28 Corbiehill Place<br>Edinburgh<br>EH4 5AY | Mr Iain Morrison.,<br>28 Corbiehill Place<br>Edinburgh<br>EH4 5AY | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>7 January<br/>2026</b> |
|--|---|---|---|----------------|---------------------------|

Community Council: Davidson Mains+Silverknowes (Inactive)

|  |  |  |   |                |                           |
|--|--|--|---|----------------|---------------------------|
| 25/05769/FUL<br>(Planning<br>Permission) | Deep retrofit to 1890's stone cottage. Existing front porch, rear kitchen and conservatory to be demolished. New porch and rear extension to be constructed, incorporating revised layout and new first floor bedroom.<br>at<br>75 Corbiehill Road<br>Edinburgh<br>EH4 5AT | Elaine Pieczonka.,<br>75 Corbiehill Road<br>Edinburgh<br>EH4 5AT | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>6 January<br/>2026</b> |
|--|--|--|---|----------------|---------------------------|

Community Council: Davidson Mains+Silverknowes (Inactive)

[Wards](#)

### **Ward No. B02 – Pentland Hills**

|                            |  |  |                               |                |                           |
|----------------------------|--|--|-------------------------------|----------------|---------------------------|
| 25/06214/TPO<br>(Treework) | Sitka spruce remove tree.<br>at<br>41 Johnsburn Road<br>Johnsburn<br>Balerno<br>EH14 7BB | Mr Alastair Proctor.,<br>41 Johnsburn Road<br>Balerno<br>Edinburgh<br>EH14 7BB | <b>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>9 January<br/>2026</b> |
|----------------------------|--|--|-------------------------------|----------------|---------------------------|

Community Council: Balerno

[Wards](#)

### **Ward No.B03 – Drum Brae/Gyle**

|  |  |  |   |                |                           |
|--|--|--|---|----------------|---------------------------|
| 25/06200/FUL<br>(Planning<br>Permission) | Rear extension and velux roof light to existing house.<br>at<br>7 Drum Brae South<br>Craigmount<br>Edinburgh<br>EH12 8DS | Mr And Mrs Laing.,<br>7 Drum Brae South<br>Edinburgh<br>EH12 8DS | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>9 January<br/>2026</b> |
|--|--|--|---|----------------|---------------------------|

Community Council: Corstorphine + Gyle

|  |   |   |   |                |                           |
|--|---|---|---|----------------|---------------------------|
| 25/06146/FUL<br>(Planning<br>Permission) | Proposed attic conversion to<br>create 1st floor bedroom and<br>ensuite.<br>at<br>13 West Craigs Avenue<br>Cammo<br>Edinburgh<br>EH12 8LZ | Miss Susan Howden.,<br>13 West Craigs Avenue<br>Edinburgh<br>EH12 8LZ | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>9 January<br/>2026</b> |
|--|---|---|---|----------------|---------------------------|

Community Council: Corstorphine + Gyle

[Wards](#)

### **Ward No. B04 – Forth**

|  |   |   |   |                |                           |
|--|---|---|---|----------------|---------------------------|
| 25/05669/FUL<br>(Planning<br>Permission) | Retrospective planning<br>permission for shed and<br>sauna in rear garden.<br>at<br>11 Primrose Bank Road<br>Edinburgh<br>EH5 3JJ | Mr John Duncan.,<br>11 Primrose Bank Road<br>Edinburgh<br>EH5 3JJ | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>8 January<br/>2026</b> |
|--|---|---|---|----------------|---------------------------|

Community Council: Trinity

|  |  |   |   |                |                           |
|--|--|---|---|----------------|---------------------------|
| 25/04551/FUL<br>(Planning<br>Permission) | Erection of ancillary<br>domestic garage /workshop<br>within garden ground of<br>property.(as amended)<br>at<br>17 Crewe Grove<br>Edinburgh<br>EH5 2JS | Peter Swanson.,<br>12 Piers Place<br>Edinburgh<br>EH6 4LP | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>9 January<br/>2026</b> |
|--|--|---|---|----------------|---------------------------|

Community Council: Granton + District

|   |  |  |   |                |                           |
|---|--|--|---|----------------|---------------------------|
| 25/03416/FULS<br>TL<br>(Planning<br>Permission STL) | Change of use of ancillary<br>home office which forms part<br>of a domestic garage to<br>short term let (sui generis).<br>at<br>139 East Trinity Road<br>Trinity<br>Edinburgh<br>EH5 3PP | Mr David Law.,<br>Dalmore Lodge<br>139 139 East Trinity Road<br>Edinburgh<br>Midlothian<br>eh5 3pp | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>8 January<br/>2026</b> |
|---|--|--|---|----------------|---------------------------|

Community Council: Trinity (pre 28 March 2025)

[Wards](#)

### **Ward No. B05 – Inverleith**

|  |   |                               |                               |   |                           |
|--|---|-------------------------------|-------------------------------|---|---------------------------|
| 25/06640/PAN<br>(Proposal of<br>Application<br>Notice) | Demolition of existing<br>buildings and erection of<br>hotel development (Class 7)<br>with ancillary restaurant and<br>bar.<br>at<br>Centrum House<br>108 - 114 Dundas Street<br>And 116<br>New Town<br>Edinburgh | Evans Dakota Hotels Limited., | <b>Delegated<br/>Decision</b> | <b>PRE-APPLICATION<br/>CONSULTATION<br/>APPROVED.</b> | <b>6 January<br/>2026</b> |
|--|---|-------------------------------|-------------------------------|---|---------------------------|

