

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **19 January 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **19 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](#)
[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

25/06616/TCO (Treework Within a Conservation Area)	Large mature atlas cedar approx 18m, wide crown remove upto 2m from select overextended branches to prevent further breakage. Large mature cherry approx 16m, previously double stem with one failure reduce remaining crown by upto 1.5m all round. 2 large Beech trees approx 20m, shared crown prune branches on west side by upto 2m. Beech tree by house approx 10m dense crown reduce by upto 1m all round. at 2 Barnton Loan Davidson's Mains Edinburgh EH4 6JQ	Mrs Anne Ross., 2 Barnton Loan Edinburgh EH4 6JQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 January 2026
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Community Council: Davidson Mains+Silverknowes (Inactive)

25/06077/FUL (Planning Permission)	Erect side/rear extension. at 17 Grieve Crescent Muirhouse Edinburgh EH4 4UG	Mrs Maja Raczynska., 17 Grieve Crescent Edinburgh Scotland EH4 4UG	Local Delegated Decision	GRANTED	13 January 2026
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Community Council: Muirhouse + Salvesen (Inactive)

25/05759/FUL (Planning Permission)	Proposed sunroom extension to rear elevation. at 18 Hillwood Crescent Ratho Station Newbridge EH28 8QF	Mr Matthew Griffiths., 18 Hillwood Crescent Ratho Station Newbridge EH28 8QF	Local Delegated Decision	GRANTED	12 January 2026
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Community Council: Ratho + District

25/03866/HSC (Hazardous Substance Consent)	Construction of the storage areas as consented in Application 22/05925/HSC has not started. An alternative storage plan for the site has been created and this application is for modification of the condition attached to the existing hazardous substances consent as per the new site location plan. at 1 Royal Elizabeth Yard Dalmeny Kirkliston EH29 9EN	Royal Elizabeth Bond Limited., 68 Grafton Way London W1T 5DS	Committee Decision	GRANTED	14 January 2026
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Community Council: Queensferry + District

[Wards](#)

Ward No. B02 – Pentland Hills

25/06590/TCO (Treework Within a Conservation Area)	T1 - Leyland Cypress as per report & TG1 - European Lime - Remove all epicormic growth back to main stem up to crown break, as clarified by email. (7 Jan) at 45 Main Street Ratho Newbridge EH28 8RB	Miss Liz Woods., 45 Main Street Ratho Newbridge EH28 8RB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 January 2026
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Community Council: Ratho + District

25/06051/FUL (Planning Permission)	Convert existing garage and raise roof. at 4 Weavers Knowe Crescent Edinburgh EH14 5PJ	Ms Laura Kerr., 4 Weavers Knowe Crescent Edinburgh Scotland EH14 5PJ	Local Delegated Decision	GRANTED	14 January 2026
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Community Council: Currie

25/05926/FUL (Planning Permission)	Form single story sloped roof extension to side and rear of property. at 17 Deanpark Avenue Balerno EH14 7EB	Mr Lewis Murray., 17 Deanpark Avenue Place Balerno Edinburgh EH14 7EB	Local Delegated Decision	GRANTED	16 January 2026
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Community Council: Balerno

25/03509/FUL (Planning Permission)	Erection of new farm shed with commercial units and formation of new farm storage yard. at Land 80 Metres East Of 4 Overshiel Farm Cottages Mid Calder Livingston	J Dick Farming Co., Mr Michael Dick J Dick Farming Co Overshiel Farm East Calder EH53 0HT	Delegated Decision	WITHDRAWN	15 January 2026
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Community Council: Ratho (pre 28 March 2025)

Wards**Ward No.B03 – Drum Brae/Gyle**

26/0005/TPO (Treework)	Mixed woodland strip - Remedial work Clerwood park Work order 10380. at Woodland 30M Southwest Of 89 Clerwood Park Clerwood Edinburgh	City Of Edinburgh Council (CEC), Mr Roddy McKee Inverleith Farm House 5 Arboretum Place Edinburgh EH3 5NY	Delegated Decision	GRANTED	16 January 2026
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Community Council: Corstorphine + Clermiston

25/05947/FUL (Planning Permission)	Retrospective application for siting an InPost parcel locker. at 135 South Gyle Mains South Gyle Edinburgh EH12 9HU	InPost UK., Moray House 23-35 Great Titchfield Street London W1W 7PA	Local Delegated Decision	GRANTED	13 January 2026
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Community Council: Corstorphine + Gyle

25/05343/FUL (Planning Permission)	Garage and adjoining garden room alterations. at 7 Craigs Crescent Craigmount Edinburgh EH12 8HT	Mr Rory Hinde., 7 Craigs Crescent Craigmount Edinburgh EH12 8HT	Local Delegated Decision	GRANTED	12 January 2026
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Community Council: Corstorphine + Gyle

Wards**Ward No. B04 – Forth**

25/06280/FUL (Planning Permission)	Partial demolition and renovation to existing dwelling. at 18 Summerside Street Edinburgh EH6 4NU	Michael Brooks., 18 Summerside Street Edinburgh EH6 4NU	Local Delegated Decision	GRANTED	16 January 2026
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Community Council: Trinity

25/05104/FUL (Planning Permission)	Extending the kitchen and dining room by building outward from the north-west facade. at 46 Summerside Street Edinburgh EH6 4NU	Nadia Malone., 46 Summerside Street Edinburgh EH6 4NU	Local Delegated Decision	GRANTED	12 January 2026
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Community Council: Trinity

25/03473/FUL (Planning Permission)	Alterations to existing rear single storey extension and existing second floor rear dormer, internal alterations to ground floor, landscaping to rear garden (as amended). at 13 Craighall Gardens Trinity Edinburgh EH6 4RH	Dr And Dr Lizzie And Sandy Robertson., 13 Craighall Gardens Trinity Edinburgh EH6 4RH	Local Delegated Decision	GRANTED	16 January 2026
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Community Council: Trinity (pre 28 March 2025)

