

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: 2 February 2026

Decision List

Applications contained in **this** Decision List were determined during the week ending **2 February 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](#)
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[Ward B08 – Colinton/Fairmilehead](#)
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[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

25/06122/FUL (Planning Permission)	New single storey side / rear extension to create 4th bedroom and larger livingroom kitchen area. Also a loft conversion to create a 5th bedroom. at 5 Grieve Crescent Muirhouse Edinburgh EH4 4UG	Mrs Rukia Khanum., 5 Grieve Crescent Edinburgh EH4 4UG	Local Delegated Decision	GRANTED	30 January 2026
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Community Council: Muirhouse + Salvesen (Inactive)

25/05784/FULS TL (Planning Permission STL)	Change of use to short term let. at 3 Bellstane South Queensferry EH30 9PU	Mr Javid Ashraf., 1 High Street South Queensferry EH30 9PP	Local Delegated Decision	REFUSED	30 January 2026
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Community Council: Queensferry + District

25/00843/FUL (Planning Permission)	Proposed erection of hotel including licensed restaurant /bar with access, landscaping, parking and associated infrastructure /engineering works. at Land 100 Metres South Of 1 Fairview Road Newbridge	Riverstone Hotels Ltd & RHASS., Wrens Court 10 48 Victoria Road Birmingham B72 1SY	Committee Decision	GRANTED WITH LEGAL AGREEMENT	27 January 2026
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Community Council: Ratho (pre 28 March 2025)

Wards**Ward No. B02 – Pentland Hills**

25/06166/WINP A (Prior Approval Windows)	I would like to replace 4 roof windows. 2 x back of the house on the roof . 2 front of the roof that faces the road. The current windows are an old version of velux and are leaking water. I plan to replace with single roof windows (velux) as a straight swap. The new windows can spin so easier to clean. The new windows are single pane The proposed windows are 78cmx 98cm. at 71B Belmont Road Juniper Green EH14 5EB	Mr Steven Elder., 71B Belmont Road Juniper Green EH14 5EB	Delegated Decision	APPROVED	28 January 2026
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Community Council: Juniper Green + Baberton Mains

Wards**Ward No.B03 – Drum Brae/Gyle**

25/06458/FUL (Planning Permission)	'Click and collect' locker (retrospective). at 135 South Gyle Mains Edinburgh EH12 9HU	Amazon UK Services Limited.,	Local Delegated Decision	GRANTED	29 January 2026
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Community Council: Corstorphine + Gyle

25/06373/ADV (Advert Consent)	Illuminated Fascia sign. at 2 Lochside View Edinburgh	Edinburgh Miller House Property Ltd., Aprirose Real Estate Investment 1st Floor 88 Baker Street London W1U 6TQ	Delegated Decision	GRANTED	26 January 2026
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Community Council: Corstorphine + Gyle

Wards**Ward No. B04 – Forth**

26/0033/TCO (Treework Within a Conservation Area)	T1 Ash- reduce in height by max 2m and width by max 2m. Deadwood. End load reduce lowest limb growing over neighbour's property by max 3m. Pre-Height:14m Pre-Width:10m Post-Height:12m T2 Sycamore- Reduce in height by max 2.5m and width by max 3m. Pre-Height:16m Pre-Width:11m Post-Height:13.5m Post Width:8m T3 Holly- reduce by max 2.5m, shape and tidy max width reduction 0.2m Pre-Height:6.5m Pre-Width:4m Post-Height:4m Post Width:3.8m at 10 And 8 Russell Place Trinity Edinburgh EH5 3HH	Mr Richard Waller., 10 Russell Place Edinburgh EH5 3HH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 January 2026
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Community Council: Trinity

25/06218/FUL (Planning Permission)	Upper extension above existing living room. at 45 Craighall Crescent Trinity Edinburgh EH6 4SL	Mrs Victoria Adam., 45 Craighall Crescent Edinburgh EH6 4SL	Local Delegated Decision	GRANTED	29 January 2026
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Community Council: Trinity

Wards**Ward No. B05 – Inverleith**

26/0029/TCO (Treework Within a Conservation Area)	T1 Cherry - Reduce misshapen crown - see attached planning details on supporting documentation, T2 Amelanchier - Remove tree due to decay - see attached planning details on supporting documentation. at 44 Ann Street Stockbridge Edinburgh EH4 1PJ	MGS Tree Services., Mr Elan Evans 39 Kellie Place Dunbar EH42 1GF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 January 2026
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Community Council: Stockbridge + Inverleith

25/06404/FULS TL (Planning Permission STL)	Change of use from flatted dwelling (sui generis) to short term let (sui generis). at 12 Kimmergheam Terrace Craigleith Edinburgh EH4 2GH	Mr Benjamin Pei., 1f2 2 Windsor Street Edinburgh EH7 5JR	Local Delegated Decision	REFUSED	2 February 2026
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Community Council: Stockbridge + Inverleith

25/06424/FUL (Planning Permission)	Provision of stairlift to front garden. at 5 East Fettes Avenue Edinburgh EH4 1DN	Mr And Mrs Gordon., 5 East Fettes Avenue Edinburgh United Kingdom EH4 1DN	Local Delegated Decision	NOT DEVELOPMENT	26 January 2026
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Community Council: Stockbridge + Inverleith

25/06319/FUL (Planning Permission)	Construct rear extension comprising sunroom. at 3 Easter Warriston Edinburgh EH7 4QX	Mr & Mrs Chris Howarth., 3 Easter Warriston Edinburgh Scotland EH7 4QX	Local Delegated Decision	GRANTED	30 January 2026
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Community Council: Stockbridge + Inverleith

25/06231/FULS TL (Planning Permission STL)	Change of Use from dwelling house (Class 9) to short-term let (Sui Generis). at 13A Dean Park Mews Stockbridge Edinburgh EH4 1EE	Mr A & Mrs J Stewart., 38 Dean Park Mews Edinburgh EH4 1ED	Local Delegated Decision	REFUSED	2 February 2026
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Community Council: Stockbridge + Inverleith