Community Council: New Town + Broughton

|   |  |  |                           |                |                       |
|---|--|--|---------------------------|----------------|-----------------------|
| 25/05918/LBC<br>(Listed Building Consent) | Slotting in slim double glazing to, and refurbishment of existing timber sash window frames.<br>at<br>1F 1 Danube Street<br>Edinburgh<br>EH4 1NN | Ms Jacqueline Campbell.,<br>1F 1 Danube Street<br>Edinburgh<br>EH4 1NN | <b>Delegated Decision</b> | <b>GRANTED</b> | <b>8 January 2026</b> |
|---|--|--|---------------------------|----------------|-----------------------|

Community Council: Stockbridge + Inverleith

|                                       |   |  |                                 |                |                       |
|---------------------------------------|---|--|---------------------------------|----------------|-----------------------|
| 25/05870/FUL<br>(Planning Permission) | Alterations to roof and first floor.<br>at<br>89 Orchard Brae<br>Edinburgh<br>EH4 2EN | Sally Jorjani.,<br>89 Orchard Brae<br>Edinburgh<br>EH4 2EN | <b>Local Delegated Decision</b> | <b>GRANTED</b> | <b>8 January 2026</b> |
|---------------------------------------|---|--|---------------------------------|----------------|-----------------------|

Community Council: Craighleith + Blackhall

|   |  |  |                           |                |                       |
|---|--|--|---------------------------|----------------|-----------------------|
| 25/05743/LBC<br>(Listed Building Consent) | The erection of a temporary modular steel ramp to the south and east of the 1967 Front Range Glasshouses and associated development.<br>at<br>Royal Botanic Garden<br>20A Inverleith Row<br>Edinburgh<br>EH3 5LR | Royal Botanic Garden<br>Edinburgh.,<br>20A Inverleith Road<br>Edinburgh<br>EH7 4NW | <b>Delegated Decision</b> | <b>GRANTED</b> | <b>8 January 2026</b> |
|---|--|--|---------------------------|----------------|-----------------------|

Community Council: Stockbridge + Inverleith

|                                       |   |   |                                 |                |                       |
|---------------------------------------|---|---|---------------------------------|----------------|-----------------------|
| 25/05745/FUL<br>(Planning Permission) | Erection of a modular steel access ramp and ticket booth, formation of new porous asphalt paths, soft landscaping and associated works.<br>at<br>Royal Botanic Garden<br>20A Inverleith Row<br>Inverleith<br>Edinburgh<br>EH3 5LR | Royal Botanic Garden<br>Edinburgh.,<br>20A Inverleith Row<br>Edinburgh<br>EH3 5LR | <b>Local Delegated Decision</b> | <b>GRANTED</b> | <b>8 January 2026</b> |
|---------------------------------------|---|---|---------------------------------|----------------|-----------------------|

Community Council: Stockbridge + Inverleith

[Wards](#)

### **Ward No. B06 – Corstorphine/Murrayfield**

|  |   |                                |                           |                              |                       |
|--|---|--------------------------------|---------------------------|------------------------------|-----------------------|
| 25/06576/PNT<br>(Prior Notification-Telecommunication) | The removal and replacement of 6 No. antenna's and ancillary development thereto.<br>at<br>221B St John's Road<br>Corstorphine<br>Edinburgh<br>EH12 7UU | Vodafone Three / Cornerstone., | <b>Delegated Decision</b> | <b>PERMITTED DEVELOPMENT</b> | <b>5 January 2026</b> |
|--|---|--------------------------------|---------------------------|------------------------------|-----------------------|

Community Council: Corstorphine + Clermiston

|  |  |  |                               |   |                           |
|--|--|--|-------------------------------|---|---------------------------|
| 25/06442/TCO<br>(Treework<br>Within a<br>Conservation<br>Area) | Various - Please find tree<br>report covering the trees and<br>requirements. , T5492 -<br>Sycamore - Removal<br>at<br>GF<br>15 Kinellan Road<br>Murrayfield<br>Edinburgh<br>EH12 6ES | Mr Andrey Kozlovskiy.,<br>15 15 Kinellan Road<br>Edinburgh<br>Scotland<br>EH12 6ES | <b>Delegated<br/>Decision</b> | <b>NOT MAKE A TREE<br/>PRESERVATION<br/>ORDER</b> | <b>9 January<br/>2026</b> |
|--|--|--|-------------------------------|---|---------------------------|

Community Council: Murrayfield

|  |   |   |   |                |                           |
|--|---|---|---|----------------|---------------------------|
| 25/06004/FUL<br>(Planning<br>Permission) | Erection of timber decking to<br>rear of dwelling house,<br>change rear facing window<br>to door to access decking.<br>Form en-suite window in<br>rear facing dormer.<br>at<br>39 Forrester Road<br>Corstorphine<br>Edinburgh<br>EH12 8AD | Mr James Harvey.,<br>39 Forrester Road<br>Corstorphine<br>Edinburgh<br>EH12 8AD | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>9 January<br/>2026</b> |
|--|---|---|---|----------------|---------------------------|

Community Council: Corstorphine + Clermiston

|                            |   |  |                               |                       |                           |
|----------------------------|---|--|-------------------------------|-----------------------|---------------------------|
| 25/05859/TPO<br>(Treework) | 1 Beech, 2 Sycamore, 1<br>Cherry laurel, 1 Holly<br>various tree safety works to<br>all trees.<br>at<br>24 Murrayfield Drive<br>Edinburgh<br>EH12 6EB | Jean Inglis.,<br>24 Murrayfield Drive<br>Edinburgh<br>EH12 6EB | <b>Delegated<br/>Decision</b> | <b>MIXED DECISION</b> | <b>9 January<br/>2026</b> |
|----------------------------|---|--|-------------------------------|-----------------------|---------------------------|

Community Council: Murrayfield

[Wards](#)