[Wards](#)

Ward No. B05 – Inverleith

25/06711/TCO (Treework Within a Conservation Area)	T1 eucalyptus reduce height by upto 2m and canopy nsew by upto 2m. at 18 Hugh Miller Place Stockbridge Edinburgh EH3 5JG	Mr Chris Pearson., 18 Hugh Miller Place Edinburgh EH3 5JG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 January 2026
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Community Council: Stockbridge + Inverleith

25/06388/TCO (Treework Within a Conservation Area)	Weeping ash - Removal of two dead weeping ash 2323 and 2372. at 63B Dean Path Edinburgh EH4 3AT	The Dean Cemetery Trust., Mr John Duffy The Dean Cemetery 63B The Dean Path DEAN PATH EDINBURGH United Kingdom EH4 3AT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 January 2026
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Community Council: West End

25/06391/FUL (Planning Permission)	Form two new dormer windows. at Flat 1 10 Columba Road Edinburgh EH4 3QT	Mr B. S. Landa., 10 Columba Road Edinburgh EH4 3QT	Local Delegated Decision	GRANTED	14 January 2026
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Community Council: Craigleith + Blackhall

25/06354/FUL (Planning Permission)	New single storey rear extension to replace an existing rear extension plus associated alterations, landscaping and PV panel installation. at 168 Craigleith Road Edinburgh EH4 2EE	Tim & Lucy Pethick., 168 Craigleith Road Edinburgh EH4 2EE	Local Delegated Decision	GRANTED	16 January 2026
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Community Council: Craigleith + Blackhall

25/06330/FUL (Planning Permission)	Removal of existing conservatory and construction of new garden room to rear of bungalow. at 92 Craigeleith Road Edinburgh EH4 2DU	Ron & Euphan Todd., 92 Craigeleith Road Edinburgh EH4 2DU	Local Delegated Decision	GRANTED	14 January 2026
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Community Council: Craigeleith + Blackhall

25/06179/LBC (Listed Building Consent)	Replace 3 single glazed sash and case windows with slimline double glazed sash and case units. at 1 Hugh Miller Place Edinburgh EH3 5JG	Mr Dan Schulman., 1 Hugh Miller Place Edinburgh EH3 5JG	Delegated Decision	GRANTED	14 January 2026
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Community Council: Stockbridge + Inverleith

25/06193/LBC (Listed Building Consent)	Internal alterations to form dental practice in vacant unit. at 24 - 27 Brandon Terrace Broughton Edinburgh EH3 5DZ	Mr Abdul Kader., 8 Pilgrim Place Guardbridge KY16 0FP	Delegated Decision	GRANTED	13 January 2026
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Community Council: New Town + Broughton

25/06082/LBC (Listed Building Consent)	The proposals are to replace 8 No. timber single glazed sash and case windows with like for like double glazed timber sash and case windows. at 2F 16 Clarendon Crescent Stockbridge Edinburgh EH4 1PU	Ms Clare Castell., Flat 3 16 Clarendon Crescent Edinburgh EH4 1PU	Delegated Decision	GRANTED	14 January 2026
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Community Council: Stockbridge + Inverleith

25/05910/FUL (Planning Permission)	Conversion of existing garage into a gym. Works to include internal insulation, removal of garage door in lieu of timber infill, new roof light and new opening on side elevation for sliding doors. at 6 Inverleith Terrace Inverleith Edinburgh EH3 5NS	Mr Stuart Moffat., 6 Inverleith Terrace Edinburgh EH3 5NS	Local Delegated Decision	GRANTED	16 January 2026
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Community Council: Stockbridge + Inverleith

25/05737/LBC (Listed Building Consent)	Internal alteration to form open between rear first floor rooms. at Flat 1 13 Lennox Street Edinburgh EH4 1QB	Ms Emily Fox., Flat 1 13 Lennox Street Edinburgh EH4 1QB	Delegated Decision	GRANTED	13 January 2026
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Community Council: Stockbridge + Inverleith

25/04778/FUL (Planning Permission)	Refurbish existing sash & case windows /shutters. Create new master bathroom /kitchen /new utility room /new dressing room /en-suite for master bedroom /new floor finishes to rooms. New fireplace replacing non-original fireplace. Replace non-original glazing in entrance hall. Replace internal oriel window /reintroduction internal glazing above new bathroom door. Existing dado rails /wall panels removed from master bedroom. Upgrading existing under pavement cellars (as amended). at 1F 1 Oxford Terrace Edinburgh EH4 1PX	Mr Brodie Nichol., (1/1)Oxford Terrace Edinburgh EH4 1PX	Local Delegated Decision	NOT DEVELOPMENT	15 January 2026
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Community Council: Stockbridge + Inverleith

25/04659/LBC (Listed Building Consent)	Installation of air conditioning ducts, en-suite bathroom pods, lowering of ceilings to accommodate ducting, small-scale internal structural alterations throughout hotel, repair and repainting (like for like) of existing timber windows replacement of a front elevation double external door with a single door, repainting of front elevation external doors and surrounds. Signage lettering on existing fixed lights and installation of small, illuminated sign adjacent to main entrance door (as amended). at Travelodge 18 - 20 Learmonth Terrace Edinburgh EH4 1PG	Axcel Hospitality Limited., 29 Dingwall Road Croydon CR0 2NB	Delegated Decision	GRANTED	14 January 2026
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Community Council: Stockbridge + Inverleith

25/03200/FULS TL (Planning Permission STL)	Resubmission of application for change of use of property to STL. at 7 Kemp Place Edinburgh EH3 5HU	Mr Robert Flynn., 46 Avondale Avenue East Kilbride G74 1NS	Local Delegated Decision	WITHDRAWN	16 January 2026
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/06489/TCO (Treework Within a Conservation Area)	Chestnut tree root management (URGENT). at Stewart's Melville College 3 Queensferry Road Edinburgh EH4 3EZ	Erskine Stewart Melville School., Erskine Stewart Melvilles Queensferry Road Edinburgh EH4 3EZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 January 2026
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Community Council: Craigmyle + Blackhall