25/06177/LBC (Listed Building Consent)	Proposal to replace 6 No. existing single glazed, timber sash and case windows with new double glazed, timber sash and case windows. at 1F1 2 Airlie Place Edinburgh EH3 5DU	Ms Joanna Bamber., 78 Rue Villiers De L'Isle Adam 75020 Paris	Delegated Decision	REFUSED	28 January 2026
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Community Council: Stockbridge + Inverleith

25/05647/LBC (Listed Building Consent)	Internal alterations. 1. creating downstairs toilet. 2. new kitchen. 3. improved layout to main shower room. 4. replace windows with timber sash and case fitted with slim line double glazed units. 5. reinstate original shutters and internal joinery. at 18 Balmoral Place Edinburgh EH3 5JA	Mr John Tyson., 18 Balmoral Place Stockbridge Edinburgh EH3 5JA	Delegated Decision	GRANTED	29 January 2026
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Community Council: Stockbridge + Inverleith

25/03949/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 1F 4 India Place Edinburgh EH3 6EH	Pin High Properties Ltd., FAO: Alexandra Walker Craigend Farm Craigend Road East Kilbride G75 9DR	Local Delegated Decision	REFUSED	28 January 2026
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Community Council: Stockbridge + Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

26/00018/WINP A (Prior Approval Windows)	Windows 1 and 2 to include astragals and to be white as original windows. at 1 Ladywell Road Broomhall Edinburgh EH12 7TA	Mr Paul Hancock., 1 Ladywell Road Broomhall Edinburgh EH12 7TA	Delegated Decision	APPROVED	30 January 2026
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Community Council: Corstorphine + Clermiston

25/06229/LBC (Listed Building Consent)	Add PV panels to the flat roofs of both west and east wings to the main building. at 1 Easter Belmont Road Edinburgh EH12 6EX	Mrs Sarah Wood., 1 Easter Belmont Road Edinburgh EH12 6EX	Delegated Decision	GRANTED	27 January 2026
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Community Council: Murrayfield

25/06230/FUL (Planning Permission)	To install PV panels to both west and east wings to the property. Panels will be fitted within 200mm above the existing roof-line of the flat roofs. at 1 Easter Belmont Road Edinburgh EH12 6EX	Mrs Sarah Wood., 1 Easter Belmont Road Edinburgh EH12 6EX	Local Delegated Decision	GRANTED	27 January 2026
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Community Council: Murrayfield

25/06136/TPO (Treework)	T1 Sorbus sectional fell to ground level. T2 Beech crown lift by 1-2m. at 6 Ravelston House Road Ravelston Edinburgh EH4 3LW	Mr Mike Dobson., 6 Ravelston House Road Edinburgh EH4 3LW	Delegated Decision	GRANTED	27 January 2026
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Community Council: Murrayfield

25/05612/FUL (Planning Permission)	Proposal for front garden conversion to a driveway. at 33 Broomfield Crescent Edinburgh EH12 7LS	Jennifer Anderson., 33 Broomfield Crescent Edinburgh EH12 7LS	Local Delegated Decision	GRANTED	29 January 2026
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Community Council: Corstorphine + Clermiston

Wards

Ward No. B07 – Sighthill/Gorgie

26/00172/PNT (Prior Notification- Telecommunicat ion)	The removal and replacement of 3 No. antennas, 1 No. cabinet and ancillary development thereto. at 555 Gorgie Road Gorgie Edinburgh	Hutchison 3G UK Limited.,	Delegated Decision	PERMITTED DEVELOPMENT	27 January 2026
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Community Council: Hutchison + Chesser (Inactive)

25/06300/FUL (Planning Permission)	Proposal to replace defected pre cast headwall, in a like for like basis, to the Water of Leith. at Land 25 Metres East Of 19 Stenhouse Mill Wynd Edinburgh	Kennedy Wilson., FAO: Sam Cookman 50 Grosvenor Hill London W1K 3QT	Local Delegated Decision	GRANTED	2 February 2026
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Community Council: Hutchison + Chesser (Inactive)

25/05728/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 1 1 Northcote Street Dalry Edinburgh EH11 2HL	Mr Anthony Doheny., 17 Pinetum Lane Cammo Edinburgh EH4 8GA	Local Delegated Decision	REFUSED	27 January 2026
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Community Council: Gorgie + Dalry

25/05363/FULS TL (Planning Permission STL)	Proposed change of use from residential property to short term let. at 3 Orwell Place Dalry Edinburgh EH11 2AD	Mr Mr Craig Fleming., 3 Orwell Place 25 Tay Street Lane Edinburgh EH11 2AD	Local Delegated Decision	REFUSED	27 January 2026
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Community Council: Gorgie + Dalry

Wards

Ward No. B08 – Colinton/Fairmilehead

25/06482/FUL (Planning Permission)	New dwelling. at 2 Allermuir Road Edinburgh EH13 0HE	Mrs Susan Ross., 2 Allermuir Road Edinburgh EH13 0HE	Local Delegated Decision	GRANTED	27 January 2026
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Community Council: Colinton

25/06487/FUL (Planning Permission)	Single storey extension to side of existing house, formed with pitched hipped roof. (Previous refusal 25/05183/FUL). at 88 Buckstone Road Edinburgh EH10 6UT	Ms Joanne Mayne., 88 Buckstone Road Edinburgh EH10 6UT	Local Delegated Decision	GRANTED	30 January 2026
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Community Council: Fairmilehead

25/06281/CLP (Certificate of Lawfulness (proposed))	Proposed conversion of garage into bedroom and en-suite. at 25 Bonaly Avenue Edinburgh EH13 0ET	Mr McMurray, 25 Bonaly Avenue Edinburgh EH13 0ET	Delegated Decision	GRANTED	30 January 2026
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Community Council: Colinton

