

# Planning Decisions within Edinburgh

## WEEKLY PLANNING BULLETIN

Date: **26 January 2026**

## Decision List

Applications contained in **this** Decision List were determined during the week ending **26 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 – Craighentilly/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**

25/06475/FUL (Planning Permission)	Proposed garage and increase in height of boundary fence. at 43 Barnton Park Avenue Barnton Edinburgh EH4 6HD	Dr Morag Sneddon., 43 Barnton Park Avenue Edinburgh EH4 6HD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: Cramond, Barnton + Cammo

25/06239/FUL (Planning Permission)	Proposed garage conversion. at 37 Ashburnham Loan South Queensferry EH30 9LE	Mrs Sarah Morris., 37 Ashburnham Loan Queensferry South Queensferry EH30 9LE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: Queensferry + District

25/06172/FUL (Planning Permission)	New single storey flat roof extension and first floor extension over existing utility. at 27 Cramond Gardens Cramond Edinburgh EH4 6PT	Mr Stuart Caulfield., 27 Cramond Gardens Edinburgh EH4 6PT	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: Cramond, Barnton + Cammo

25/05867/TPO (Treework)	T0837 oak - reduce limb over road by 2 metres. T0838 beech - fell tree. T0840 elm - remove subdominant stems. T0843 ash - fell tree. T0846 sycamore - crown lift to 5.2m over road and remove deadwood over 25mm diameter. T0847 oak - remove dead limb over path. T0848 sycamore - crown lift to 5.2m over road and remove deadwood over 25mm diameter. T0856 elm - fell tree. T0857 ash - fell tree. T0862 oak - crown lift to 5.2m over road. at Treeworks 30 Metres South Of 4 Barnton Park Wood Barnton Edinburgh	Ross & Liddell Ltd., FAO: Mr Craig Gorman 6 Clifton Terrace Edinburgh EH12 5DR	<b>Delegated Decision</b>	<b>MIXED DECISION</b>	<b>23 January 2026</b>
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Community Council: Cramond, Barnton + Cammo

25/04884/FULS TL (Planning Permission STL)	Retrospective change of use of the premises to short term let accommodation. at St Anthonys A Gogarstone Road Gogar Newbridge EH28 8NL	Mrs Zatoon Begum., 63 Riverside Edinburgh EH28 8SU	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>21 January 2026</b>
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Community Council: Ratho + District

25/04886/FULS TL (Planning Permission STL)	Change of use from residential to Short Term Let (in retrospect). at 3 Glasgow Road Ingliston Newbridge EH28 8SX	Mr Mohammed Munazar., Glasgow Road 3 Glasgow Road Edinburgh EH28 8SX	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: Ratho + District

[Wards](#)

### **Ward No. B02 – Pentland Hills**

25/06521/TPO (Treework)	Ash tree with progressed dieback. Pollard tree to help regenerate healthy growth from pruning cuts. Tree to be reduced by 6m (40%). at 1 Ravelrig Park Balerno EH14 7DL	Callum Gibb., 43 Dolphin Road Edinburgh EH14 5RX	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 January 2026</b>
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Community Council: Balerno

25/06498/FUL (Planning Permission)	Garage conversion and construction of single storey rear extension. at 3 Ravelrig Park Ravelrig Balerno EH14 7DL	Mr Kenneth Roberts., 3 Ravelrig Park Balerno EH14 7DL	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Balerno

25/05915/LBC (Listed Building Consent)	Alterations to include a new conservation style roof light on the rear elevation and internal alterations to improve accessibility with a replacement stair and alterations to accommodate new replacement stair. at 22 Main Street Balerno EH14 7EH	Ms Gillian Wilkinson., 22 Main Street Balerno EH14 7EH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 January 2026</b>
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Community Council: Balerno

25/05182/FUL (Planning Permission)	Change of use and conversion of an agricultural building to a dwelling. at Farm Steading 64 Metres Northeast Of 1 Larchgrove Balerno	Gordon Stewart & Kate De Haan., Kingsgate Rolvenden Cranbrook Kent TN17 4NE	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>22 January 2026</b>
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Community Council: Balerno

25/03734/TPO (Treework)	Mature Sycamore, canopy reduction. at Land To West Of 2 Ravelrig Wynd Balerno	Greenbelt., FAO: Robert Murchie McCafferty House 99 Firhill Road Glasgow G20 7BE	<b>Delegated Decision</b>	<b>MIXED DECISION</b>	<b>20 January 2026</b>
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Community Council:

[Wards](#)

### **Ward No.B03 – Drum Brae/Gyle**

25/06174/FUL (Planning Permission)	Erect a new garage at the gable of an end terraced house. at 34 Alan Breck Gardens Clerwood Edinburgh EH4 7HX	Mr Raju Tarafdar., 34 Alan Breck Gardens Edinburgh EH4 7HX	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Corstorphine + Clermiston

25/04331/FULS TL (Planning Permission STL)	Change of use from dwelling to short term let. at Flat 3 4 South Gyle Mains Edinburgh EH12 9EP	Nayana Tripathi., Flat 3 4 South Gyle Mains Edinburgh EH12 9EP	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Corstorphine + Gyle

[Wards](#)

### **Ward No. B04 – Forth**

25/06291/FUL (Planning Permission)	Erection of pergola with decking.( retrospective). at 45 Ferry Road Drive Edinburgh EH4 4DH	Miss Klaudia Blachowicz., 45 Ferry Road Drive Edinburgh EH4 4DH	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: West Pilton + West Granton (Inactive)

25/05931/LBC (Listed Building Consent)	To replace the and re-slate 2 No. roof slopes with new Cupa H3 40x22 (16x9) Spanish slates. (AS AMENDED) at 21 And 23 Boswall Road Trinity Edinburgh EH5 3RR	Mr Will Meldrum., Fairhaven Church Lane Ardingly RH17 6UR	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Trinity

25/05217/FUL (Planning Permission)	Proposed garden pod, within the garden ground. at 42 Primrose Bank Road Trinity Edinburgh EH5 3JF	Urban Pods., FAO: Mr Ross Iwaniec Unit 19 Napier Square Livingston EH54 5DG	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>21 January 2026</b>
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Community Council: Trinity