25/06271/FUL (Planning Permission)	Development consisting of change of use, from 21 bed residential care home to 5 residential apartments. at Sir James McKay House 18 Ravelston Park Edinburgh EH4 3DX	4th Door Development Ltd., 10 Newton Place Glasgow G3 7PR	Local Delegated Decision	GRANTED	14 January 2026
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Community Council: Murrayfield

25/06086/LBC (Listed Building Consent)	Internal alterations and replacement window to rear (as amended). at Flat 2 36 Murrayfield Avenue Murrayfield Edinburgh EH12 6AY	Ms Judith Smith., Flat 2 36 Murrayfield Avenue Murrayfield Edinburgh EH12 6AY	Delegated Decision	GRANTED	15 January 2026
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Community Council: Murrayfield

25/05965/FUL (Planning Permission)	Proposed double-height extension to the side of the property. at 9 Craigmyle View Edinburgh EH4 3JZ	Mr Drummond Miller., 9 Craigmyle View Edinburgh Scotland EH4 3JZ	Local Delegated Decision	GRANTED	15 January 2026
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Community Council: Murrayfield

25/05449/TPO (Treework)	Removal of 22 trees and other works including crown- reduction and crown-raising. at Murrayfield Golf Club 43 Murrayfield Road Murrayfield Edinburgh EH12 6EU	Murrayfield Golf Club., Mr Billy Hudson Murrayfield Golf Club 43 Murrayfield Road Murrayfield Edinburgh EH12 6EU	Delegated Decision	MIXED DECISION	14 January 2026
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Community Council: Murrayfield

[Wards](#)**Ward No. B07 – Sighthill/Gorgie**

26/00063/CLE (Certificate of Lawfulness (existing))	Emergency work of roof repairs which were completed due to storm damage. at 2, 4, 6, 8 Duff Street Lane Edinburgh EH11 2HS	Wheatley Homes East., FAO: Mr Mark Scoular 8 New Mart Road Edinburgh EH141RL	Delegated Decision	GRANTED	14 January 2026
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Community Council: Gorgie + Dalry

[Wards](#)**Ward No. B08 – Colinton/Fairmilehead**

25/06155/TPO (Treework)	Large beech tree light pruning (1.5m, 20%) of left branches, and light (1.5m, 20%) crown reduction. at 48 Bonaly Road Colinton Edinburgh EH13 0EQ	Ms Stephanie Whyte., 8 Bonaly Road Edinburgh EH13 0EQ	Delegated Decision	GRANTED	14 January 2026
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Community Council: Colinton

25/04209/FUL (Planning Permission)	Construction of a garden pod (As Amended). at Flat 1 1 Comiston Farm Close Edinburgh EH10 6BF	Urban Pods., Mr Ross Iwaniec Unit 19 Napier Square Livingston United Kingdom EH54 5DG	Local Delegated Decision	GRANTED	12 January 2026
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Community Council: Fairmilehead

[Wards](#)**Ward No. B09 – Fountainbridge/Craigmlockhart**

25/05863/CLP (Certificate of Lawfulness (proposed))	Proposed works to apply a smooth lime based render finish to the existing rear elevation, to improve the visual appearance of the property. at 36 - 38 Yeaman Place Edinburgh EH11 1BT	Mr Kevin Edwards., 36 - 38 Yeaman Place Edinburgh EH11 1BT	Delegated Decision	GRANTED	15 January 2026
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Community Council: Merchiston

25/05785/LBC (Listed Building Consent)	Replacing existing aluminium sash and case windows with mock uPVC slimline double glaze sash and case windows. at 4F2 4 Angle Park Terrace Edinburgh EH11 2JX	Southside DBM LTD., 20 Nicolson Street Edinburgh EH8 9DH	Delegated Decision	GRANTED	15 January 2026
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Community Council: Gorgie + Dalry

Ward No. B10 –Morningside

26/00074/LBC (Listed Building Consent)	Alter internal store cupboards by removing the false floor and constructing a partition to form two separate cupboards. Remove the small cupboard within the kitchen and made good walls. at 4F2 21 Warrender Park Terrace Marchmont Edinburgh EH9 1EF	Mr J Hipwell., 21 4F2 Warrender Park Terrace Edinburgh EH9 1EF	Delegated Decision	PERMISSION IS NOT REQUIRED	15 January 2026
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Community Council: Marchmont + Sciennes

25/06286/FUL (Planning Permission)	Ground floor extension and thermal upgrade to existing two storey 1960's end of terrace house. at 12 The Crescent Edinburgh EH10 5NX	Susie McCosh., 12 The Crescent Edinburgh EH10 5NX	Local Delegated Decision	GRANTED	16 January 2026
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Community Council: Morningside

25/06105/FUL (Planning Permission)	Remove existing porch and extend dwellinghouse to form new entrance raising height of existing garage wallhead. Erect a garden room. at 12 Nile Grove Edinburgh EH10 4RF	Mr K O'Shaughnessy., 12 Nile Grove Edinburgh EH10 4RF	Local Delegated Decision	GRANTED	12 January 2026
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Community Council: Morningside

25/06079/FUL (Planning Permission)	Proposed replacement of existing driveway metal gates with widened driveway gates and new metal railings on top of existing stone wall at front and side boundary. at 3 Midmar Avenue Morningside Edinburgh EH10 6BS	Mr And Mrs Will And Nicola Connor., 3 Midmar Avenue Edinburgh EH10 6BS	Local Delegated Decision	GRANTED	14 January 2026
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Community Council: Morningside

25/05777/CLE (Certificate of Lawfulness (existing))	Use of the property as an HMO for ten occupants. at 3F1 34 Marchmont Road Edinburgh EH9 1HX	Abdul Ali., 1 Seaview Terrace Edinburgh EH15 2HD	Delegated Decision	GRANTED	13 January 2026
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Community Council: Marchmont + Sciennes