25/04057/TPO (Treework)	Tag 868, Early mature Sycamore, area 2, prune, remove the western stem and fused branch. Tag 918. Early mature Scots Pine, area 2, remove, tension root is decaying, the tree has partially failed. Tag 988, Dead Scots Pine, area 3, remove, dead and within falling distance of a garden. Tag 989, Dead Scots Pine, area 3, remove, dead and within falling distance of a garden. Tag 997, Dead Scots Pine, area 3, remove, dead and within falling distance of a garden. NT1, Mature Scots Pine, Targets: road, pedestrian crossing, bus-stop, pavement, path. Remove: High crown. Recent large branch failure. Poor root-flare. Large stem wound with decay. at Woodland Margaret Rose Avenue Edinburgh	Princess Gate Owners., FAO: Sandra Feather 9 Margaret Rose Crescent Edinburgh EH10 7EZ	Delegated Decision	MIXED DECISION	30 January 2026
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Community Council: Fairmilehead

[Wards](#)

Ward No. B09 – Fountainbridge/Craigmlockhart

Ward No. B10 –Morningside

26/0037/TCO (Treework Within a Conservation Area)	Birch tree - Crown reduction. Current height 6m proposed, height 5.5m. Current width 4m, proposed width 3.5m. at 20 Marchmont Crescent Marchmont Edinburgh EH9 1HL	Ms Sara Kondracki., 20 20 Marchmont Crescent Edinburgh EH9 1HL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 January 2026
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Community Council: Marchmont + Sciennes

26/0028/TCO (Treework Within a Conservation Area)	T.1 Sycamore 2m crown reduction. T.2 Mature sycamore crown lift / removal of two large lower limbs. at 75 Comiston Road Morningside Edinburgh EH10 6AG	Mrs Mrs Annabel MacWilliam., 75 Comiston Road Edinburgh EH10 6AG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 January 2026
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Community Council: Morningside

26/00001/WINPA (Prior Approval Windows)	To replace old wooden sash and case windows with UPVC double glazed windows. Vertical slide. No new astragal bars. Similar to our ones installed in multiple properties along our street. at 10 Plelands Gardens Edinburgh EH10 5JP	Mr Matthew Newman., 10 Plelands Gardens Edinburgh EH105JP	Delegated Decision	APPROVED	29 January 2026
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Community Council: Morningside

25/06691/WINPA (Prior Approval Windows)	Replacing the existing windows with UPVC sash and case. at 3F2 58 Comiston Road Morningside Edinburgh EH10 5QQ	Mr Stuart Currie, 34A Murrayfield Road Edinburgh EH12 6ER	Delegated Decision	REFUSED	30 January 2026
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Community Council: Morningside

25/06692/WINPA (Prior Approval Windows)	Replacing the existing windows with UPVC sash and case. at 3F1 33 Woodburn Terrace Morningside Edinburgh EH10 4ST	Mr Stuart Currie., 34A Murrayfield Road Edinburgh EH12 6ER	Delegated Decision	REFUSED	30 January 2026
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Community Council: Morningside

25/06366/TCO (Treework Within a Conservation Area)	Ash 1296, Ash 1400, elm 1864 and beech 1073 remove tree. Beech 8202 reduce tree by 3m and reduce N,E,S sides by 2-3m to shape remove deadwood. Sycamore 9196 clear Laurel from base remove major deadwood and almost dead limb E. at 40 Colinton Road Edinburgh EH10 5BT	Hardie., FAO: Mr Greg Hardie 23 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 January 2026
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Community Council: Merchiston

25/06267/FUL (Planning Permission)	The proposal comprises internal reconfiguration works and the alteration and repair of the existing roof space to form a new primary bedroom suite. at 12 Jordan Lane Morningside Edinburgh EH10 4RA	Mr Patrick Graham., 12 Jordan Lane Edinburgh EH10 4RA	Local Delegated Decision	GRANTED	28 January 2026
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Community Council: Morningside

25/06238/FUL (Planning Permission)	Proposed garden pod, within garden ground. at 32 Comiston Drive Edinburgh EH10 5QR	Urban Pods., FAO: Mr Ross Iwaniec Unit 19 Napier Square Livingston EH54 5DG	Local Delegated Decision	GRANTED	27 January 2026
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Community Council: Morningside

25/06243/TPO (Treework)	Beech 1073 - Fell to ground level. at 40 & 42 Colinton Road Edinburgh EH10 5BT	Hardie., FAO: Mr Greg Hardie 23 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	GRANTED	27 January 2026
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Community Council: Merchiston

25/06259/LBC (Listed Building Consent)	The proposal comprises internal reconfiguration works and the alteration and repair of the existing roof space to form a new primary bedroom suite. at 12 Jordan Lane Morningside Edinburgh EH10 4RA	Mr Patrick Graham., 12 Jordan Lane Edinburgh EH10 4RA	Delegated Decision	GRANTED	28 January 2026
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Community Council: Morningside

25/06027/LBC (Listed Building Consent)	Removal of exterior boundary wall and railings. at 14 Jordan Lane Edinburgh EH10 4RA	Mr Alistair Hann., 14 Jordan Lane Edinburgh EH10 4RA	Delegated Decision	GRANTED	29 January 2026
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Community Council: Morningside

25/06001/LBC (Listed Building Consent)	Seeking Listed Building consent to replace the existing single glazed casement window with double glazed upgrades. Full restoration of the original case, manufacture and install like-for-like casement sash with Heritage 'slimlite' double glazing. Careful attention will be given when manufacturing new like for like sash. All window moulds, dimensions and features of the original sash will be retained and replicated on the new sash. at 53 Nile Grove Edinburgh EH10 4RE	Mr Cowan Kennedy., 53 Nile Grove Edinburgh EH10 4RE	Delegated Decision	GRANTED	2 February 2026
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Community Council: Morningside