25/04933/FUL (Planning Permission)	External alterations to the upper and lower villas with the rear conservatory being removed; new cladding installed; replacement windows and to alter windows to form new doors and form new patio area to rear. at 142 Newhaven Road, 52 Summerside Place Newhaven Edinburgh EH6 4NR	Mr Chris Watt., 1 Suite 7, Carmichael Place Edinburgh EH6 5PH	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: Trinity

25/04719/FUL (Planning Permission)	Erection of new cafe within new walled garden. at West Pilton Avenue Play Area North West Pilton Avenue Pilton Edinburgh	Edinburgh & Lothians Greenspace Trust., Mr Angus Fisher Swanston Steading 109/11 Swanston Road Edinburgh EH10 7DS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: West Pilton + West Granton (Inactive)

25/01916/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 32 Newhaven Main Street Edinburgh EH6 4TA	Ms Giorgini, 32 Newhaven Main Street Edinburgh EH6 4TA	<b>Committee Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Leith Harbour And Newhaven

[Wards](#)

### **Ward No. B05 – Inverleith**

26/0014/TCO (Treework Within a Conservation Area)	2x Silver Birch remove. Hazel remove. at 9 Howard Street Warriston Edinburgh EH3 5JP	Ms Amy Tolley., 9 Howard Place Edinburgh EH3 5JP	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>20 January 2026</b>
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Community Council: Stockbridge + Inverleith

26/0010/TCO (Treework Within a Conservation Area)	T1 Beech- reduce in height 3m and sides by 2m. Remove lower limb as annotated in photograph. Tree is overshadowing whole garden and as a result other trees and shrubs below are suffering from lack of light. Pre-Height:17m Pre- Width:13m PostHeight:14m Post Width:9m at 1 Avenue Villas Inverleith Edinburgh EH4 2HU	Ms Oonagh Handcox., 1 Avenue Villas Edinburgh EH4 2HU	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>22 January 2026</b>
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Community Council: Stockbridge + Inverleith

25/06377/LBC (Listed Building Consent)	Minor alterations to the approved internal layout, including revised stair design, adjustments to internal partitions and reconfiguration of kitchen and bathroom layouts. at 13 Belford Mews Edinburgh EH4 3BT	Keith Boden., 13 Belford Mews Edinburgh EH4 3BT	<b>Delegated Decision</b>	<b>PERMISSION IS NOT REQUIRED</b>	<b>21 January 2026</b>
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Community Council: West End

25/04779/LBC (Listed Building Consent)	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	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 January 2026</b>
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Community Council: Stockbridge + Inverleith

25/01705/FUL (Planning Permission)	To erect a 4 Storey residential development comprising of 8 Flats with associated works (as amended). at Land Adjacent To 25 Telford Drive Edinburgh	Baron G & G Ltd., 59 Edinburgh Road Musselburgh Scotland EH21 6EE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 January 2026</b>
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Community Council: Drylaw/Telford

[Wards](#)

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

26/00028/TCO (Treework Within a Conservation Area)	Cherry Tree Removal - cherry tree removal, tree standing dead. at 26 Murrayfield Road Murrayfield Edinburgh EH12 6ER	Mr Anthony Wood.,	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>22 January 2026</b>
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Community Council: Murrayfield

25/06201/LBC (Listed Building Consent)	Slapping the wall between Library 01 and Room 15 to create an opening between the two. This will include removing wall panelling on both sides. at Stewart's Melville College 3 Queensferry Road Edinburgh EH4 3EZ	ESMS., FAO: Ms Jo Mathieson Old College Queensferry Road Edinburgh EH4 3EZ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: Craigleith + Blackhall

25/05756/FUL (Planning Permission)	Construction of a proposed new koala enclosure and associated external works. at The Gatehouse Edinburgh Zoo 134 Corstorphine Road Edinburgh EH12 6TS	Royal Zoological Society Of Scotland., FAO: Catherine Gault 134 Corstorphine Road Edinburgh EH12 6TS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 January 2026</b>
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Community Council: Corstorphine + Clermiston

25/05530/LBC (Listed Building Consent)	To install 1x illuminated screen. at 1B Russell Road Edinburgh EH12 5LZ	Tesco PLC., FAO: Mr Ben Train Highwoods Kestrel Way Welwyn Garden City AL7 1GA	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Murrayfield

[Wards](#)

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

25/04549/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at PF4 9 Orwell Terrace Edinburgh EH11 2DX	Mrs Laura Donohue., 71 Coolnevaun Dublin Ireland A94 H7K2	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>21 January 2026</b>
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Community Council: Gorgie + Dalry

[Wards](#)

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

26/0009/TCO (Treework Within a Conservation Area)	Cherry Tree - Full removal of one Cherry tree in front garden due to subsidence damage. at 3 Rustic Cottages Redford Edinburgh EH13 0LD	Mr Mike Rowley., 3 Rustic Cottages Colinton Scotland EH13 0LD	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>22 January 2026</b>
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Community Council: Colinton

26/00035/TCO (Treework Within a Conservation Area)	Prunus avium in back garden reduction of tree by 1.5m to previous cuts to bs3998 standard. Prunus avium in back garden reduction of tree by 1.5m to previous cuts to bs3998 standard, Prunus avium in back garden removal of tree. at 29 Dreghorn Loan Redford Edinburgh EH13 0DF	Mr Mike Dixon., 29 Dreghorn Loan Redford Edinburgh EH13 0DF	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>22 January 2026</b>
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Community Council: Colinton



25/06516/FUL (Planning Permission)	Alterations and change of use to form Hotel with ancillary Public House from existing Public House with letting bedrooms and existing function suite on the first Floor. at 2 Oxfangs Bank Caiystane Edinburgh EH13 9JT	Ms Karen Horseburgh., Good Companions 2-4 Oxfangs Bank Edinburgh EH13 9JT	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Firrhill (Inactive)

25/05871/FUL (Planning Permission)	Car parking for the Church. at Land 30 Metres South Of 5 Dell Road Edinburgh	Colinton Parish Church., 4 Dell Road Edinburgh EH13 0JR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Colinton