[Wards](#)

Ward No. B11 – City Centre

26/00055/CLE (Certificate of Lawfulness (existing))	HMO licensed flat for 6 persons. Operating with granted HMO license for 10+ years. at 1F 27 West Maitland Street New Town Edinburgh EH12 5DX	Mr John Loudon., 11 St Peters Place Edinburgh EH3 9PH	Delegated Decision	GRANTED	15 January 2026
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Community Council: West End

26/00034/LBC (Listed Building Consent)	The proposals involve installing a shower to create a shower room, installing new partitions and doors to create a drying room on the ground floor and installing a new accessible tea point on the first floor. at Forrest Hill Building 5 Forrest Hill Old Town Edinburgh	The University Of Edinburgh The University Court., Old College South Bridge Edinburgh Scotland EH8 9YL	Local Delegated Decision	PERMISSION IS NOT REQUIRED	13 January 2026
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Community Council: Old Town

25/06223/LBC (Listed Building Consent)	Installation of air source heat pump to concealed location on rear elevation. Installation of solar PV panels on roof with removal of exiting satellite television dishes. Installation of traditional roof light. at GF 47 Heriot Row New Town Edinburgh EH3 6EX	Mr R Taylor., GF 47 Heriot Row Edinburgh EH3 6EX	Delegated Decision	GRANTED	14 January 2026
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Community Council: New Town + Broughton

25/06176/LBC (Listed Building Consent)	Proposed plaque for Bob Funk. at 1 Mound Place Edinburgh EH1 2LU	The University Of Edinburgh., Old College South Bridge Edinburgh EH8 9YL	Delegated Decision	GRANTED	14 January 2026
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Community Council: Old Town

25/06112/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at Flat 7 15 Tron Square Old Town Edinburgh EH1 1RT	Mr Angus Maclellan., 5 Marinstadsvagen Nacka Sweden 13137	Delegated Decision	GRANTED	15 January 2026
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Community Council: Old Town

25/06075/FULS TL (Planning Permission STL)	Change of use from a flat (sui generis) to a short term let (sui generis). at Flat 4 5 Ramsay Garden Old Town Edinburgh EH1 2NA	Elder Homes., Cluny Lodge 10-16 Cluny Drive Edinburgh EH10 6DP	Local Delegated Decision	WITHDRAWN	14 January 2026
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Community Council: Old Town

25/06045/LBC (Listed Building Consent)	New French doors and Juliette balcony is being proposed to be added to the rear of the property in replacement of the existing windows. proposed balcony to match existing balcony of 16 Royal Crescent. at 18 Royal Crescent Edinburgh EH3 6QA	Mr Andy & Mrs Hannah Brimelow., 18 Royal Crescent Edinburgh EH3 6QA	Delegated Decision	GRANTED	13 January 2026
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Community Council: New Town + Broughton

25/06046/FUL (Planning Permission)	New rear French doors being proposed with new Juliette balconies to match the rear of 16 Royal Crescent. at 18 Royal Crescent Edinburgh EH3 6QA	Mr Andy & Mrs Hannah Brimelow., 18 Royal Crescent Broughton Edinburgh EH3 6QA	Local Delegated Decision	GRANTED	13 January 2026
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Community Council: New Town + Broughton

25/06054/LBC (Listed Building Consent)	Fabric repairs are proposed to John Knox house focusing on the rebuilding of a previously taken down front chimney, new chimney copes to 3no chimneys and general maintenance repairs including repointing the front elevations. at Scottish Storytelling Centre 43 High Street Edinburgh EH1 1SR	Church Of Scotland., FAO: Mary McLeod 121 George Street Edinburgh EH2 4YN	Delegated Decision	GRANTED	15 January 2026
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Community Council: Old Town

25/05934/WINP A (Prior Approval Windows)	The proposals are to replace all existing windows with UPVC frame tilt and turn windows complete with 4:16:4 profile double glazed units throughout, bottom fixed panel up to 1000mm from the floor level, and the above openable panel. at 3F2 19 Gillespie Crescent Edinburgh EH10 4HU	Lormor Ltd.,	Delegated Decision	REFUSED	14 January 2026
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Community Council: Tollcross

25/05946/LBC (Listed Building Consent)	Internal alterations to work in progress consented with reference 21/03661/LBC. at 12 Royal Terrace Calton Hill Edinburgh EH7 5AB	Mr Jason Leslie., 12 Royal Terrace Edinburgh UK EH7 5AB	Delegated Decision	GRANTED	12 January 2026
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Community Council: New Town + Broughton

25/05899/LBC (Listed Building Consent)	Proposed replacement of existing kitchen. Opening to be formed within non-original stud partition to make kitchen open plan to living room. Existing kitchen ceiling to be removed to expose original cornice. at Flat 5 50 Manor Place Edinburgh EH3 7EH	Ms Alexandra Hunter., Flat 5 50 Manor Place Edinburgh EH3 7EH	Delegated Decision	GRANTED	15 January 2026
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Community Council: West End

25/05751/FUL (Planning Permission)	Application for approval of extension of existing plant screening, new MEP services and roof plant, replacement of entrance door to office premises and addition of new air curtain in entrance vestibule. at 28 Charlotte Square Edinburgh EH2 4ET	People's Postcode Lottery., FAO: Ms Lorna Menzies 28 Charlotte Square Edinburgh EH2 4DR	Local Delegated Decision	GRANTED	15 January 2026
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Community Council: New Town + Broughton

25/05752/LBC (Listed Building Consent)	Refurbishment of existing offices including full refurbishment of existing reception area including new reception desk and replacement glazed entrance screen, and , (as amended). at 28 Charlotte Square Edinburgh EH2 4ET	People's Postcode Lottery., FAO: Ms Lorna Menzies 28 Charlotte Square Edinburgh EH2 4DR	Delegated Decision	GRANTED	14 January 2026
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Community Council: New Town + Broughton