25/05467/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F1 25 Montpelier Edinburgh EH10 4LY	Mr Hamish William Campbell., 25 2F1 Montpelier Edinburgh UK EH10 4LY	Local Delegated Decision	REFUSED	29 January 2026
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Community Council: Merchiston

25/05076/FULS TL (Planning Permission STL)	Retrospective change of use from residential flat (Class 9) to short-term let (sui generis). at 1F3 160 Morningside Road Morningside Edinburgh EH10 4PX	Mr Andrew Wall., 1F3 160 Morningside Road Morningside Edinburgh EH10 4PX	Local Delegated Decision	REFUSED	28 January 2026
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Community Council: Morningside

25/03522/FULS TL (Planning Permission STL)	Retrospective change of use from residential to short term let (sui generis). at 67 Viewforth Edinburgh EH10 4LQ	Mr Mohammed Hafeez., 67 Viewforth Edinburgh Scotland EH10 4LQ	Local Delegated Decision	WITHDRAWN	29 January 2026
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Community Council: Merchiston (pre 28 March 2025)

Ward No. B11 – City Centre

26/00323/LBC (Listed Building Consent)	Proposed internal alterations relocation of partition to allow installation of shower. at Flat 2 39 Coates Gardens New Town Edinburgh EH12 5LF	Mr Richard Johnston., 1F 10 Rothesay Place Edinburgh EH3 7SL	Delegated Decision	PERMISSION IS NOT REQUIRED	29 January 2026
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Community Council: West End

26/0039/TCO (Treework Within a Conservation Area)	T1 Cherry removal. at 28 - 28A Dundas Street New Town Edinburgh EH3 6JN	Apex Roofing Contracts., 28A Dundas Street Edinburgh Scotland EH3 6JN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 January 2026
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Community Council: New Town + Broughton

26/00209/LBC (Listed Building Consent)	Remove existing non-original shower room and relocate door to the front bedroom to its original location. Reconfigure the current bathroom. Install fitted furniture. Various internal repairs. at 1F2 19 Gayfield Square Broughton Edinburgh EH1 3NX	Mr And Mrs Dorian And Patricia Pyle., 1F2 19 Gayfield Square Broughton Edinburgh EH1 3NX	Delegated Decision	PERMISSION IS NOT REQUIRED	27 January 2026
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Community Council: New Town + Broughton

26/00251/PNT (Prior Notification-Telecommunication)	Removal and replacement of 3 No antennas and associated ancillary works thereto. at Premier Inn 44 York Place New Town Edinburgh EH1 3JW	EE Limited.,	Delegated Decision	PERMITTED DEVELOPMENT	29 January 2026
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Community Council: New Town + Broughton

26/00179/PNT (Prior Notification- Telecommunicat ion)	The installation of 1 No. Omni Wireless Antenna to be installed at 5m and ancillary development thereto including 2 No. Remote Radio Units (RRU) and 1 No. Base Band Unit (BBU) at a height of 4.5m on the existing CCTV column. at Proposed Telecoms Apparatus 25 Metres North Of 81 Grassmarket Old Town Edinburgh	BT Wholesale On Behalf Of EE.,	Delegated Decision	PERMITTED DEVELOPMENT	28 January 2026
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Community Council: Old Town

26/00170/PNT (Prior Notification- Telecommunicat ion)	The installation of one omni wireless antenna, located at a height of 5 metres AGL on the existing column. The installation of two Remote Radio Units and one Baseband Unit at 4 - 4.5m on existing column. Ancillary development thereto. at Proposed Telecoms Apparatus 15 Metres North East Of 118 Lothian Road West End Edinburgh	BT Wholesale On Behalf Of EE.,	Delegated Decision	PERMITTED DEVELOPMENT	2 February 2026
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Community Council: Tollcross

26/0007/TCO (Treework Within a Conservation Area)	T1 - Ash Crown reduce by no more than 1.5m and remove all dead branches. at Regent Royal And Carlton Terrace Gardens Regent Terrace Calton Hill Edinburgh	Miss Charlotte Mallalieu., 17A Royal Terrace Mews Edinburgh EH7 5BZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 January 2026
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Community Council: New Town + Broughton

26/00132/CLP (Certificate of Lawfulness (proposed))	Remove the existing end of life Westmore Green slates from the roof and replace with new Burlington Blue slates as an alternative material. at 36 King's Stables Road Old Town Edinburgh EH1 2EU	The Open University., Mr Jairo Jimenez-Sanchez Geoffrey Crowther Walton Hall Milton Keynes MK7 6AA	Delegated Decision	GRANTED	27 January 2026
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Community Council: West End

25/06693/WINPA (Prior Approval Windows)	Replacing the existing windows with UPVC sash and case. at 2F1 84 Haymarket Terrace New Town Edinburgh EH12 5LQ	Mr Stuart Currie., 34A Murrayfield Road Edinburgh EH12 6ER	Delegated Decision	REFUSED	30 January 2026
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Community Council: West End

25/06629/FUL (Planning Permission)	Minor alteration to widen an approved external goods access door into Cellar B from Calton Road. at 2 - 6 Calton Road Edinburgh EH8 8DL	The Mother Black Cat Ltd., Mr Chris Miles 168 Rose Street Edinburgh EH2 4BA	Local Delegated Decision	NOT DEVELOPMENT	26 January 2026
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Community Council: New Town + Broughton

25/06630/LBC (Listed Building Consent)	Widen external goods access door. at 2 - 6 Calton Road Edinburgh EH8 8DL	The Black Cat., Mr Chris Miles 168 Rose Street Edinburgh EH2 4BA	Delegated Decision	PERMISSION IS NOT REQUIRED	26 January 2026
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Community Council: New Town + Broughton

25/06439/LBC (Listed Building Consent)	Wheelchair stairlift, existing steps and landing arrangement will be reconfigured by adding in stone steps and a stone landing. A post and rail system will replace the non original balustrade to one side of the existing steps. at 14 Queen Street Edinburgh EH2 1LL	British Medical Association., FAO: Mrs Pamela Bell 14 Queen Street Edinburgh EH2 1LL	Delegated Decision	GRANTED	29 January 2026
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Community Council: New Town + Broughton