[Wards](#)

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

26/00049/PNT (Prior Notification-Telecommunication)	Notification under Regulation 5 of the Electronic Communications Code Regulations 2003 to Utilise Permitted Development Rights. at Telecoms Apparatus 73 Metres West Of 3 Wester Steil Craiglockhart Edinburgh	Hutchison 3G UK Limited.,	<b>Delegated Decision</b>	<b>PERMITTED DEVELOPMENT</b>	<b>19 January 2026</b>
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Community Council: Craiglockhart

25/06308/CLP (Certificate of Lawfulness (proposed))	Erect extension that is within permitted development guidelines. at 12 Glenlockhart Bank Craiglockhart Edinburgh EH14 1BL	Mrs Penni Brown., 12 Glenlockhart Bank Craiglockhart Edinburgh EH14 1BL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: Craiglockhart

25/05227/FULS TL (Planning Permission STL)	Retrospective change of use of third-floor flat (3F6) to short term let (secondary letting). Maximum 2 guests. No external alterations. at 3F6 141 Dundee Street Edinburgh EH11 1BP	Andrew Pickett., 42 Harlaw Road Balerno EH14 7AX	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Merchiston

25/04836/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at 3F1 16 Upper Grove Place Fountainbridge Edinburgh EH3 8AU	Mr Hany Metawie., 23 Home Street Edinburgh United Kingdom EH3 9JR	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: Tollcross

25/04818/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 3F3 74 Angle Park Terrace Gorgie Edinburgh EH11 2JP	Mr Philip McAlister., 105 Knockbreda Park Belfast BT6 0HE	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: Merchiston

25/02791/CLES TL (Certificate of Lawfulness Existing STL)	Use of premises as commercial visitor accommodation by individuals, families, or pre- formed groups of up to 5 persons, subject to an average length of stay of at least 28 nights. at 15 Hazelbank Terrace Polwarth Edinburgh EH11 1SL	Ms Kevin Painter., 15 Hazelbank Terrace Edinburgh UK EH11 1SL	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Merchiston (pre 28 March 2025)

[Wards](#)

### **Ward No. B10 –Morningside**

26/00073/LBC (Listed Building Consent)	Remove the fireplace from the front bedroom and make good walls. Replace the mantel piece and tiles from the sitting room fireplace. Remove door/architrave from the press and make good walls in the sitting room. at 4F2 21 Warrender Park Terrace Marchmont Edinburgh EH9 1EF	Mr J Hipwell., 21 4F2 Warrender Park Terrace Edinburgh EH9 1EF	<b>Delegated Decision</b>	<b>PERMISSION IS NOT REQUIRED</b>	<b>19 January 2026</b>
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Community Council: Marchmont + Sciennes

26/00002/TCO (Treework Within a Conservation Area)	T1 plum fell to ground level. T2 Willow Leaf Pear fell to ground level. T3 Elder pollard 30cm below previous reduction points. T4 Acer crown reduce all over removing 1-2m. at 2A Polwarth Terrace Edinburgh EH11 1NE	Mrs Lindsay Hall., 2A Polwarth Terrace Edinburgh EH11 1NE	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 January 2026</b>
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Community Council: Merchiston

26/00005/TCO (Treework Within a Conservation Area)	T1 Cypress remove. at Flat 2 32C Cluny Gardens Edinburgh EH10 6BN	Mr David Dorward., 32C Flat 2 Cluny Gardens Edinburgh EH10 6BN	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 January 2026</b>
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Community Council: Morningside

26/00017/TCO (Treework Within a Conservation Area)	T1 Lime cut back towards boundary removing 2-3m in branch length, reduce height by 4-5m. T2 Cypress cut back towards boundary removing 2-3m and clear away from overhead line leaving 0.5m clearance. G1 Spruce x3 crown lift by approx. 2m from ground level and clear away from overhead wire leaving 0.5m clearance. T3 Cypress sectional fell to ground level. at 29B Polwarth Terrace And Properties To North And South Boundaries	Mr Dermot McKeown., 29 Polwarth Terrace Edinburgh EH11 1NH	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>21 January 2026</b>
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Community Council: Merchiston

25/06222/FUL (Planning Permission)	Removal of existing sun room and external store and alterations to existing window / door openings at the rear. Lowering part of the front garden to accommodate bike store. at 3 St Clair Terrace Edinburgh EH10 5NW	Ms Kirsty Clydesdale., 3 St Clair Terrace Edinburgh EH10 5NW	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Morningside

25/06091/ADV (Advert Consent)	Advertisement of the following types : Box Sign, Projecting Sign. at 17 Church Hill Place Morningside Edinburgh EH10 4BE	Oak Noir Design Ltd., Mr Daniel Brown 17 Church Hill Place Edinburgh EH104BE	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Merchiston

25/05862/FUL (Planning Permission)	Ground floor additions to form new utilities wing to north, garage and gym wing to south, demolish existing rear utility. Build new kitchen / dining space. Minor internal alterations to upgrade existing bathrooms. Provide two new bedrooms and shower room within existing roof profile. Provide new insulation sarking and replace slates to match. New dormer to front. at 13 Corrennie Gardens Edinburgh EH10 6DG	Ms Brett Burns., 13 Corrennie Gardens Edinburgh EH10 6DG	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Morningside

25/03937/FUL (Planning Permission)	New single-storey rear extension to provide an open-plan kitchen and living area. at 108 Morningside Drive Edinburgh EH10 5NS	Mr Zhen Qiu., 108 Morningside Drive Edinburgh EH10 5NS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Morningside

25/03502/CLES TL (Certificate of Lawfulness Existing STL)	Use as a short term holiday let. at 4F1 5 Montpelier Bruntsfield Edinburgh EH10 4LZ	RD Legal., Mr Paul Murray Lavender Cottage 2B Ashley Drive Lavender Cottage Edinburgh EH11 1RP	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: Merchiston (pre 28 March 2025)

[Wards](#)