### **Ward No. B07 – Sighthill/Gorgie**

|  |   |   |   |                |                           |
|--|---|---|---|----------------|---------------------------|
| 25/06056/FUL<br>(Planning<br>Permission) | Form single storey extension<br>to side (gable) of existing<br>semi-detached villa.<br>at<br>2 Longstone Terrace<br>Edinburgh<br>EH14 2AL | Mr Craig Shaw.,<br>2 Longstone Terrace<br>Parkhead<br>Edinburgh<br>EH14 2AL | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>8 January<br/>2026</b> |
|--|---|---|---|----------------|---------------------------|

Community Council: Longstone

|  |  |  |   |                |                           |
|--|--|--|---|----------------|---------------------------|
| 25/05921/FUL<br>(Planning<br>Permission) | Single storey mono-pitch<br>extension to side of<br>property.<br>at<br>94 Redhall Drive<br>Edinburgh<br>EH14 2DS | Mr Damien Calis.,<br>94 Redhall Drive<br>Edinburgh<br>EH14 2DS | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>6 January<br/>2026</b> |
|--|--|--|---|----------------|---------------------------|

Community Council: Longstone

[Wards](#)

### **Ward No. B08 – Colinton/Fairmilehead**

|  |  |   |                               |   |                           |
|--|--|---|-------------------------------|---|---------------------------|
| 25/06317/TCO<br>(Treework<br>Within a<br>Conservation<br>Area) | 1 yew: reduce height to 3.5<br>and trim into hedge form. 2<br>Eleagnus: remove/ Holly:<br>remove. Laurel: remove.<br>at<br>8 Gillespie Road<br>Hailes<br>Edinburgh<br>EH13 0LL | Dr Sally Hemmens-Lloyd.,<br>8 Gillespie Road<br>Colinton<br>Edinburgh<br>EH13 0LL | <b>Delegated<br/>Decision</b> | <b>NOT MAKE A TREE<br/>PRESERVATION<br/>ORDER</b> | <b>9 January<br/>2026</b> |
|--|--|---|-------------------------------|---|---------------------------|

Community Council: Colinton

|                                     |  |   |                               |                |                           |
|-------------------------------------|--|---|-------------------------------|----------------|---------------------------|
| 25/06108/ADV<br>(Advert<br>Consent) | Advertisement of the<br>following types: Fascia sign.<br>at<br>26 Bridge Road<br>Colinton<br>Edinburgh<br>EH13 0LQ | MDA Studio (Edinburgh) Ltd.,<br>FAO: Mr David Moore<br>65 Redford Avenue<br>Edinburgh<br>Scotland<br>EH13 0BU | <b>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>5 January<br/>2026</b> |
|-------------------------------------|--|---|-------------------------------|----------------|---------------------------|

Community Council: Colinton

|  |   |  |   |                |                           |
|--|---|--|---|----------------|---------------------------|
| 25/06007/CLP<br>(Certificate of<br>Lawfulness<br>(proposed)) | Take down existing<br>conservatory. Construct new<br>single storey mono pitched<br>roof extension to the rear of<br>the property.<br>at<br>28 Buckstone Lea<br>Buckstone<br>Edinburgh<br>EH10 6XE | Ms Shelley Hutton.,<br>28 Buckstone Lea<br>Edinburgh<br>Scotland<br>EH10 6EX | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>9 January<br/>2026</b> |
|--|---|--|---|----------------|---------------------------|

Community Council: Fairmilehead

[Wards](#)

### **Ward No. B09 – Fountainbridge/Craiglockhart**

|  |  |   |   |                |                           |
|--|--|---|---|----------------|---------------------------|
| 25/04905/FUL<br>(Planning<br>Permission) | Proposed formation of<br>mezzanine and change of<br>use of Class 1A retail unit to<br>Class 11 Gym (24 hours)<br>and associated works<br>including the installation of<br>plant on rear elevation.<br>at<br>2 Fruitmarket Place<br>Edinburgh<br>EH14 1UD | BP Investment Management<br>Ltd.,<br>25 North Colonnade<br>London<br>EH14 5HS | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>6 January<br/>2026</b> |
|--|--|---|---|----------------|---------------------------|

Community Council: Hutchison + Chesser (Inactive)

[Wards](#)

## **Ward No. B10 –Morningside**

|  |  |  |   |                |                           |
|--|--|--|---|----------------|---------------------------|
| 25/05868/FUL<br>(Planning<br>Permission) | Remove existing front door and replace with metal framed bi-fold doors with fanlight. Form new opening and install new metal framed angled box window. Internal alterations to relocate stair.<br>at<br>16A Meadow Place<br>Edinburgh<br>EH9 1JR | Ms Beatrice Christie.,<br>16A Meadow Place<br>Edinburgh<br>EH9 1JR | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>6 January<br/>2026</b> |
|--|--|--|---|----------------|---------------------------|

Community Council: Marchmont + Sciennes

|  |  |   |   |                |                           |
|--|--|---|---|----------------|---------------------------|
| 25/05787/FUL<br>(Planning<br>Permission) | Siting of 1 No. ambient storage container (Amended)<br>at<br>216 Morningside Road<br>Edinburgh<br>EH10 4QQ | Mr Archie Noden.,<br>Waterside House<br>35 North Wharf Road<br>London<br>W2 1NW | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>6 January<br/>2026</b> |
|--|--|---|---|----------------|---------------------------|

Community Council: Morningside

|  |   |  |   |                |                           |
|--|---|--|---|----------------|---------------------------|
| 25/05682/FUL<br>(Planning<br>Permission) | Proposed garden pod to the rear garden of the property.<br>at<br>9 St Fillan's Terrace<br>Edinburgh<br>EH10 5NH | Urban Pods.,<br>FAO: Mr Ross Iwaniec<br>Unit 19<br>Napier Square<br>Livingston<br>EH54 5DG | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>8 January<br/>2026</b> |
|--|---|--|---|----------------|---------------------------|