25/05423/LBC (Listed Building Consent)	Alter shower room to form access stair to roof. Fit top hinged conservation roof lights and duck boards across valley gutter to facilitate roof access for maintenance purposes. at 15 Melville Street Edinburgh EH3 7PE	Mr John Webb., 15 Melville Street New Town Edinburgh EH3 7PE	Delegated Decision	WITHDRAWN	12 January 2026
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Community Council: West End

25/05381/FUL (Planning Permission)	Proposed garden room. at Flat 2 12 Donaldson Crescent Edinburgh EH12 5FB	Mrs Maggi Allan., 12 Donaldson Crescent Edinburgh EH12 5FB	Local Delegated Decision	GRANTED	13 January 2026
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Community Council: West End

25/05359/LBC (Listed Building Consent)	Thermal upgrades, solar panel and ASHP installation. at BF 4 Grosvenor Gardens Edinburgh EH12 5JU	Mrs Antonia Reeve., 4 BF Grosvenor Gardens Edinburgh EH12 5JU	Delegated Decision	GRANTED	13 January 2026
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Community Council: West End

25/04910/CLES TL (Certificate of Lawfulness Existing STL)	Existing use of the property as evidenced for 10 years since 2015. at Flat 5 3 James' Court 493 Lawnmarket Edinburgh EH1 2PB	Mr C&P Hunter.,	Delegated Decision	WITHDRAWN	13 January 2026
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Community Council: Old Town

25/04855/LBC (Listed Building Consent)	Internal alterations to refurbish existing building including minor alterations for fire regulations compliance. at 20 Broughton Place Broughton Edinburgh EH1 3RX	BP20 Ltd., The Auction Rooms 22 Queen Street Edinburgh EH2 1JX	Delegated Decision	GRANTED	14 January 2026
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Community Council: New Town + Broughton

25/04858/FUL (Planning Permission)	Internal alterations to refurbish (& change of use) existing Class 7 hostel to Class 7 apartment including minor alterations for fire regulations compliance. at 20 Broughton Place Edinburgh EH1 3RX	BP20 Ltd., The Auction Rooms 22 Queen Street Edinburgh EH2 1JX	Local Delegated Decision	WITHDRAWN	14 January 2026
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Community Council: New Town + Broughton

25/04689/CLES TL (Certificate of Lawfulness Existing STL)	Continued use as short term let accommodation. at 3 Chapel Wynd Tollcross Edinburgh EH1 2RT	Mr Callum Mowat., 54 Lodge Road Kalinga Queensland Australia 4030	Local Delegated Decision	WITHDRAWN	16 January 2026
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Community Council: Tollcross

25/04557/FULS TL (Planning Permission STL)	Retrospective change of use from residential to short-term let. at Flat 5 234 Canongate Edinburgh EH8 8AB	Patricia Green., 62 Buckstone Terrace Edinburgh EH10 6RQ	Local Delegated Decision	REFUSED	12 January 2026
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Community Council: Old Town

25/04351/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at PF2 3 Castle Wynd North 386 Castlehill Edinburgh EH1 2NQ	De Cherade Dwellings Ltd., 15 Ladbroke Square London W11 3NA	Local Delegated Decision	REFUSED	15 January 2026
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Community Council: Old Town

25/04344/FULS TL (Planning Permission STL)	Retrospective change of use of residential flat to short-term let accommodation. at Flat 6 7 Castle Wynd South Edinburgh EH1 2JT	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Local Delegated Decision	REFUSED	15 January 2026
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Community Council: Old Town

25/04204/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 7 124 Lothian Road Edinburgh EH3 9BG	Mr Lewis Paulo., 5 Cuguen Place Lasswade Edinburgh EH18 1AD	Local Delegated Decision	REFUSED	14 January 2026
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Community Council: Tollcross

25/04205/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 77 124 Lothian Road Edinburgh EH3 9DD	Mr Lewis Paulo., 5 Cuguen Place Lasswade Edinburgh EH18 1AD	Local Delegated Decision	REFUSED	13 January 2026
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Community Council: Tollcross

25/03645/FULS TL (Planning Permission STL)	Change of use of premises to short term let accommodation. at Flat 3A 27 Cockburn Street Edinburgh EH1 1BP	Station Properties Ltd., FAO: Thanos Angelis 70 Cammo Grove Edinburgh EH4 8HA	Local Delegated Decision	REFUSED	12 January 2026
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Community Council: Old Town (pre 28 March 2025)

25/03646/FULS TL (Planning Permission STL)	Change of use from flat (sui generis) to short term let (sui generis). at Flat 4 27 Cockburn Street Edinburgh EH1 1BP	Mr Thanos Angelis., 70 Cammo Grove Edinburgh EH4 8HA	Local Delegated Decision	REFUSED	12 January 2026
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Community Council: Old Town (pre 28 March 2025)

25/03128/FUL (Planning Permission)	Change of use of the lower church hall of St Marks Unitarian Church, from office space to a residential unit for the Church minister. at St Mark's Church Hall 7B Castle Terrace Edinburgh EH1 2DP	St Marks Unitarian Church., 7 Castle Terrace Edinburgh EH1 2DP	Local Delegated Decision	GRANTED	13 January 2026
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Community Council: Tollcross (pre 28 March 2025)

25/02832/LBC (Listed Building Consent)	Display of advertisements. at Beehive 18 - 20 Grassmarket Edinburgh EH1 2JU	Greene King.,	Delegated Decision	GRANTED	14 January 2026
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Community Council: Old Town (pre 28 March 2025)

Ward No. B12 – Leith Walk

25/05839/LBC (Listed Building Consent)	Refurbishment (retention) of existing sash windows with replacement Fineo slimline vacuum glass. 1 No. rotted sash replaced like-for-like. at 3F2 14 Brunton Place Edinburgh EH7 5EJ	Mr Martyn Whitwell., Flat 8 3F2 14 Brunton Place Edinburgh EH7 5EJ	Delegated Decision	GRANTED	12 January 2026
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Community Council: Leith Central