## **Ward No. B11 – City Centre**

26/00040/TCO (Treework Within a Conservation Area)	3 Jacquemontii Birch at lower courtyard by 2 & 4. Current height is 8m & radial spread is 4m. - Reduce crown height & crown spread by 50%. Poor species choice as they have large growth potential. at Flat 1 2 Old Tolbooth Wynd Old Town Edinburgh EH8 8EQ	James Gibb Residential Factors., Ms Anzhela Docheva 23 Alva Street Edinburgh EH2 4PS	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>22 January 2026</b>
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Community Council: Old Town

26/00011/TCO (Treework Within a Conservation Area)	Birch tree crown reduction. Current height 12m, proposed height 10.5m. Current width 6.5m, proposed width 5.5m. at 13 West Scotland Street Lane Edinburgh EH3 6PT	Ms Anne Heseltine., 13 West Scotland Street Lane Edinburgh EH3 6PT	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>20 January 2026</b>
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Community Council: New Town + Broughton

25/06309/LBC (Listed Building Consent)	Alterations to front elevation to provide opening windows and remove flag poles. at 2 - 3 Teviot Place Southside Edinburgh EH1 2QZ	Mr Malcolm Innes., Ting Thai HQ 2-3 Teviot Place Edinburgh EH1 2QZ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>22 January 2026</b>
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Community Council: Old Town

25/06310/FUL (Planning Permission)	Alterations to front elevation to provide opening windows. at 2 - 3 Teviot Place Southside Edinburgh EH1 2QZ	Mr Malcolm Innes., Ting Thai HQ 2-3 Teviot Place Edinburgh EH1 2QZ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>22 January 2026</b>
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Community Council: Old Town

25/06244/LBC (Listed Building Consent)	Replacement of existing timber windows on a like-for- like basis with new windows, custom-fitted with slimline IGUs. All historical detail to be matched /reinstated. at 7 Haddington Place Edinburgh EH7 4AE	Mr Gavin Sinclair., 7 Haddington Place Edinburgh EH7 4AE	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: New Town + Broughton

25/06221/FUL (Planning Permission)	Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 to remove Condition 2 of 25/03867/FUL (restriction on cooking) and install small diameter flue to rear elevation (as amended). at 64 West Port Old Town Edinburgh EH1 2LD	The Coffee Mill Cafe., 64 West Port Old Town Edinburgh EH1 2LD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: Tollcross

25/06192/LBC (Listed Building Consent)	Replacement of 5 No. deteriorated sash windows with slimline double glazed sashes, in a like-for-like (6 over 6) format and restoration of existing casements. at 3F2 48 India Street Edinburgh EH3 6HD	Ms Katherine Kennedy., 3F2 48 India Street New Town Edinburgh EH3 6HD	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: New Town + Broughton

25/06139/FUL (Planning Permission)	Erection of retaining wall. at BF - 1F 22 Thistle Street North West Lane Edinburgh EH2 1BY	Code (The Bindery) Limited., FAO: Mr Andrew Smith Bearford House 39 Hanover Street Edinburgh EH2 2PJ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: New Town + Broughton

25/06057/FUL (Planning Permission)	Installation of 2 Condenser Units. at 21A Castle Street Edinburgh EH2 3DN	HIFI Ventures Ltd., 85 Rose Street Edinburgh EH2 3DT	<b>Local Delegated Decision</b>	<b>NOT DEVELOPMENT</b>	<b>20 January 2026</b>
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Community Council: New Town + Broughton

25/06003/LBC (Listed Building Consent)	Replace existing sashes to existing sash and case windows and add new conservation type velux roof light to East roof slope. at 3F 1 Manor Place New Town Edinburgh EH3 7DH	Mr John McGurk., 1 Manor Place Edinburgh EH3 7DH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: West End

25/06006/LBC (Listed Building Consent)	Existing single glazed timber sash and case windows replaced with new double glazed timber sash and case windows to match existing. at 7 Doune Terrace Edinburgh EH3 6DY	Mr Kenny Graham., 7 Doune Street Edinburgh EH3 6DY	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 January 2026</b>
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Community Council: New Town + Broughton

25/05923/LBC (Listed Building Consent)	Internal alterations and upgrading to top floor flat to create open plan kitchen and living room, as well as a more attractive principal bedroom suite. at 3F 15 Randolph Crescent New Town Edinburgh EH3 7TT	Ms Maithilee Kunda., 15-3 Randolph Crescent Edinburgh Scotland EH3 7TH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>22 January 2026</b>
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Community Council: New Town + Broughton

25/05837/LBC (Listed Building Consent)	Refurbishment and conversion of 1st floor office to provide 2x flats for short term let accommodation. at 1F 19 Manor Place Edinburgh EH3 7DX	Bonnie Builders Ltd., Unit 4B, Gateway Business Park Beancross Road Grangemouth FK3 8WX	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: West End

25/05744/LBC (Listed Building Consent)	Extensive external re-construction to front elevation and repair of original features. at 50 Palmerston Place, 1B Glencairn Crescent Edinburgh	Mrs S Williamson., 1B Glencairn Crescent (East) Edinburgh EH12 5BJ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 January 2026</b>
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Community Council: West End

25/05730/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years. at Flat 1 2 Edmonstone's Close Edinburgh EH1 2HB	Mr Ronald Pairman., 2 Flat 1 Edmonstone's Close 112 West Bow Edinburgh EH1 2HB	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Old Town

25/05689/FULS TL (Planning Permission STL)	Retrospective change of use from office (Class 4) to short term let accommodation (Sui Generis). at Flat 1 15 York Place Edinburgh EH1 3EB	Mr Viktors Lapans., 129B Keizersgracht Amsterdam 1015CJ	<b>Committee Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: New Town + Broughton

25/05534/FUL (Planning Permission)	Remedial and repair work to the building envelope with new cladding and access walkways; works to roof terraces and wall cappings; create new bike store; reconfiguration and refurbishment of office space, and new solar panels with plant machinery upgrades. at 45 Leith Street Edinburgh EH1 3AT	Patrizia Frankfurt.,	<b>Delegated Decision</b>	<b>NOT DEVELOPMENT</b>	<b>21 January 2026</b>
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Community Council: New Town + Broughton