Community Council: Morningside

|  |   |  |                               |                |                           |
|--|---|--|-------------------------------|----------------|---------------------------|
| 25/05572/LBC<br>(Listed Building<br>Consent) | Paint advertisement on painted section of stonework on return elevation of property (formerly an advertisement space for previous occupiers).<br>at<br>27A Marchmont Road<br>Edinburgh<br>EH9 1HY | Sear's Pizza.,<br>27A Marchmont Road<br>Edinburgh<br>EH9 1HY | <b>Delegated<br/>Decision</b> | <b>REFUSED</b> | <b>8 January<br/>2026</b> |
|--|---|--|-------------------------------|----------------|---------------------------|

Community Council: Marchmont + Sciennes

|   |   |  |   |                |                           |
|---|---|--|---|----------------|---------------------------|
| 25/04014/FULS<br>TL<br>(Planning<br>Permission STL) | Retrospective change of use of premises to short-term let accommodation.<br>at<br>Flat 2 6 Myreside View<br>Edinburgh<br>EH14 1AG | Louise Irvine.,<br>Flat 2 6 Myreside View<br>Edinburgh<br>EH14 1AG | <b>Local<br/>Delegated<br/>Decision</b> | <b>REFUSED</b> | <b>7 January<br/>2026</b> |
|---|---|--|---|----------------|---------------------------|

Community Council: Merchiston

[Wards](#)



## **Ward No. B11 – City Centre**

|  |   |                                |                           |                              |                       |
|--|---|--------------------------------|---------------------------|------------------------------|-----------------------|
| 25/06625/PNT<br>(Prior Notification-Telecommunication) | The installation of one omni wireless antenna, located at a height of 5 metres AGL on the existing column;<br>The installation of two Remote Radio Units and one Baseband Unit at 4 to 4.5m on existing column;<br>Ancillary development thereto.<br>at<br>Proposed Telecoms Apparatus 15 Metres North East Of 118<br>Lothian Road<br>West End<br>Edinburgh | BT Wholesale On Behalf Of EE., | <b>Delegated Decision</b> | <b>PERMITTED DEVELOPMENT</b> | <b>5 January 2026</b> |
|--|---|--------------------------------|---------------------------|------------------------------|-----------------------|

Community Council: Tollcross

|   |   |  |                           |                |                       |
|---|---|--|---------------------------|----------------|-----------------------|
| 25/05945/LBC<br>(Listed Building Consent) | Ground floor fit out of existing retail unit including new flooring, new lighting, new fixtures, new shopfront decoration and new signage.<br>at<br>48 Frederick Street<br>New Town<br>Edinburgh<br>EH2 1EX | Mr Mark Taylor.,<br>5 & 6 Orbital Centre<br>Cockerell Close<br>Gunnels Wood Road<br>Stevenage<br>SG1 2NB | <b>Delegated Decision</b> | <b>GRANTED</b> | <b>8 January 2026</b> |
|---|---|--|---------------------------|----------------|-----------------------|

Community Council: New Town + Broughton

|                                  |   |  |                           |                |                       |
|----------------------------------|---|--|---------------------------|----------------|-----------------------|
| 25/05886/ADV<br>(Advert Consent) | Advertisement of the following types: Fascia sign, projecting sign (as amended).<br>at<br>48 Frederick Street<br>Edinburgh<br>EH2 1EX | Brora.,<br>FAO: Mark Taylor<br>5 & 6 Orbital Centre<br>Cockerell Close<br>Gunnels Wood Road<br>Stevenage<br>England<br>SG1 2NB | <b>Delegated Decision</b> | <b>GRANTED</b> | <b>7 January 2026</b> |
|----------------------------------|---|--|---------------------------|----------------|-----------------------|

Community Council: New Town/Broughton (pre 28 March 2025)

|   |  |  |                           |                |                       |
|---|--|--|---------------------------|----------------|-----------------------|
| 25/05864/LBC<br>(Listed Building Consent) | To replace the existing poor quality slates on the three inside (middle) roofs with Cupa H3 Spanish slates, double nailing with copper nails. Fit new lead watergates and cover flashings. Strip small side panel of scotch slates and lay aside sound slates for re-use. Re-slate side panel with scotch slates and double nail each slate.<br>at<br>Flat 6 18 Royal Circus<br>Edinburgh<br>EH3 6SS | Mr John Conlin.,<br>Flat 6 18 Royal Circus<br>Edinburgh<br>EH3 6SS | <b>Delegated Decision</b> | <b>GRANTED</b> | <b>8 January 2026</b> |
|---|--|--|---------------------------|----------------|-----------------------|

Community Council: Stockbridge + Inverleith

|                                     |   |  |                               |                |                           |
|-------------------------------------|---|--|-------------------------------|----------------|---------------------------|
| 25/05630/ADV<br>(Advert<br>Consent) | Fascia sign, box sign. Box sign with built up letters internal LED illumination, opal acrylic faces Internally illuminate hung from soft steel rods and frosted vinyl on windows and door.<br>at<br>5 St James Square<br>Edinburgh<br>EH1 3AX | Lewis & Clarke Limited.,<br>Tynemount House<br>Ormiston<br>Tranent<br>East Lothian<br>EH35 5NN | <b>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>5 January<br/>2026</b> |
|-------------------------------------|---|--|-------------------------------|----------------|---------------------------|

Community Council: New Town + Broughton

|   |  |   |   |                |                           |
|---|--|---|---|----------------|---------------------------|
| 25/05231/FULS<br>TL<br>(Planning<br>Permission STL) | Change of use from class 4 (offices) to serviced apartments (sui generis), including internal alterations and reinstatement of a blind window.<br>at<br>20 Hill Street<br>New Town<br>Edinburgh<br>EH2 3LD | Hill Street Developments<br>Edinburgh Limited.,<br>Exchange Tower<br>19 Canning Street.<br>Edinburgh<br>EH3 8EG | <b>Local<br/>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>8 January<br/>2026</b> |
|---|--|---|---|----------------|---------------------------|