25/06370/CLE (Certificate of Lawfulness (existing))	Use as Class 1A premises previously travel agent and then a retail shop. at 13 Queensferry Street New Town Edinburgh EH2 4PG	Snehareddy Ltd., 148 Colston Street Newcastle Upon Tyne NE4 8UN	Delegated Decision	GRANTED	28 January 2026
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Community Council: West End

25/06328/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, projecting sign. at 14 Sibbald Walk Old Town Edinburgh	Dlinexsign., Unit A Brackley NN13 7EZ	Delegated Decision	GRANTED	27 January 2026
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Community Council: Old Town

25/06311/FUL (Planning Permission)	Change of use from Class 10 to Pilates/Yoga/Movement studio (Class 11) with ancillary treatment room for massage, physiotherapy, and therapeutic services (Class 1A). at 3A Lower Gilmore Place Edinburgh EH3 9NY	Killer Bee Limited., Ms Beatrice Alexander Leamington Bond 3A Lower Gimore Place Edinburgh EH9 2AG	Local Delegated Decision	GRANTED	29 January 2026
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Community Council: Tollcross

25/06254/CLP (Certificate of Lawfulness (proposed))	Convert maids room to bathroom. Open up kitchen to livingroom, add double glazing to north facing windows. at 7 Wester Coates Avenue Edinburgh EH12 5LS	Mrs Claire Dalrymple., 7 Wester Coates Avenue Edinburgh EH12 5LS	Delegated Decision	GRANTED	28 January 2026
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Community Council: Murrayfield

25/06213/LBC (Listed Building Consent)	Replacement windows. at 19 Ainslie Place Edinburgh EH3 6AU	Mr Lewis Anderson., 19 Ainslie Place Edinburgh EH3 6AU	Delegated Decision	GRANTED	2 February 2026
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Community Council: New Town + Broughton

25/06216/LBC (Listed Building Consent)	Internal and external alterations, erection of a flue. at 80 George Street Edinburgh EH2 3DU	NFU Mutual.,	Delegated Decision	GRANTED	26 January 2026
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Community Council: New Town + Broughton

25/06002/CLES TL (Certificate of Lawfulness Existing STL)	Application for a certificate of lawfulness for a Short Term Let. at Flat 30 50 North Bridge Old Town Edinburgh EH1 1QN	Mr David Rennie, 11A Royal Crescent Edinburgh EH3 5BS	Delegated Decision	REFUSED	29 January 2026
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Community Council: Old Town

25/05990/FUL (Planning Permission)	Siting of a mobile food van in the vicinity of canopy kitchen and courtyard restaurant to complement the food and drinks offering of the restaurant with an outdoor offering. at Land 90 Metres West Of 22 - 23 Teviot Place Edinburgh	University Of Edinburgh Estates Department., 9-11 Infirmary Street Edinburgh EH1 1LT	Local Delegated Decision	GRANTED	28 January 2026
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Community Council: Tollcross

25/05930/FUL (Planning Permission)	Proposal for solar panel installation on the sloped roof out of public view due to the height of the roof. at 3F2 19 Gillespie Crescent Bruntsfield Edinburgh EH10 4HU	Lormor Ltd. C/o Southside., 20 Nicolson Street Edinburgh EH8 9DH	Local Delegated Decision	WITHDRAWN	2 February 2026
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Community Council: Tollcross

25/05940/LBC (Listed Building Consent)	Proposal to reinstate original railings at the front entrance plat where previously removed. Introduce a new gate across the entrance plat (in retrospect). at 6 Broughton Place Broughton Edinburgh EH1 3RX	Ms Jemina Scott., 6 Broughton Place Edinburgh UK EH1 3RS	Delegated Decision	REFUSED	27 January 2026
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Community Council: New Town + Broughton

25/05905/LBC (Listed Building Consent)	Replacement of the two number south facing windows on the courtyard flat. The sash and case windows will be replaced with like for like new wooden windows. Slim-line double glazing will be fitted to the new windows. at 32A Abercromby Place Edinburgh EH3 6QE	Mr Martin McAdam., 32A Abercromby Place Edinburgh EH3 6QE	Delegated Decision	GRANTED	2 February 2026
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Community Council: New Town + Broughton

25/05894/FULS TL (Planning Permission STL)	Change of use of premises to short term let accommodation. at 1F1B 12 Union Street Edinburgh EH1 3LU	Ms T Kalidasa., 45 Stevenson Street Oban PA34 5NA	Local Delegated Decision	REFUSED	2 February 2026
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Community Council: New Town + Broughton

25/05869/FULS TL (Planning Permission STL)	Retrospective change of use from residential flat (Sui Generis) to short term let holiday accommodation (Sui Generis). at 2F3 24 Dundonald Street Edinburgh EH3 6RY	HNV Property Ltd., FAO: Hana Vass 3 The Glebe Edinburgh EH4 6NW	Local Delegated Decision	REFUSED	29 January 2026
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Community Council: New Town + Broughton

25/05345/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F1 4 Haymarket Terrace New Town Edinburgh EH12 5JZ	Mr Assean Sheikh., 1F1 4 Haymarket Terrace New Town Edinburgh EH12 5JZ	Local Delegated Decision	REFUSED	26 January 2026
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Community Council: West End

25/05263/LBC (Listed Building Consent)	Proposed internal alterations retaining period features; lowering of 2x window sills to improve access to rear garden. (AS AMENDED) at BF 18 Coates Crescent Edinburgh EH3 7AF	Mr Jaffer Jamroz., 22 Back Road Dollar FK14 7EA	Delegated Decision	GRANTED	29 January 2026
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Community Council: West End