25/05344/FULS TL (Planning Permission STL)	Use of student accommodation as short term holiday accommodation from 1 May to 31 August annually. at 12 - 18 Lower Gilmore Place Edinburgh EH3 9NY	L&G Lower Gilmore Place PropCo., 1 Coleman Street London EC2R 5AA	<b>Committee Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Tollcross

25/05288/FULS TL (Planning Permission STL)	Retrospective change of use from flat to short term let (sui generis). at Flat 2 3 Merchant Street Old Town Edinburgh EH1 2QD	Mr Steven Feist., 11 Milton Terrace Edinburgh EH15 2LF	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Old Town

25/05215/FULS TL (Planning Permission STL)	Retrospective change of use from flat to short term let (sui generis). at 1F1 112A West Bow Edinburgh EH1 2HH	Mr Michael Russell., Flat 19 91 Milton Road East Edinburgh EH15 2NL	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Old Town

25/05129/LBC (Listed Building Consent)	Proposed improvements to existing dwelling flat. Including secondary glazing, ventilation, replacement boiler and radiators. at 23 Carlton Terrace Mews Calton Hill Edinburgh EH7 5DA	Warmworks., 1 Carmichael Place Edinburgh Scotland EH6 5PH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>19 January 2026</b>
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Community Council: New Town + Broughton



25/05117/FULS TL (Planning Permission STL)	Change of use from flatted dwelling to short term let. at 201 Webster's Land Edinburgh EH1 2RU	Mr K Aslam., 201 Webster's Land Edinburgh EH1 2RU	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Tollcross

25/05118/FUL (Planning Permission)	Improvement to existing dwelling ventilation and replacement boiler, (in retrospect). at 23 Carlton Terrace Mews Calton Hill Edinburgh EH7 5DA	Warmworks., 1 Carmichael Place Edinburgh EH6 5PH	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 January 2026</b>
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Community Council: New Town + Broughton

25/04953/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 3 Drumdryan Street Tollcross Edinburgh EH3 9JZ	Mr Guiyou Su., 49 Badgerway Edinburgh EH178XD	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: Tollcross

25/04918/FULS TL (Planning Permission STL)	Retrospective change of use from flat (sui generis) to short term let (Sui Generis). at Flat 1 140 Rose Street New Town Edinburgh EH2 3JD	Mr Charles Richardson., Flat 1 140 Rose Street Edinburgh UK EH2 3JD	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>19 January 2026</b>
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Community Council: New Town + Broughton

25/04870/LBC (Listed Building Consent)	Internal and external alterations including forming internal partitions, installation of a lift, changes to rooflights, replacing two doors with windows and adding secondary glazing. at 24 Canning Street Edinburgh EH3 8EG	Capital Business Centre Limited., CBC House 24 Canning Street Edinburgh Scotland EH3 8EG	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: West End

25/04841/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at 41 Viewcraig Gardens Dumbiedykes Edinburgh EH8 9UW	Mr Hany Metawie, 23 Home Street Edinburgh United Kingdom EH3 9JR	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: Southside

25/04745/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at GF 8 Gloucester Place Stockbridge Edinburgh EH3 6EF	Shanti Hospitality (UK) Limited.,	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: New Town + Broughton

25/04770/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 29 Tarvit Street Tollcross Edinburgh EH3 9JY	Mrs Henan Sun., 49 Badger Way, Edinburgh EH17 8XD	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: Tollcross

25/04700/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F2 196 Morrison Street West End Edinburgh EH3 8EB	Mr Peter McCrudden., 1F2 196 Morrison Street West End Edinburgh EH3 8EB	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>19 January 2026</b>
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Community Council: West End

25/04597/FULS TL (Planning Permission STL)	Retrospective change of use from residential property to short term let. at Flat 1 7 Castle Wynd South Edinburgh EH1 2JT	Edinburgh Homes Limited., FAO: Marta Michna-Kawale 52 East Claremont Street Edinburgh EH7 4JR	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>19 January 2026</b>
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Community Council: Old Town

25/04442/FULS TL (Planning Permission STL)	Retrospective change of use from residential flat to short term let. at 1F1 103 Rose Street New Town Edinburgh EH2 3DT	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>22 January 2026</b>
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Community Council: New Town + Broughton

25/04375/FUL (Planning Permission)	Replace windows to rear, form 2 new en-suite shower rooms. at BF 6 Rothesay Terrace Edinburgh EH3 7RY	Adam Johnson., Flat 1 6 Rothesay Terrace Edinburgh UK EH2 7RY	<b>Delegated Decision</b>	<b>NOT DEVELOPMENT</b>	<b>20 January 2026</b>
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Community Council: West End

25/04305/FULS TL (Planning Permission STL)	Retrospective change of use from residential flat (sui generis) to short term let holiday accommodation (sui generis). at Flat 7 27 Viewcraig Gardens Dumbiedykes Edinburgh EH8 9UN	Ms Jasmine Rana., 57-4 Viewcraig Gardens Edinburgh EH8 9UP	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: Southside

25/04182/LBC (Listed Building Consent)	Remove intrusive modern additions and reinstate covered windows. Relocate fire exit to disused corridor with minimal visual impact and alteration of the side elevation. Replace failing terrace finishes in stone to match existing. Add discreet awnings, lighting, and planting to terrace. at 7 Old Fishmarket Close 190 High Street Edinburgh EH1 1AE	1A PSQ Ltd., 39 Hanover Street Edinburgh EH2 2PJ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Old Town

25/04166/FUL (Planning Permission)	Remove intrusive modern additions and reinstate covered windows. Relocate fire exit to disused corridor with minimal visual impact. Replace failing terrace finishes in stone to match existing. Add discreet awnings, lighting, and planting to terrace. at 7 Old Fishmarket Close 190 High Street Edinburgh EH1 1AE	1A PSQ Ltd., 39 Hanover Street Edinburgh EH2 2PJ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Old Town

25/03934/CLES TL (Certificate of Lawfulness Existing STL)	Short term Let. at Flat 1 52 Candlemaker Row Edinburgh EH1 2QE	Ms Julie Curzon., 1 Succoth Park Edinburgh EH12 6BX	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>21 January 2026</b>
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Community Council: Old Town