Community Council: New Town + Broughton

|  |  |  |                               |                |                           |
|--|--|--|-------------------------------|----------------|---------------------------|
| 25/05236/LBC<br>(Listed Building<br>Consent) | Refurbishing / altering interior of building ensuring all changes respect its historic character. Externally carrying out repairs / refurbishment to the elevation including conservation led restoration of architectural features. As part of works, also replacing existing AC condenser units with modern, energy efficient models and installing 2 new electric vehicle (EV) charging points.<br>at<br>11 Melville Crescent<br>Edinburgh<br>EH3 7LU | Barclays Bank PLC.,<br>FAO: Lawrie Dow<br>1 Churchill Place<br>London<br>E14 5HP | <b>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>7 January<br/>2026</b> |
|--|--|--|-------------------------------|----------------|---------------------------|

Community Council: West End

|                                       |   |   |                                 |                |                       |
|---------------------------------------|---|---|---------------------------------|----------------|-----------------------|
| 25/04989/FUL<br>(Planning Permission) | Main Entrance Canopy, Curtain Wall, and Doors Updated for Elder House and No 2 Multrees Walk; Replace ATM vestibules with new Cycle Store with infill and new door on Elder Street; Change of use from Retail to Office for 1st Floor Elder House; Handrail Infill for Elder House roof terrace and replace door with glazed door and panel.<br>at<br>24 Elder Street,<br>2, 13 - 15, 16 Multrees Walk<br>Edinburgh | Coal Pension Properties Ltd.,<br>1 Bow Churchyard<br>London<br>EC4M 9DQ | <b>Local Delegated Decision</b> | <b>GRANTED</b> | <b>5 January 2026</b> |
|---------------------------------------|---|---|---------------------------------|----------------|-----------------------|

Community Council: New Town + Broughton

|  |   |   |                                 |                |                       |
|--|---|---|---------------------------------|----------------|-----------------------|
| 25/04783/FULS<br>TL<br>(Planning Permission STL) | Retrospective change of use to short term let.<br>at<br>1F3<br>13 King's Stables Road<br>Old Town<br>Edinburgh<br>EH1 2JY | Carl Capital.,<br>FAO: Ms Vinny Vohra<br>Tredavoe<br>Moles Hill<br>Surrey<br>KT22 0QB | <b>Local Delegated Decision</b> | <b>REFUSED</b> | <b>7 January 2026</b> |
|--|---|---|---------------------------------|----------------|-----------------------|

Community Council: Tollcross

|  |   |  |                                 |                |                       |
|--|---|--|---------------------------------|----------------|-----------------------|
| 25/04496/FULS<br>TL<br>(Planning Permission STL) | Retrospective change of use of premises to short-term let accommodation.<br>at<br>4F3 29 Jeffrey Street<br>Edinburgh<br>EH1 1DH | Katie Buchanan.,<br>59 Spylaw Bank Road<br>Edinburgh<br>EH13 0JB | <b>Local Delegated Decision</b> | <b>REFUSED</b> | <b>9 January 2026</b> |
|--|---|--|---------------------------------|----------------|-----------------------|

Community Council: Old Town

|  |   |  |                                 |                |                       |
|--|---|--|---------------------------------|----------------|-----------------------|
| 25/04041/FULS<br>TL<br>(Planning Permission STL) | Retrospective change of use of premises to short-term let accommodation.<br>at<br>1F3 66 St Mary's Street<br>Edinburgh<br>EH1 1SX | Nina Grant.,<br>Riverside<br>Heriot Road<br>Heriot<br>EH38 5YE | <b>Local Delegated Decision</b> | <b>REFUSED</b> | <b>6 January 2026</b> |
|--|---|--|---------------------------------|----------------|-----------------------|

Community Council: Old Town

|   |   |   |                           |                |                       |
|---|---|---|---------------------------|----------------|-----------------------|
| 25/03270/CLES<br>TL<br>(Certificate of Lawfulness Existing STL) | Short term let.<br>at<br>2 Boyd's Entry<br>Old Town<br>Edinburgh<br>EH1 1SY | Mr Stuart Robertson.,<br>19 Grange Road<br>Edinburgh<br>EH9 1UQ | <b>Delegated Decision</b> | <b>GRANTED</b> | <b>6 January 2026</b> |
|---|---|---|---------------------------|----------------|-----------------------|

Community Council: Old Town (pre 28 March 2025)

|   |   |  |                           |                |                       |
|---|---|--|---------------------------|----------------|-----------------------|
| 25/02974/CLES<br>TL<br>(Certificate of Lawfulness Existing STL) | Use of flat as short term let.<br>at<br>Flat 3 160B Canongate<br>Edinburgh<br>EH8 8DD | Ailsa Macintosh.,<br>3 Willowbrae Avenue<br>Edinburgh<br>EH8 7HB | <b>Delegated Decision</b> | <b>REFUSED</b> | <b>6 January 2026</b> |
|---|---|--|---------------------------|----------------|-----------------------|

Community Council: Old Town (pre 28 March 2025)

|                                       |   |  |                                 |                                     |                       |
|---------------------------------------|---|--|---------------------------------|-------------------------------------|-----------------------|
| 25/01680/FUL<br>(Planning Permission) | Change of use of former offices (Class 4) to 10 suite Aparthotel (Class 7).<br>at<br>6 Queen Street<br>Edinburgh<br>EH2 1JE | QS Properties Scotland Ltd.,<br>6 Queen Street<br>Edinburgh<br>EH2 1JE | <b>Local Delegated Decision</b> | <b>GRANTED WITH LEGAL AGREEMENT</b> | <b>8 January 2026</b> |
|---------------------------------------|---|--|---------------------------------|-------------------------------------|-----------------------|