25/05180/FULS TL (Planning Permission STL)	Change of use of flat to short term let (in retrospect). at 48A North Castle Street Edinburgh EH2 3LU	Mr Richard Godden., Jenson Heights 35 Flat 16 Caledonia Road London N1 1XP	Local Delegated Decision	REFUSED	30 January 2026
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Community Council: New Town + Broughton

25/05150/FULS TL (Planning Permission STL)	Change of use from flatted dwelling to short term let. at 1F1 6 Forrest Road Edinburgh EH1 2QN	Mr K Aslam., 1F1 6 Forrest Road Old Town Edinburgh EH1 2QN	Local Delegated Decision	REFUSED	29 January 2026
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Community Council: Old Town

25/05108/FULS TL (Planning Permission STL)	Change of use from flatted dwelling to short term let. at Flat 13 51 Cockburn Street Edinburgh EH1 1BS	Mr K Aslam., 51 Flat 13, Cockburn Street Edinburgh EH1 1BS	Local Delegated Decision	REFUSED	26 January 2026
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Community Council: Old Town

25/05109/FULS TL (Planning Permission STL)	Change of use from flatted dwelling to short term let. at 2F1 38 Cockburn Street Edinburgh EH1 1PB	Mr K Aslam., 38 2F1, Cockburn Street Edinburgh EH1 1PB	Local Delegated Decision	REFUSED	26 January 2026
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Community Council: Old Town

25/05115/FULS TL (Planning Permission STL)	Change of use from flatted dwelling to short term let. at Flat 3 227 High Street Edinburgh EH1 1PE	Mr K Aslam., 227 Flat 3, High Street Edinburgh EH1 1PE	Local Delegated Decision	REFUSED	27 January 2026
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Community Council: Old Town

25/05031/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 25 124 Lothian Road Edinburgh EH3 9BG	Mr & Mrs P J Ramtohul., 13 Woodvale Way Bradford BD7 2SJ	Local Delegated Decision	REFUSED	28 January 2026
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Community Council: Tollcross

25/04992/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 1F2 45 Grassmarket Edinburgh EH1 2HS	Mrs Taiba Green., 14 Almondhill Steading Kirkliston EH29 9LA	Local Delegated Decision	REFUSED	29 January 2026
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Community Council: Old Town

25/04970/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 10 Mansfield Place Edinburgh EH3 6NB	Mr Michael Martin., 10 Mansfield Place Broughton Edinburgh EH3 6NB	Local Delegated Decision	REFUSED	28 January 2026
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Community Council: New Town + Broughton

25/04600/FULS TL (Planning Permission STL)	Change of use from residential to short term let (in retrospect). at 2 Gayfield Place Edinburgh EH7 4AB	Ed Clerk., 2 Gayfield Place Edinburgh EH7 4AB	Local Delegated Decision	REFUSED	26 January 2026
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Community Council: New Town + Broughton

25/04556/FULS TL (Planning Permission STL)	Retrospective change of use from residential to short-term letting. at 2F1 5 Randolph Place Edinburgh EH3 7TQ	Robert Irvine., Morven Ormiston Terrace Melrose TD6 9SW	Local Delegated Decision	REFUSED	2 February 2026
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Community Council: New Town + Broughton

25/03929/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 3F2 48 St Mary's Street Edinburgh EH1 1SX	Miss Nina Grant., Riverside Heriot Road Heriot EH38 5YE	Local Delegated Decision	REFUSED	29 January 2026
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Community Council: Old Town

25/02492/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. 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	Local Delegated Decision	WITHDRAWN	28 January 2026
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

25/06372/FUL (Planning Permission)	Proposed alterations to form openings for 2 No. windows with light shaft into flat basement room. at 65 Iona Street Edinburgh EH6 8SR	Mr H Doig., 65 Iona Street Leith Edinburgh EH6 8SR	Local Delegated Decision	GRANTED	30 January 2026
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Community Council: Leith Central

25/06257/FUL (Planning Permission)	Change of use of 120 Pitt Street from office to tattoo studio. at 120 Pitt Street Bonnington Edinburgh EH6 4DD	Best Friends Club., FAO: Ms Katharine Pressland 37-2 Queensferry Street Edinburgh EH2 4QS	Local Delegated Decision	GRANTED	26 January 2026
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Community Council: Leith Central

25/05981/FULS TL (Planning Permission STL)	To establish short term let accommodation to existing vacant ground floor area below existing flats including external alterations. at Unit 1 338 Leith Walk Edinburgh EH6 5BR	Mr Fannuel Wallah., 338 Leith Walk Edinburgh EH6 5BR	Local Delegated Decision	GRANTED	30 January 2026
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Community Council: Leith Central

25/05895/LBC (Listed Building Consent)	Replace the existing single-glazing with slim Fineo vacuum glass retaining the historic window cases and timber astragals. The sashes, cases, astragals and weights will all be sensitively refurbished. at 2F 7 East Claremont Street Edinburgh EH7 4HT	Kevin & Judith Allison., 2F 7 East Claremont Street Edinburgh EH7 4HT	Delegated Decision	REFUSED	27 January 2026
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Community Council: New Town + Broughton

25/05218/LBC (Listed Building Consent)	Internal alterations to existing 1st floor flat including reinstating an original window at the back of the property (as amended). at 1F3 2 Elm Row Edinburgh EH7 4AA	Ms Lijuan Zhang., 2 Elm Row Flat 3 Edinburgh EH7 4AA	Delegated Decision	REFUSED	28 January 2026
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Community Council: Leith Central

25/04564/FULS TL (Planning Permission STL)	Retrospective change of use from residential dwelling to short-term let accommodation for up to 3 guests, with no structural alterations to the property. at 3F5 168 Albert Street Edinburgh EH7 5NA	Graham Harkness Lait., 3F5 168 Albert Street Edinburgh EH7 5NA	Local Delegated Decision	REFUSED	26 January 2026
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