25/03580/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as a short term let visitor accommodation. at Flat 5 36 Grindlay Street Old Town Edinburgh EH3 9AP	Mr Iain MacKay., 36 Flat 5 Grindlay Street Edinburgh EH3 9AP	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: Tollcross (pre 28 March 2025)

25/03445/CLES TL (Certificate of Lawfulness Existing STL)	Application for a certificate of lawfulness for short term let use. at 2F3 40 St Mary's Street Old Town Edinburgh EH1 1SX	Ms Weiling Huang., 3 Edgelaw Rigg Edinburgh EH16 6FS	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Old Town (pre 28 March 2025)

25/03456/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short-term let visitor accommodation. at Flat 11 19 Old Fishmarket Close 190 High Street Edinburgh EH1 1RW	D&T INVESTMENTS LTD., Mr Damian Evans 1 Russell Street Stony Stratford Milton Keynes MK11 1BT	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: Old Town (pre 28 March 2025)

25/03291/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let visitor accommodation. at Flat 2 108A West Bow Old Town Edinburgh EH1 2HH	Mr Derek Henderson., 108A Flat 2 West Bow Edinburgh EH1 2HH	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Old Town (pre 28 March 2025)

25/03278/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short-term let visitor accommodation for a period over 10 years. at Flat 4 97 West Bow Old Town Edinburgh EH1 2JP	Mr Derek Henderson., 97 Flat 4 West Bow Edinburgh EH1 2JP	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>21 January 2026</b>
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Community Council: Old Town (pre 28 March 2025)

25/02900/CLES TL (Certificate of Lawfulness Existing STL)	Short term let accommodation. at 1F 9 Wemyss Place New Town Edinburgh EH3 6DH	JR Properties., R1 Unit 3 Stainburn Road Manchester M11 2DN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02706/FULS TL (Planning Permission STL)	Retrospective change of use of hostel to short term let accommodation. at 1F1 6 High Street Edinburgh EH1 1TB	CLIK Scotland Ltd., 1F1 6 High Street Edinburgh EH1 1TB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 January 2026</b>
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Community Council: Old Town (pre 28 March 2025)

25/02586/FULS TL (Planning Permission STL)	Retrospective change of use of hostel to short-term let accommodation. at Flat 1A 1 World's End Close Edinburgh EH1 1TD	Lawnmarket Properties Ltd., Flat 1A 1 World's End Close Edinburgh EH1 1TD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>20 January 2026</b>
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Community Council: Old Town (pre 28 March 2025)

25/02590/FULS TL (Planning Permission STL)	Retrospective change of use of hostel to short term let accommodation. at Flat 1B 1 World's End Close Edinburgh EH1 1TD	Lawnmarket Properties Ltd., Flat 1B 1 World's End Close Edinburgh EH1 1TD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>20 January 2026</b>
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Community Council: Old Town (pre 28 March 2025)

25/02103/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 23 89 Holyrood Road Edinburgh EH8 8BA	Ms Samantha Barber., Flat 23 89 Holyrood Road Edinburgh EH8 8BA	<b>Committee Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Old Town (pre 28 March 2025)

25/02089/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F1 100 West Bow Old Town Edinburgh EH1 2HH	Ms Rukhsana Chohan., 1F1 100 West Bow Old Town Edinburgh EH1 2HH	<b>Committee Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Old Town (pre 28 March 2025)

25/01903/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 2 130 Calton Road Edinburgh EH8 8JQ	Ms McDonald, Flat 2 130 Calton Road Edinburgh EH8 8JQ	<b>Committee Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

### **Ward No. B12 – Leith Walk**

25/06506/LBC (Listed Building Consent)	Install solar PV panels to roof of existing building. at Sugar Bond 3 Breadalbane Street Edinburgh EH6 5JH	Pure Offices.,	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Leith Central

25/06509/FUL (Planning Permission)	Install solar PV panels to roof of existing building. at Sugar Bond 3 Breadalbane Street Bonnington Edinburgh EH6 5JH	Pure Offices.,	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Leith Central

25/05709/LBC (Listed Building Consent)	We seek to move powered appliances and plumbing from the current kitchen area into the adjacent room. All works would be reversible. at 1 Pilrig Street Pilrig Edinburgh EH6 5AH	Mr Noah Norbash., 1 Pilrig Street Edinburgh EH65AH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: Leith Central

25/04782/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at 1F3 3 Montgomery Street Hillside Edinburgh EH7 5JU	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>19 January 2026</b>
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Community Council: Leith Central

25/02323/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 4 10 Hopetoun Street Broughton Edinburgh EH7 4ND	Mr Stuart Davidson., Flat 4 10 Hopetoun Street Broughton Edinburgh EH7 4ND	<b>Committee Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02008/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 16 Regent Place Abbeyhill Edinburgh EH7 5SB	Mr Adam Stockley., 16 Regent Place Edinburgh EH7 5SB	<b>Committee Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Leith Central

25/01598/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 9 14 Albion Gardens Leith Edinburgh EH7 5NS	Mr M Shoaira., Flat 25 3 Western Harbour Way Edinburgh UK EH6 6LP	<b>Committee Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Leith Central

25/01417/FULS TL (Planning Permission STL)	Retrospective Change of Use of Premises to Short Term Let Accommodation. at 20 Jameson Place Leith Edinburgh EH6 8PB	Ms Lien Ta., 20 Jameson Place Edinburgh EH6 8PE	<b>Committee Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Leith Central

[Wards](#)

### **Ward No. B13 – Leith**

25/04875/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 4F1 35 Ferry Road Edinburgh EH6 4AD	Mrs Pamela Henderson., 35 Ferry Road EDINBURGH United Kingdom EH44AD	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: Leith Harbour + Newhaven

25/04842/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at 3F2 49 Elbe Street South Leith Edinburgh EH6 7HP	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>21 January 2026</b>
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Community Council: Leith Links

25/04319/FULS TL (Planning Permission STL)	Change of use from flat to short term let. at 3F3 164 Great Junction Street Edinburgh EH6 5LJ	PeeY Properties Ltd., FAO: Segun Agoro 164 Great Junction Street Edinburgh EH6 5LJ	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>21 January 2026</b>
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Community Council: Leith Harbour + Newhaven