Community Council: New Town/Broughton (pre 28 March 2025)

[Wards](#)

### **Ward No. B12 – Leith Walk**

|   |  |   |                           |                                    |                       |
|---|--|---|---------------------------|------------------------------------|-----------------------|
| 25/06639/WINP A<br>(Prior Approval Windows) | Application for Prior Approval - Windows.<br>at<br>2F2<br>28 Wellington Street<br>Hillside<br>Edinburgh<br>EH7 5ED | Mr Adam McGibbon.,<br>2F2<br>28 Wellington Street<br>Hillside<br>Edinburgh<br>EH7 5ED | <b>Delegated Decision</b> | <b>PRIOR APPROVAL NOT REQUIRED</b> | <b>9 January 2026</b> |
|---|--|---|---------------------------|------------------------------------|-----------------------|

Community Council: Leith Central

|                                  |  |   |                           |                |                       |
|----------------------------------|--|---|---------------------------|----------------|-----------------------|
| 25/06076/ADV<br>(Advert Consent) | Advertisement of the following types : Fascia Sign, Hoarding<br>at<br>100, 102, 104 Leith Walk<br>Edinburgh<br>EH6 5DT | Mr Islam Mohammed.,<br>12 Merchiston Place<br>Edinburgh<br>EH10 4NR | <b>Delegated Decision</b> | <b>REFUSED</b> | <b>7 January 2026</b> |
|----------------------------------|--|---|---------------------------|----------------|-----------------------|

Community Council: Leith Central

|                                       |  |  |                                 |                |                       |
|---------------------------------------|--|--|---------------------------------|----------------|-----------------------|
| 25/05893/FUL<br>(Planning Permission) | External and internal alterations including installation of roof lights to front and rear elevations and addition of an en-suite.<br>at<br>13 Rosslyn Crescent<br>Edinburgh<br>EH6 5AT | Kedar & Carys Kshetri.,<br>13 Rosslyn Crescent<br>Edinburgh<br>EH6 5AT | <b>Local Delegated Decision</b> | <b>GRANTED</b> | <b>6 January 2026</b> |
|---------------------------------------|--|--|---------------------------------|----------------|-----------------------|

Community Council: Leith Central

|  |  |  |                           |                |                       |
|--|--|--|---------------------------|----------------|-----------------------|
| 25/03035/CLES TL<br>(Certificate of Lawfulness Existing STL) | Application for Certificate of Lawful use of short term let accommodation.<br>at<br>Flat 3<br>5 Hopetoun Crescent<br>Broughton<br>Edinburgh<br>EH7 4AY | Ms Elizabeth McVie.,<br>5 Flat 3 Hopetoun Crescent<br>Edinburgh<br>EH7 4AY | <b>Delegated Decision</b> | <b>GRANTED</b> | <b>5 January 2026</b> |
|--|--|--|---------------------------|----------------|-----------------------|

Community Council: New Town/Broughton (pre 28 March 2025)

[Wards](#)

### **Ward No. B13 – Leith**

|  |   |   |                           |   |                       |
|--|---|---|---------------------------|---|-----------------------|
| 25/06573/PAN<br>(Proposal of Application Notice) | Housing Development to comprise a mix of houses and flatted blocks numbering approximately 212 units and is proposed to accommodate: 1, 2 and 3 bedroom flats, 2 and 3 bedroom colony flats, 4-5 bedroom townhouses. External amenity space and green space. Car Parking. Bicycle storage.<br>at<br>Land 80 Metres East Of 5 Western Harbour Way<br>Edinburgh | Cullross Limited.,<br>21 Young Street<br>Edinburgh<br>EH2 4HU | <b>Delegated Decision</b> | <b>PRE-APPLICATION CONSULTATION APPROVED.</b> | <b>6 January 2026</b> |
|--|---|---|---------------------------|---|-----------------------|

Community Council: Leith Harbour + Newhaven

[Wards](#)

### **Ward No. B14 – Craightinny/Duddingston**

|  |  |   |                           |                |                       |
|--|--|---|---------------------------|----------------|-----------------------|
| 25/06445/CLP<br>(Certificate of Lawfulness (proposed)) | Garage conversion and internal alterations including new roof-light. This application is a resubmission of 25/05960/CLP.<br>at<br>56 Ulster Crescent<br>Willowbrae<br>Edinburgh<br>EH8 7JL | Mr Igor Rubinov & Ms Grace Zhou.,<br>56 Ulster Crescent<br>Edinburgh<br>EH8 7JL | <b>Delegated Decision</b> | <b>GRANTED</b> | <b>6 January 2026</b> |
|--|--|---|---------------------------|----------------|-----------------------|

Community Council: Northfield + Willowbrae

|   |   |  |                                 |                |                       |
|---|---|--|---------------------------------|----------------|-----------------------|
| 25/03804/FULS TL<br>(Planning Permission STL) | Change of use of a two storey, two bedroom main door residence from residential use to short term letting use.<br>at<br>13 Lilyhill Terrace<br>Willowbrae<br>Edinburgh<br>EH8 7DS | Mrs Sarah Besly.,<br>13 Lilyhill Terrace<br>Edinburgh<br>EH8 7DS | <b>Local Delegated Decision</b> | <b>REFUSED</b> | <b>6 January 2026</b> |
|---|---|--|---------------------------------|----------------|-----------------------|

Community Council: Northfield + Willowbrae

[Wards](#)

### **Ward No. B15 – Southside/Newington**

|  |   |               |                           |                              |                       |
|--|---|---------------|---------------------------|------------------------------|-----------------------|
| 25/06643/PNT<br>(Prior Notification-Telecommunication) | Proposed upgrade of existing base station installation.<br>at<br>Land 40 Metres North Of 1 Kirk Brae<br>Liberton<br>Edinburgh | Cornerstone., | <b>Delegated Decision</b> | <b>PERMITTED DEVELOPMENT</b> | <b>5 January 2026</b> |
|--|---|---------------|---------------------------|------------------------------|-----------------------|