25/06478/ADV (Advert Consent)	Advertisement of the following types: Fascia signage. at 3 Salamander Street South Leith Edinburgh EH6 7HZ	Mr Faheem Haider., 3 Salamander Street Edinburgh EH6 7HZ	Delegated Decision	GRANTED	28 January 2026
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Community Council: Leith Harbour + Newhaven

25/06407/LBC (Listed Building Consent)	Replacement of existing sash windows on a like-for-like basis with new windows, pre-installed with slimline IGUs. Kitchen window replaced in timber. at 40 Kirk Street Edinburgh EH6 5EZ	Mr Mr Peter How., 40 Kirk Street Edinburgh EH6 5EZ	Delegated Decision	GRANTED	28 January 2026
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Community Council: Leith Harbour + Newhaven

25/05280/FUL (Planning Permission)	Alterations and extension to existing structure to create single storey dwelling. at Garage 15 Metres South Of 2 Industry Lane Edinburgh	Mr John Swanson., 104 Ferry Road Edinburgh EH6 4PG	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	29 January 2026
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Community Council: Leith Harbour + Newhaven

25/05069/FUL (Planning Permission)	Change of use from Class 1A to Class 11 (Dance Studio). at 28 Tennant Street Edinburgh EH6 5ND	Zayna Dance Academy Ltd., Ms Sarah Ballingall. 5 Craigmount Bank Edinburgh EH4 8HQ	Local Delegated Decision	GRANTED	26 January 2026
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Community Council: Leith Harbour + Newhaven

25/02319/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 6 9 Cables Wynd North Leith Edinburgh EH6 6DU	Mr Stuart Davidson., Flat 6 9 Cables Wynd North Leith Edinburgh EH6 6DU	Committee Decision	REFUSED	27 January 2026
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/03478/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 2F3 18 Milton Street Abbeyhill Edinburgh EH8 8HF	Ms Clare Robertson Moore., 2F3 18 Milton Street Abbeyhill Edinburgh EH8 8HF	Delegated Decision	GRANTED	29 January 2026
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B15 – Southside/Newington

26/0016/TCO (Treework Within a Conservation Area)	T1 - Silver birch. Selective reduction of three highlighted branches as indicated within notice by no more than 1.5m in branch length. at 31 Grange Loan Grange Edinburgh EH9 2ER	Mr David Ewart., 31 Grange Loan Grange Edinburgh EH9 2ER		NOT MAKE A TREE PRESERVATION ORDER	27 January 2026
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Community Council: Grange + Prestonfield

25/06689/TCO (Treework Within a Conservation Area)	Large silver birch (B1), (B2) 20% height reduction. Large silver birch (B3) - 25% height reduction. at 20 Queen's Crescent Newington Edinburgh EH9 2BB	Mr Mark Watson., 20 Queens Crescent Edinburgh EH9 2BB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 January 2026
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Community Council: Grange + Prestonfield

25/06492/LBC (Listed Building Consent)	Replacing existing windows to raised roof section with smaller uPVC clerestory windows. at Holland House Pollock Halls Of Residence 18 Holyrood Park Road Edinburgh EH16 5AU	University Of Edinburgh., 9 Infirmary Street Edinburgh EH1 1LT	Delegated Decision	GRANTED	27 January 2026
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Community Council: Southside

25/06264/LBC (Listed Building Consent)	Replace the sashes only, retaining and repairing the existing case frames. The replacement sashes will be like-for-like traditional timber units, incorporating slim- profile double glazing. at Flat 2 8 Priestfield Road Edinburgh EH16 5HH	Mr Tony Shabestary., Dunedin 8 Priestfield Road Edinburgh EH16 5HH	Delegated Decision	GRANTED	27 January 2026
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Community Council: Grange/Prestonfield

25/06134/LBC (Listed Building Consent)	Alter west elevation to create louvred grilles in turn connected to internal ductwork within services areas. at 30 George Square Southside Edinburgh EH8 9LJ	The University Of Edinburgh Estates., University Main Library 30 George Square Edinburgh EH8 9LE	Delegated Decision	GRANTED	28 January 2026
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Community Council: Southside

25/06081/FUL (Planning Permission)	Formation of new patio on existing south facing garden. at 2 South Lauder Road Edinburgh EH9 2LL	Chris & Kathryn Pidcock., 2 South Lauder Road Edinburgh EH9 2LL	Delegated Decision	GRANTED	28 January 2026
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Community Council: Grange + Prestonfield

25/05177/FULS TL (Planning Permission STL)	Change of use from dwelling to short term let. at 2F1 23 Melville Terrace Edinburgh EH9 1LR	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Local Delegated Decision	REFUSED	26 January 2026
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Community Council: Marchmont + Sciennes

25/05056/ADV (Advert Consent)	Display of 3no. painted murals, painted on plywood panels and installed on external elevations of the building. at 7 Boroughloch Southside Edinburgh EH8 9NL	LAYC (Lothian Association Of Youth Clubs)., Ms Laurene Edgar Dunford House 7 Boroughloch Edinburgh EH8 9NL	Delegated Decision	WITHDRAWN	2 February 2026
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Community Council: Southside

25/03101/FUL (Planning Permission)	Alterations to existing top floor flat to include Air Source Heat Pump (ASHP), replacement windows and forming bedsit accommodation (under a long lease private residential tenancy agreement) within the footprint of the existing flatted premises. at Flat 7 1 Wyvern Park Grange Edinburgh EH9 2JY	Dr Robert Stewart And Leah Herrgen., Flat 7 1 Wyvern Park Edinburgh EH9 2JY	Local Delegated Decision	GRANTED	26 January 2026
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

26/00118/ADV (Advert Consent)	RBS vinyl signage added above ATM. at Edinburgh Royal Infirmary 51 Little France Crescent Inch Edinburgh EH16 4SA	RBS., Rachel Halls. RBS Gogarburn 175 Glasgow Road Edinburgh EH12 9BH	Delegated Decision	WITHDRAWN	27 January 2026
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Community Council: Gilmerton + District