[Wards](#)

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

25/05378/FUL (Planning Permission)	Installation of 1No. air source heat pumps to front elevation (below window). at 98 Marionville Avenue Meadowbank Edinburgh EH7 6AZ	Mr Joe Rossney., 98 Marionville Avenue Edinburgh EH7 6AZ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 January 2026</b>
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Community Council: Craigentinny + Meadowbank

25/04838/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at PF2 21 Milton Street Abbeyhill Edinburgh EH8 8HA	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: Craigentinny + Meadowbank



25/04851/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 5A 1 West Norton Place Edinburgh EH7 5AW	Miss Anisa Hussein., 2 2 Mountwise Newquay TR7 2BD	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: Leith Central

25/04780/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at BF2 4 Abbey Street Abbeyhill Edinburgh EH7 5SJ	Mr Aykut Aygun., 5A Annandale Street Edinburgh EH7 4AW	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>21 January 2026</b>
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Community Council: Craigentiny + Meadowbank

25/04521/FULS TL (Planning Permission STL)	Change of use from dwelling house (Class 9) to short- term let (Sui Generis). at 15 Northfield Park Edinburgh EH8 7QU	Mazhar Khan., 9 Middlewood Park Livingston EH54 8AZ	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>19 January 2026</b>
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Community Council: Northfield + Willowbrae

25/02316/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F1 2 West Norton Place Abbeyhill Edinburgh EH7 5AW	Ms Ellie Clarke., 2 2F1, West Norton Place Edinburgh EH7 5AW	<b>Committee Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Leith Central

25/02086/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 2 84 Spring Gardens Abbeyhill Edinburgh EH8 8HX	Mr Steven Castle., Flat 2 84 Spring Gardens Abbeyhill Edinburgh EH8 8HX	<b>Committee Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Old Town (pre 28 March 2025)

25/01506/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 13 Willowbrae Road Duddingston Edinburgh EH8 7DB	Mr Russell Godfrey., 13 Willowbrae Road Edinburgh EH8 7DB	<b>Committee Decision</b>	<b>REFUSED</b>	<b>23 January 2026</b>
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Community Council: Northfield/Willowbrae (pre 28 March 2025)

[Wards](#)

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

26/0024/TCO (Treework Within a Conservation Area)	Large sycamore approx 18m pushing over wall reduce by upto 1.5m all round. at 2 Lord Russell Place Sciennes Edinburgh	Mr Carolyn Stark., 2 Lord Russell Place Sciennes Edinburgh	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>23 January 2026</b>
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Community Council: Marchmont + Sciennes

26/0020/TCO (Treework Within a Conservation Area)	3-stemmed Whitebeam overhanging street. All stems are leaning heavily. 1 stem is leaning on the wall. - Shear cracks at base of each stem. Tree needs removed for safety reasons due to proximity to street. at 20 Blackford Road Edinburgh EH9 2DS	Mr John Wood., 20 Blackford Road Edinburgh EH9 2DS	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>22 January 2026</b>
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Community Council: Marchmont + Sciennes

26/0015/TCO (Treework Within a Conservation Area)	T1. Lime sp 1.5-2.5m crown reduction. T2. Apple sp remove crossing and rubbing branches. Reduce height by 1-1.5m. at 39 Wilton Road Mayfield Edinburgh EH16 5NN	Future Tree Care., FAO: Mr Melvin Landale Unit 1 The Old Sawmill Rigfoot Duns TD11 3SF	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>20 January 2026</b>
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Community Council: Grange + Prestonfield

26/0011/TCO (Treework Within a Conservation Area)	<p>T1 Juneberry- remove epicormic from base of tree. Cut back branches to clear from phone line. Pre-Height:6m Pre-Width:6m Post-Height:6m Post Width:6m</p> <p>T2 birch- reduce by 50cm back to old cuts. Pre-Height:6.5m Pre-Width:5m Post-Height:6m Post Width:4.5m</p> <p>T3 x2 lime- repollard back to knuckles. Pre-Height:5m Pre-Width:1.5m Post-Height:4m Post Width:1.5m</p> <p>T4 Hawthorn- remove new regrowth back to old cuts (0.3m height and width) Pre-Height:6m Pre-Width:5m Post-Height:5.7m Post Width:4.7m</p> <p>T5 Hawthorn- remove new regrowth back to old cuts (0.3m height) Pre-Height:6m Pre-Width:3m Post-Height:5.7m Post Width:3m</p> <p>at 5 St Thomas Road Grange Edinburgh EH9 2LQ</p>	Mr Martin Sinclair., 5 St Thomas Road Edinburgh Scotland EH9 2LQ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>22 January 2026</b>
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Community Council: Grange + Prestonfield

25/06619/TCO (Treework Within a Conservation Area)	<p>Ash tree: remove to ground level. Sycamore to north of ash, with crown growing close to building: crown lift to 4 metres and reduce back from building by 1.5 metres.</p> <p>at 2 Lord Russell Place Sciennes Edinburgh</p>	Mrs Carolyn Stark., 2 Lord Russell Place Sciennes Edinburgh	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>22 January 2026</b>
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Community Council: Marchmont + Sciennes

25/06327/LBC (Listed Building Consent)	<p>Reconstruction of stone chimney stack.</p> <p>at 36 Blacket Place Edinburgh EH9 1RL</p>	Kevin Troup., 36 Blacket Place Edinburgh EH9 1RL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Grange + Prestonfield

25/06232/ADV (Advert Consent)	Advertisement of the following types: Box sign. 2 No. metal tray signs (non-illuminated). 1 No. illuminated metal tray sign with letter cut-outs. 1 No. illuminated facelit built up aluminium letters. at Teviot Row House 22 - 23 Teviot Row Southside Edinburgh EH8 9AL	Univeristy Of Edinburgh., FAO: Mr Gordon MacDougall 9 Infirmary Street Edinburgh EH1 1NP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: Southside