Community Council: Liberton + District

|                            |   |  |                           |                |                       |
|----------------------------|---|--|---------------------------|----------------|-----------------------|
| 25/06552/TPO<br>(Treework) | <p>Lime T6901. Crown lift to 3m for pedestrian clearance. Holly T6919. Reduce crown laterally by 0.5m off the wall pier. Lime T6922. Crown lift to 5.2m for highway clearance. Epicormic removal. Norway Maple T6926. Crown lift to 5.2m for highway clearance. Remove deadwood greater than 25mm. Lawson Cypress T6930. Remove. Copper Beech T6933. Crown lift to 5.2m for carpark clearance. Remove three small branches as indicated. Holly T6940. Reduce crown laterally from adjacent street lamp by 1m. Lime T6946. Crown lift to 3m over footpath for pedestrian clearance. Lime T6948. Crown lift to 3m over footpath for pedestrian clearance. Lime T6950. Crown lift to 3m over footpath for pedestrian clearance. Lime T6952. Remove small branch as indicated from wall head. Lime T6955. Remove hangers. Copper Beech T6956. Reduce crown laterally from adjacent street lamp by 1m. Lime T6960. Crown lift to 2.5m for pedestrian clearance. Magnolia T6961. Recently cut back with vigorous regrowth throughout crown. Less than 2m from wall of flats. Would benefit from formative prune. Yew T69437. Reduce limb by 2m towards fracture. Holly T69438. Remove deadwood greater than 25mm.</p> <p>at<br/>Treeworks<br/>Dun-ard Garden<br/>Grange<br/>Edinburgh</p> | <p>Taylor &amp; Martin Bespoke Property Management.,<br/>FAO: Rachel Gibson<br/>4 Berkeley Street<br/>Glasgow<br/>G3 7DW</p> | <b>Delegated Decision</b> | <b>GRANTED</b> | <b>7 January 2026</b> |
|----------------------------|---|--|---------------------------|----------------|-----------------------|

Community Council: Grange + Prestonfield

|  |   |   |                               |   |                           |
|--|---|---|-------------------------------|---|---------------------------|
| 25/06234/TCO<br>(Treework<br>Within a<br>Conservation<br>Area) | Eucalyptus lifting the crown<br>by 2m. Copper Beech trim<br>by up to 3m top and sides.<br>at<br>1 Hope Terrace<br>Morningside<br>Edinburgh<br>EH9 2AP | Mr Jo Elliot.,<br>1 Hope Terrace<br>Morningside<br>Edinburgh<br>EH9 2AP | <b>Delegated<br/>Decision</b> | <b>MAKE A TREE<br/>PRESERVATION<br/>ORDER</b> | <b>7 January<br/>2026</b> |
|--|---|---|-------------------------------|---|---------------------------|

Community Council: Marchmont + Sciennes

|                            |  |   |                               |                |                           |
|----------------------------|--|---|-------------------------------|----------------|---------------------------|
| 25/06186/TPO<br>(Treework) | Lime T3885 overhanging<br>Grange Loan - remove -<br>touching the 2.5m high<br>stone wall.<br>at<br>Treeworks<br>Grange Loan<br>Grange<br>Edinburgh | Mr Murdo Macdonald.,<br>FLAT 8<br>3 West Grange Gardens<br>Edinburgh<br>EH9 2RA | <b>Delegated<br/>Decision</b> | <b>REFUSED</b> | <b>7 January<br/>2026</b> |
|----------------------------|--|---|-------------------------------|----------------|---------------------------|

Community Council: Grange + Prestonfield

|  |  |  |                               |                |                           |
|--|--|--|-------------------------------|----------------|---------------------------|
| 25/05909/FUL<br>(Planning<br>Permission) | Refurbishment of two<br>adjoining garages under<br>separate ownership and the<br>formation of a new external<br>spiral staircase to the rear of<br>46 1F.<br>at<br>GF, 1F 46 St Alban's Road<br>Edinburgh<br>EH9 2LU | Mr Luca Brunelli.,<br>46 St Alban's Road<br>Edinburgh<br>EH9 2LU | <b>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>7 January<br/>2026</b> |
|--|--|--|-------------------------------|----------------|---------------------------|

Community Council: Grange + Prestonfield

|                            |   |  |                               |                |                           |
|----------------------------|---|--|-------------------------------|----------------|---------------------------|
| 25/05917/TPO<br>(Treework) | Rowan T0226 (231) remove.<br>Flowering cherry T0230,<br>T0233, T0234, T0246,<br>T0346, T0348 and T0305<br>remove. Scots Pine T0247<br>(tagged 269) remove. Larch<br>T0323 and T0327 remove.<br>Corsican Pine T0403 reduce<br>over extended subdominant<br>stem by 2.5m to lessen<br>weight. Norway Maple<br>T3101 remove.<br>at<br>Tree Works At Cameron Toll<br>And Lady Road<br>Edinburgh | Cameron Toll Shopping<br>Centre.,<br>FAO: Ms Claire Jefcoate<br>6 Lady Road<br>Edinburgh<br>EH16 5PB | <b>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>9 January<br/>2026</b> |
|----------------------------|---|--|-------------------------------|----------------|---------------------------|