25/05604/LBC (Listed Building Consent)	Installation of outdoor lighting to the front of property, consisting of 8 no. lights placed between the ground floor and the first floor of the building. 4 no. lights would be pointing upwards and 4 no. lights pointing downwards. To be illuminated with warm white lighting. at 1 Hillside Crescent Edinburgh EH7 5DY	Matthew Pitts., 1 Hillside Crescent Edinburgh EH7 5DY	Delegated Decision	REFUSED	12 January 2026
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Community Council: Leith Central

25/05554/FUL (Planning Permission)	Proposed attic alterations and dormer extension (as amended). at 27 Bellevue Place Edinburgh EH7 4BS	Robert Gair & Lorna Harper.,	Local Delegated Decision	GRANTED	14 January 2026
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Community Council: New Town + Broughton

25/05559/LBC (Listed Building Consent)	Proposed attic alterations and dormer extension (as amended). at 27 Bellevue Place Edinburgh EH7 4BS	Robert Gair & Lorna Harper.,	Delegated Decision	GRANTED	14 January 2026
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Community Council: New Town + Broughton

25/05335/TCO (Treework Within a Conservation Area)	T1 - Sycamore. Fell to ground level. at 160 Brunton Gardens Hillside Edinburgh EH7 5ER	Stephanie Grieve., 160 Brunton Gardens Hillside Edinburgh EH7 5ER	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 January 2026
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Community Council: Leith Central

25/02196/LBC (Listed Building Consent)	Installation of external white metal protective barriers on front and rear windows. at 48 Pilrig Street Edinburgh EH6 5AL	Mr Bill McGill., 48 Pilrig Street Pilrig Edinburgh EH6 5AL	Delegated Decision	GRANTED	14 January 2026
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

25/06318/FULS TL (Planning Permission STL)	Retrospective change of use from class 4 (business) to sui generis for short term let property. at 11 Salamander Street South Leith Edinburgh EH6 7HZ	Boyter Property Ltd., 9 Corbieshot Edinburgh EH15 3RY	Local Delegated Decision	REFUSED	16 January 2026
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Community Council: Leith Harbour + Newhaven

25/05958/FUL (Planning Permission)	Change of use from Class 1A, 2 and 4 to a Specialist Training Academy for Boxing and Mixed Martial Arts (Class 11). at 41 Ocean Drive North Leith Edinburgh EH6 6BH	Global Sports Advisory & Monkscroft Newtown Limited., 42 Charlotte Square Edinburgh EH2 4HQ	Local Delegated Decision	GRANTED	14 January 2026
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Community Council: Leith Harbour + Newhaven

25/05925/LBC (Listed Building Consent)	Internal and external alterations to enable conversion to short term let use. at 5 Tower Place Edinburgh EH6 7BZ	Rulelist Ltd C/o EPM., Mr Alan McCrone Reiverslaw House Bonnington Road Peebles EH45 9HF	Delegated Decision	GRANTED	13 January 2026
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Community Council: Leith Harbour + Newhaven

25/05700/LBC (Listed Building Consent)	Minor external alterations: Installation of 3 No. heritage roof lights. To private rear elevation replacement of two solid doors with new glazed doors (as amended). at 1A Madeira Place Edinburgh EH6 4AW	Miss Molly Chrystie., 28A Avon Road Edinburgh EH4 6RD	Delegated Decision	GRANTED	16 January 2026
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Community Council: Leith Harbour + Newhaven

25/05548/FUL (Planning Permission)	Proposed installation of protective structural glass balustrade to an existing area of flat roof on second floor. Replacement of three rooflights to ground floor with single rooflight covering the same total extent of roof. at 20 Claremont Road Edinburgh EH6 7NE	Mr & Mrs Ellison., 20 Claremont Road Edinburgh EH6 7NE	Local Delegated Decision	GRANTED	12 January 2026
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Community Council: Leith Links

25/03688/FULS TL (Planning Permission STL)	Change of use from office to 3 short term let accommodation (Sui Generis). at 5 Tower Place Edinburgh EH6 7BZ	Kateryna Polyacov., 7 Belgrave Crescent Edinburgh EH4 3AQ	Local Delegated Decision	GRANTED	13 January 2026
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Community Council: Leith Harbour + Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/06450/TELE (Prior Approval)	Prior notification to install a 20m monopole with 6 no antennas and 1 no dish; 3 no cabinets and ancillary development. at Proposed Telecoms Apparatus 40 Metres West Of 235 Willowbrae Road Duddingston Edinburgh	Cornerstone, Hive 1530 Arlington Business Park Theale Berkshire England RG7 4SA	Delegated Decision	GRANTED	15 January 2026
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Community Council: Northfield + Willowbrae

25/06260/FUL (Planning Permission)	New pitched roof dormer to front elevation and new flat roof dormer to rear elevation and reconfigure external steps to rear decking to make them more user friendly. at 49 Lilyhill Terrace Willowbrae Edinburgh EH8 7DR	Mr & Mrs Stephen Burwell., 49 Lilyhill Terrace Edinburgh EH8 7DR	Local Delegated Decision	GRANTED	15 January 2026
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Community Council: Northfield + Willowbrae

25/06053/CLP (Certificate of Lawfulness (proposed))	New single storey rear extension. at 59 Restalrig Avenue Edinburgh EH7 6PN	Ms Ann Pratt., 59 Restalrig Avenue Edinburgh Scotland EH7 6PN	Delegated Decision	GRANTED	14 January 2026
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Community Council: Craigentinny + Meadowbank

25/05928/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years. at 3F2 25 Waverley Park Abbeyhill Edinburgh EH8 8ES	Ms Marta Collings., 25 3f2 Waverley Park Edinburgh EH8 8ES	Delegated Decision	GRANTED	13 January 2026
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Community Council: Craigentinny + Meadowbank