25/06235/LBC (Listed Building Consent)	External signage (illuminated and non-illuminated) to Teviot Row House. at Teviot Row House 22 - 23 Teviot Row Edinburgh EH8 9AL	University Of Edinburgh., FAO: Mr Gordon MacDougall 9 Infirmary Street Edinburgh EH1 1NP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: Southside

25/06089/LBC (Listed Building Consent)	Erection of rooftop solar PV panels and associated works. at Royal Commonwealth Pool 21 Dalkeith Road Prestonfield Edinburgh EH16 5BB	Edinburgh Community Solar Co-Op/C/o Energy4All., 65 Sussex Street Glasgow G41 1DX	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 January 2026</b>
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Community Council: Southside

25/06090/FUL (Planning Permission)	Erection of rooftop solar PV panels and associated works. at Royal Commonwealth Pool 21 Dalkeith Road Prestonfield Edinburgh EH16 5BB	Edinburgh Community Solar Co-Op. C/o Energy4All., 65 Sussex Street Glasgow United Kingdom G41 1DX	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>20 January 2026</b>
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Community Council: Southside

25/06030/FUL (Planning Permission)	Proposed removal of cast iron entrance gates to car park and installation of new heritage bollards. at 42 - 76 Pleasance Edinburgh EH8 9TJ	The University Court Of The University Of Edinburgh., Old College 68 South Bridge Edinburgh EH8 9YL	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: Southside

25/06016/LBC (Listed Building Consent)	Alterations, wall removal, installation of kitchen and associated works. at 1F2 28 South Clerk Street Edinburgh EH8 9PR	Mr David Wise.,	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: Southside

25/05898/LBC (Listed Building Consent)	Proposed internal alterations to form ensuite and refurbishment of windows. Frames retained and glass replaced. at Flat 3 23 Newington Road Edinburgh EH9 1QR	Miss Clementine Thompson., Flat 3 23 Newington Road Edinburgh EH9 1QR	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: Southside

25/05803/FUL (Planning Permission)	New single storey extension to main house, extend existing garage to create double garage with storage area in roof space. at 15 Gordon Terrace Edinburgh EH16 5QR	Mr Andrew McRae., 15 Gordon Terrace Edinburgh EH16 5QR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Grange + Prestonfield

25/05723/FUL (Planning Permission)	Alterations to rear elevation to provide access to private rear garden. New external bike store. at 2 Fingal Place Edinburgh EH9 1JX	Mr Christian Zante., 2 Fingal Place Edinburgh EH9 1JX	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Marchmont + Sciennes

25/05724/LBC (Listed Building Consent)	Alterations to rear elevation to provide access to private rear garden. New external bike store. Refurbishment /replacement of existing door /sash and case windows. at 2 Fingal Place Edinburgh EH9 1JX	Mr Christian Zante., 2 Fingal Place Edinburgh EH9 1JX	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Marchmont + Sciennes

25/05681/LBC (Listed Building Consent)	Proposed internal alterations to reposition kitchen, form second floor shower room and ensuite. Replace roof lights like for like. at 10A Moston Terrace Edinburgh EH9 2DE	Mr Deval Desai., 10A Moston Terrace Edinburgh EH9 2DE	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 January 2026</b>
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Community Council: Grange + Prestonfield

25/04893/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 2F1 76 Buccleuch Street Southside Edinburgh EH8 9NH	Ms Sharon Nugent., Gladshot Cottage Gladshot Haddington EH41 4NR	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: Southside

25/04839/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at 63A Nicolson Street Newington Edinburgh	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>19 January 2026</b>
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Community Council: Southside

25/04864/FULS TL (Planning Permission STL)	Change of use from residential to short term let visitor accommodation (retrospective). at 1F3 14 Moncrieff Terrace Sciennes Edinburgh EH9 1NA	Mr Scott McMorris., 9 Spence Street Edinburgh EH165AG	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>19 January 2026</b>
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Community Council: Marchmont + Sciennes

25/04460/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 6 102 Buccleuch Street Edinburgh EH8 9NQ	Paul Barratt., 49 Durham Avenue Edinburgh EH15 1RR	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>20 January 2026</b>
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Community Council: Southside

[Wards](#)

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

25/06196/FUL (Planning Permission)	Proposed erection of extension to rear of dwelling. at 8 Catchilraw Drive Mortonhall Edinburgh EH17 8GE	Mr And Mrs White., 8 Catchilraw Drive Edinburgh EH17 8GE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 January 2026</b>
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Community Council: Liberton + District

25/02138/FUL (Planning Permission)	Erect a flat roof garden room in rear garden of dwellinghouse. (AS AMENDED) at 17 Alnwickhill Court Alnwickhill Edinburgh EH16 6YG	Mr Paul Carlin., 17 Alnwickhill Court Edinburgh EH16 6YG	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>21 January 2026</b>
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Community Council: Liberton

[Wards](#)

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

25/06203/FUL (Planning Permission)	Change of use from class 4 former Police station to (suis generis) community use. at Police Scotland, Portobello Police Station 118 Portobello High Street Portobello West Edinburgh EH15 1AL	Action Porty., FAO: Mr Justin Kenrick 16A Bellfield Street Edinburgh EH15 2BP	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>20 January 2026</b>
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Community Council: Portobello (Inactive)

25/05802/FUL (Planning Permission)	Internal reconfiguration of ground and first floor, replacement of windows to front and rear elevation, enlarging the roof light to the existing extension, replacing the existing roof light over the stair, enlarging the windows within the existing extension, including a sliding door out to the garden, and replacing the existing garage with a new timber-clad garage. at 4 Esplanade Terrace Edinburgh EH15 2ES	Mr Sean Parr., 4 Esplanade Terrace Edinburgh EH15 2ES	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 January 2026</b>
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Community Council: Portobello (Inactive)

25/04472/FUL (Planning Permission)	Erection of Energy Centre, including access, external plant, district heating network pipework, landscaping and all other associated works (as amended) at Proposed Energy Centre 350 Metres South Of East Lodge 100 The Wisp Edinburgh	Avant Homes Ltd & Vital Energi.,	<b>Committee Decision</b>	<b>GRANTED</b>	<b>23 January 2026</b>
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Community Council: Craigmillar (Inactive)

[Wards](#)