25/06320/FUL (Planning Permission)	New traditional stone pillars, cast iron driveway gates and pedestrian gate in-lieu of existing low stone wall. (AS AMENDED) at 1A Claverhouse Drive Edinburgh EH16 6BR	Mr Nathan Gray., 1A Claverhouse Drive Edinburgh EH16 6BR	Local Delegated Decision	GRANTED	28 January 2026
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Community Council: Liberton + District

25/06321/LBC (Listed Building Consent)	New traditional stone pillars, cast iron driveway gates and pedestrian gate in lieu of existing low stone wall. (AS AMENDED) at 1A Claverhouse Drive Liberton Edinburgh EH16 6BR	Mr Nathan Gray., 1A Claverhouse Drive Liberton Edinburgh EH16 6BR	Delegated Decision	GRANTED	28 January 2026
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Community Council: Liberton + District

25/04190/FUL (Planning Permission)	Change of use from Student Accommodation to Class 8(a). For use as Temporary Residential Accommodation. at Northfield House Hotel 115 Lasswade Road Edinburgh EH16 6UD	1870 Ltd., 14 Rutland Square Edinburgh EH1 2BD	Committee Decision	GRANTED WITH LEGAL AGREEMENT	28 January 2026
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Community Council: Liberton + District

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

26/00252/PNT (Prior Notification-Telecommunication)	The removal and replacement of 3 No. antennas and ancillary development thereto. at Edinburgh College Milton Road Campus 24 Milton Road East Joppa Edinburgh EH15 2PP	Hutchison 3G UK.,	Delegated Decision	PERMITTED DEVELOPMENT	2 February 2026
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Community Council: Portobello (Inactive)

25/06274/LBC (Listed Building Consent)	Replacement of two very deteriorated rear facing sash and case windows with slimline double glazed sash and case windows in a like-for-like (1 over 1) format. at 17 Windsor Place Portobello East Edinburgh EH15 2AJ	Mrs Kathleen Campbell., 17 Windsor Place Portobello Edinburgh EH15 2AJ	Delegated Decision	GRANTED	2 February 2026
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Community Council: Portobello (Inactive)

25/06156/FUL (Planning Permission)	Installation of an external box in the front garden to store an electric foldable wheelchair and other deambulatory items, and access ramp. at 40 Niddrie Marischal Road Craigmillar Edinburgh EH16 4LQ	Mr Lorenzo Partesotti., 40 Niddrie Marischal Road Edinburgh EH16 4LQ	Local Delegated Decision	GRANTED	27 January 2026
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Community Council: Craigmillar (Inactive)

25/06117/FUL (Planning Permission)	Change of use from an air B & B to a domestic dwelling and the removal of a brickwork wall. at 5 Abercorn Terrace Edinburgh EH15 2DD	Mr Colin Hepburn., 59 Edinburgh Road Musselburgh EH21 6EE	Delegated Decision	GRANTED	2 February 2026
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Community Council: Portobello (Inactive)

25/06118/LBC (Listed Building Consent)	Remove a internal brickwork wall. at 5 Abercorn Terrace Edinburgh EH15 2DD	Mr Colin Hepburn., 59 Edinburgh Road Musselburgh EH21 6EE	Delegated Decision	WITHDRAWN	26 January 2026
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Community Council: Portobello (Inactive)

25/05907/FULS TL (Planning Permission STL)	Change of use from residential dwelling (Class 9) to short term let (secondary letting). No external or internal alterations proposed. Property will accommodate up to 5 guests. at 29 Bowes Place Edinburgh EH16 4WL	Mrs Sarah Sarwar., 26 Tobias Street Edinburgh EH16 4WG	Local Delegated Decision	REFUSED	2 February 2026
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Community Council: Craigmillar (Inactive)

25/05502/FUL (Planning Permission)	Erection of one additional house within a previously consented development of twelve houses. Two previous planning consents have been granted for these twelve houses with references 19/01796/FUL and 24/02598/FUL. at Land East Of 173 Gilberstoun Edinburgh	Caledonian Trust Ltd., 61A North Castle Street Edinburgh EH2 3LJ	Local Delegated Decision	GRANTED	27 January 2026
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Community Council: Craigmillar (Inactive)

25/05367/FUL (Planning Permission)	Section 42 application to vary Condition 1 of planning permission ref. 21/06584/FUL to extend the duration of the permission. at Land 447 Metres Northeast Of 545 Old Dalkeith Road Edinburgh	Avant Homes (Scotland) Limited., 1 Lochside Avenue Edinburgh Park Edinburgh EH12 9DJ	Local Delegated Decision	WITHDRAWN	28 January 2026
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Community Council: Craigmillar (Inactive)

25/04413/FULS TL (Planning Permission STL)	Change of use from residential to function space and short term let accommodation (sui generis) (as amended). at 47 Figgate Lane Edinburgh EH15 1HJ	The Tower, Portobello., 47 Figgate Lane Edinburgh EH15 1HJ	Local Delegated Decision	WITHDRAWN	27 January 2026
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Community Council: Portobello (Inactive)

25/04290/FUL (Planning Permission)	Change of use from industrial units to Class 7, hotel. at Unit 3 2F & 3F, 146 Duddingston Road West Edinburgh EH16 4AP	Scohouse Ltd., 146 Duddingston Road West Edinburgh EH16 4AP	Local Delegated Decision	GRANTED	29 January 2026
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Community Council: Craigmillar (Inactive)

25/01951/FUL (Planning Permission)	Demolition of existing building and construction of 3x dwelling houses with associated access, landscaping and infrastructure. at 3 Windsor Place Portobello East Edinburgh EH15 2AJ	Portobello Mews LLP., Mr Alasdair Mackenzie North Trinity House 116 Trinity Road Edinburgh EH53JZ	Committee Decision	GRANTED WITH LEGAL AGREEMENT	28 January 2026
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Community Council: Portobello (pre 28 March 2025)

[Wards](#)