25/05729/FUL (Planning Permission)	Proposed works include the demolition of the existing garage and construction of a new extension, internal reconfiguration at ground floor level, and new landscaping to both the front and rear courtyards. at 58 Paisley Crescent Willowbrae Edinburgh EH8 7JQ	Mrs Oonagh MacInnes., 58 Paisley Crescent Willowbrae Edinburgh EH8 7JQ	Local Delegated Decision	GRANTED	12 January 2026
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Community Council: Northfield + Willowbrae

[Wards](#)

Ward No. B15 – Southside/Newington

26/00113/CLP (Certificate of Lawfulness (proposed))	Replace existing single glazed windows with new 'like for like' double glazed windows. at Flat 3 8 East Suffolk Park Mayfield Edinburgh EH16 5PL	Mrs Francesca Bray., Darroch House 8 Flat 3 East Suffolk Park Edinburgh EH16 5PL	Delegated Decision	GRANTED	15 January 2026
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Community Council: Grange + Prestonfield

26/00016/TCO (Treework Within a Conservation Area)	T1 Himalayan birch crown lift by 1m, crown reduce height by approx. 2m and sides by up to 1m. T2 Cotoneaster crown reduce height by approx. 2m and sides by up to 1.5m leaving a balanced flowing canopy. at 19 Chalmers Crescent Marchmont Edinburgh EH9 1TS	Mrs Lia Gill., 19 Chalmers Crescent Edinburgh EH9 1TS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 January 2026
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Community Council: Marchmont + Sciennes

25/06710/TCO (Treework Within a Conservation Area)	T1 cypress reduce height from 7m to 4m. at GF 14 St Catherine's Place Sciennes Edinburgh EH9 1NU	Mr Brian McCombe., 14A St Catherine's Place Edinburgh EH9 1NU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 January 2026
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Community Council: Marchmont + Sciennes

25/06380/LBC (Listed Building Consent)	To rebuild a chimney stack which has been demolished because it was deemed dangerous. at 36 Blacket Place Edinburgh EH9 1RL	Kevin Troup., 36 Blacket Place Edinburgh EH9 1RL	Delegated Decision	WITHDRAWN	16 January 2026
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Community Council: Grange + Prestonfield

25/06358/TCO (Treework Within a Conservation Area)	Large Eucalyptus, 25% approximately 2.5m height reduction of a large eucalyptus. at 2 McLaren Road Edinburgh EH9 2BH	Rachael Pocklington., 2 McLaren Road Edinburgh EH9 2BH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 January 2026
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Community Council: Grange + Prestonfield

25/06343/TCO (Treework Within a Conservation Area)	Silver birch life crown to 4m from existing ground levels and by 5m from existing ground levels over the pavement and road. at 32 Grange Terrace Edinburgh EH9 2LE	Greg Hardie., 23 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 January 2026
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Community Council: Grange + Prestonfield

25/06282/FUL (Planning Permission)	Replacement of existing rear conservatory with new single-storey extension, plus internal alterations to ground floor layout. at 11 South Gray Street Edinburgh EH9 1TE	Chris & Katie Carter., 11 South Gray Street Edinburgh EH9 1TE	Local Delegated Decision	GRANTED	16 January 2026
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Community Council: Grange + Prestonfield

25/06276/TCO (Treework Within a Conservation Area)	<p>T1 Lime, <i>Tilia</i> sp., Height 12m, spread 9m, DBH 320mm. Reduce height by no more than 2m. Reduce spread east over driveway by 1.5m and west by 1.5m</p> <p>T2 Lime, <i>Tilia</i> sp., Height 12m, spread 9m, DBH 320mm. Reduce height by no more than 2m. Reduce spread east over driveway by 1.5m and west by 1.5m</p> <p>T3 Lime, <i>Tilia</i> sp., Height 11m, spread, 9m, DBH 680 mm. Reduce height by no more than 2m. Reduce spread east over driveway by 1.5m and west by 1.5m</p> <p>T4 Cohort of 6 lime trees (early mature) Height 8/9m, spread 7/8m, DBH 220/380m. Pollard back to previous pruning points at 5 metres above ground level, retaining the pollard heads.</p> <p>T5 Pear, <i>Pyrus</i> sp., Height 10m, spread 9m, DBH 400/160/220mm. Reduce decaying branch over the seating area by 2m. Reduce height by 2m, to create a better form.</p> <p>Mulberry, adjacent and encroaching on washing line. Height 3.5m, spread 5m, DBH 100/160mm, Reduce spread west by 1.5m. Prune remaining crown to a natural form</p> <p>at 1 Dalrymple Crescent Grange Edinburgh EH9 2NU</p>	Ms Maria Cumming., 1 Dalrymple Crescent Grange Edinburgh EH9 2NU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 January 2026
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Community Council: Grange + Prestonfield

25/06000/FUL (Planning Permission)	<p>New bike storage and front porch, extend and reclad existing rear dormer.</p> <p>Remove the gate and post and widen the entrance and width of the driveway, new security gates / fence to the side of the house.</p> <p>at 12 Observatory Road Blackford Edinburgh EH9 3HG</p>	Mrs Jane & Mr Olly Stephen., 12 Observatory Road Edinburgh EH9 3HG	Local Delegated Decision	GRANTED	13 January 2026
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Community Council: Grange + Prestonfield

25/05952/LBC (Listed Building Consent)	<p>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.</p> <p>Careful attention will be given when manufacturing new like for like sashes. All window moulds, dimensions and features of the original sashes will be retained and replicated on the new sashes.</p> <p>at 1F 1 Sylvan Place Sciennes Edinburgh EH9 1LH</p>	Mrs Jane Banham., 1F 1 Sylvan Place Sciennes Edinburgh EH9 1LH	Delegated Decision	GRANTED	12 January 2026
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Community Council: Marchmont + Sciennes