Community Council: Grange + Prestonfield

|   |   |  |                           |                |                       |
|---|---|--|---------------------------|----------------|-----------------------|
| 25/05845/LBC<br>(Listed Building Consent) | Removal of 3 No. antennas and all ancillary development. Replacement with 4 No. antennas (within alcoves); 2 No. equipment cabinets / racks (withing equipment room); and all ancillary development (with antennas and steelwork painted black reflecting that of the existing apparatus).<br>at<br>St Peters Church<br>16 Lutton Place<br>Edinburgh<br>EH8 9PE | Cornerstone.,<br>Hive 2<br>1530 Arlington Business Park<br>Theale<br>RG7 4SA | <b>Delegated Decision</b> | <b>GRANTED</b> | <b>9 January 2026</b> |
|---|---|--|---------------------------|----------------|-----------------------|

Community Council: Southside

|                                       |  |  |                                 |                        |                       |
|---------------------------------------|--|--|---------------------------------|------------------------|-----------------------|
| 25/05846/FUL<br>(Planning Permission) | Removal of 3 No. antennas and all ancillary development. Replacement with 4 No. antennas (within alcoves); 2 No. equipment cabinets / racks (within equipment room); and all ancillary development (with antennas and steelwork painted black reflecting that of the existing apparatus).<br>at<br>St Peters Church<br>16 Lutton Place<br>Edinburgh<br>EH8 9PE | Cornerstone.,<br>Hive 2<br>1530 Arlington Business Park<br>Theale<br>RG7 4SA | <b>Local Delegated Decision</b> | <b>NOT DEVELOPMENT</b> | <b>8 January 2026</b> |
|---------------------------------------|--|--|---------------------------------|------------------------|-----------------------|

Community Council: Southside

[Wards](#)

### **Ward No. B16 – Liberton/Gilmerton**

|                                   |  |  |                           |                |                       |
|-----------------------------------|--|--|---------------------------|----------------|-----------------------|
| 25/06394/TELE<br>(Prior Approval) | Prior approval for the siting of a 22.5m monopole mast with headframe; 12 No. antennas; 4 No. dishes; 7 No. cabinets and all ancillary development.<br>at<br>Drum Public Park<br>Drum Street<br>Hyvots Bank<br>Edinburgh | Cornerstone.,<br>Hive 2<br>1530 Arlington Business Park<br>Theale<br>RG7 4SA | <b>Delegated Decision</b> | <b>GRANTED</b> | <b>7 January 2026</b> |
|-----------------------------------|--|--|---------------------------|----------------|-----------------------|

Community Council: Gilmerton + District

|  |  |  |                           |                |                       |
|--|--|--|---------------------------|----------------|-----------------------|
| 25/06333/CLP<br>(Certificate of Lawfulness (proposed)) | Erection of a conservatory.<br>at<br>75 Craigour Crescent<br>Edinburgh<br>EH17 7NP | Mr Smail,<br>75 Craigour Crescent<br>Edinburgh<br>EH17 7NP | <b>Delegated Decision</b> | <b>GRANTED</b> | <b>6 January 2026</b> |
|--|--|--|---------------------------|----------------|-----------------------|

Community Council: Gilmerton + District



|   |   |  |   |                |                           |
|---|---|--|---|----------------|---------------------------|
| 25/04421/FULS<br>TL<br>(Planning<br>Permission STL) | Change of use from a<br>standard dwelling into a<br>short term let property (in<br>retrospect).<br>at<br>285 Lasswade Road<br>Edinburgh<br>EH17 8NA | Mrs Susan Garden.,<br>Taramount<br>Main Street Dechmont<br>Broxburn<br>EH526JZ | <b>Local<br/>Delegated<br/>Decision</b> | <b>REFUSED</b> | <b>7 January<br/>2026</b> |
|---|---|--|---|----------------|---------------------------|

Community Council: Gilmerton + District

[Wards](#)

### **Ward No. B17 – Portobello/Craigmillar**

|   |  |                  |                               |                                  |                           |
|---|--|------------------|-------------------------------|----------------------------------|---------------------------|
| 25/06627/PNT<br>(Prior<br>Notification-<br>Telecommunicat<br>ion) | Notice of Intention to Install<br>or Maintain<br>Telecommunications<br>Apparatus.<br>Portobello Lathe Works,<br>Freight Terminal.<br>at<br>Telecoms Mast 421 Metres<br>West Of 200<br>Sir Harry Lauder Road<br>Portobello<br>Edinburgh | H3G UK Limited., | <b>Delegated<br/>Decision</b> | <b>PERMITTED<br/>DEVELOPMENT</b> | <b>6 January<br/>2026</b> |
|---|--|------------------|-------------------------------|----------------------------------|---------------------------|

Community Council: Portobello (Inactive)

|  |  |  |   |                |                           |
|--|--|--|---|----------------|---------------------------|
| 25/05980/FUL<br>(Planning<br>Permission) | Erection of dwelling house.<br>at<br>Land 17 Metres East Of 153<br>Gilberstoun<br>Brunstane<br>Edinburgh | Mr M Hepburn.,<br>12 A Magdalene Avenue<br>Edinburgh<br>EH15 3BH | <b>Local<br/>Delegated<br/>Decision</b> | <b>REFUSED</b> | <b>9 January<br/>2026</b> |
|--|--|--|---|----------------|---------------------------|

Community Council: Portobello (Inactive)

|  |   |  |                               |                |                           |
|--|---|--|-------------------------------|----------------|---------------------------|
| 25/05199/CLP<br>(Certificate of<br>Lawfulness<br>(proposed)) | Convert existing conversion<br>to a habitable space and<br>single storey extension to<br>rear of property.<br>at<br>59 Coillesdene Avenue<br>Joppa<br>Edinburgh<br>EH15 2JP | Mrs Emma Moncur-Kemp.,<br>59 Coillesdene Avenue<br>Edinburgh<br>EH15 2JP | <b>Delegated<br/>Decision</b> | <b>GRANTED</b> | <b>6 January<br/>2026</b> |
|--|---|--|-------------------------------|----------------|---------------------------|

Community Council: Portobello (Inactive)

[Wards](#)