25/05865/TPO (Treework)	<p>T1,2,3, 3 x cherry trees. Crown reduce by no more than 1.5m from 7m to approx. 5.5m in height from existing ground levels,</p> <p>T4 Holly. Crown reduce by no more than 1.5m to leave an approx final height of 5.5m</p> <p>at 8 Salisbury Road Newington Edinburgh EH16 5AB</p>	Mr Martin Nailor., 8 Salisbury Road Edinburgh 3EH16 5AB	Delegated Decision	GRANTED	14 January 2026
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Community Council: Grange + Prestonfield

25/05853/LBC (Listed Building Consent)	Replace rotten rear timber framed single glazed window with like for like frame with standard double glazing. at 1 Priestfield Road North Edinburgh EH16 5HS	Dame Anne Glover., Craigview 1 Priestfield Road North Edinburgh EH16 5HS	Delegated Decision	GRANTED	12 January 2026
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Community Council: Grange + Prestonfield

25/05791/LBC (Listed Building Consent)	Replacing windows on like for like basis with timber sash and case windows 1 over 1 double glazing slim profile. at 2F1 2 Nicolson Square Edinburgh EH8 9BH	C/o Southside DBM LTD., FAO: Eileen McMahon 20 Nicolson Street Edinburgh EH8 9DH	Delegated Decision	GRANTED	14 January 2026
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Community Council: Southside

25/05719/FUL (Planning Permission)	Remove existing landing and steps. Construct new timber deck to the rear at Ground Floor Level. Construct new metal steps leading down to garden level. Black metal railings and handrails. at 4 West Mayfield Edinburgh EH9 1TQ	Mr Simon Holmes., 4 West Mayfield Edinburgh EH9 1TQ	Local Delegated Decision	GRANTED	12 January 2026
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Community Council: Grange + Prestonfield

25/05705/LBC (Listed Building Consent)	New external deck and steps. at 4 West Mayfield Edinburgh EH9 1TQ	Mr Simon Holmes., 4 West Mayfield Edinburgh EH9 1TQ	Delegated Decision	GRANTED	12 January 2026
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Community Council: Grange + Prestonfield

25/05400/FUL (Planning Permission)	Form 2 self contained flats from existing duplex flat. at Flat 15 4 West Richmond Street Edinburgh EH8 9DX	Viewpoint Housing Association., 4 South Oswald Road Grange Edinburgh EH9 2HG	Local Delegated Decision	GRANTED	13 January 2026
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Community Council: Southside

25/05294/CLP (Certificate of Lawfulness (proposed))	Replacement of cedar tiled roof with slate tiles. at 3 Blackbarony Road Mayfield Edinburgh EH16 5QP	Mrs Valerie Anne Ruckley., 3 Blackbarony Road Edinburgh EH16 5QP	Delegated Decision	GRANTED	12 January 2026
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Community Council: Grange + Prestonfield

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

25/06347/PNT (Prior Notification- Telecommunicat ion)	Prior Notification for upgrade to telecoms equipment. at Telecoms Mast 80 Metres South West Of 65 Liberton Gardens Alnwickhill Edinburgh	The Wireless Infrastructure Group Limited.,	Delegated Decision	PERMITTED DEVELOPMENT	12 January 2026
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Community Council: Liberton + District

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

26/00124/LBC (Listed Building Consent)	Replacement of modern kitchen with new modern kitchen, and associated redecorations. at 12 Chapel Court Greendykes Edinburgh EH16 4EF	Places For People., Mr Scott Curtis 1 Hay Avenue Edinburgh Scotland EH16 4RW	Local Delegated Decision	PERMISSION IS NOT REQUIRED	14 January 2026
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Community Council: Craigmillar (Inactive)

25/06393/FUL (Planning Permission)	Internal alterations to the existing layout incorporating proposed single storey flat roof extensions to rear, front and side and existing garage to be removed. at 26 Duddingston Avenue Edinburgh EH15 1SQ	Mr J Dove., 26 Duddingston Avenue Edinburgh EH15 1SQ	Local Delegated Decision	GRANTED	14 January 2026
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Community Council: Northfield + Willowbrae

25/06171/FUL (Planning Permission)	Erect a single storey flat roof extension to side of dwellinghouse. at 60 Niddrie Marischal Crescent Craigmillar Edinburgh EH16 4LA	Mr K Nelson., 60 Niddrie Marischal Crescent Edinburgh EH16 4LA	Local Delegated Decision	GRANTED	16 January 2026
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Community Council: Craigmillar (Inactive)

25/05971/LBC (Listed Building Consent)	Refurbish existing timber sash & case window frames on a 'like for like' basis. Upgrade single glazing to Fineo 7mm vacuum double glazing. All historical detail to be matched /re-instated. Current windows have suffered wood rot, particularly in the lower sashes. There is also a problem with condensation. The addition of the proposed Fineo 7mm vacuum double glazing will allow for existing frames to be used, whilst improving the thermal efficiency and reducing condensation. at 3F2 26 Promenade Edinburgh EH15 1HH	Ms Alison Grant., 26 Promenade Edinburgh EH15 1HH	Delegated Decision	GRANTED	14 January 2026
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Community Council: Portobello (Inactive)

25/05939/LBC (Listed Building Consent)	Stonework and roof repairs. at 49 Bellfield Street Portobello East Edinburgh	City Of Edinburgh Council., Waverley Court 4 East Market St Edinburgh EH8 8BG	Delegated Decision	GRANTED	15 January 2026
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Community Council: Portobello (Inactive)

25/02596/FUL (Planning Permission)	Erection of garden room, formation of decking and installation of new doors to the rear; formation of replacement hardstanding, installation of EV charging point, erection of bin store and regularisation of historic alterations including formation of vehicular access, formation of hardstanding and installation of access gates to the front. at 10 Mentone Avenue Edinburgh EH15 1JE	Gary Horne., 10 Mentone Avenue Edinburgh EH15 1JE	Local Delegated Decision	GRANTED	15 January 2026
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Community Council: Portobello (pre 28 March 2025)

[Wards](#)