

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **9 February 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **9 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](#)

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[Ward B08 – Colinton/Fairmilehead](#)

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[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

25/06336/FUL (Planning Permission)	New garage to side of house. at 1 Castle Gogar Rigg Edinburgh EH12 9FP	Mr D Campbell., 1 Castle Gogar Rigg Edinburgh EH12 9FP	Local Delegated Decision	GRANTED	6 February 2026
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Community Council: Ratho + District

25/06337/FUL (Planning Permission)	New rear single storey extension. at 78 Barnton Park Avenue Edinburgh EH4 6HE	Tom & Karen Morris., 78 Barnton Park Avenue Edinburgh EH4 6HE	Local Delegated Decision	GRANTED	3 February 2026
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Community Council: Cramond, Barnton + Cammo

25/06296/FUL (Planning Permission)	Remove existing farm house and outbuildings and erect new dwelling house. at Farmhouse A North Milton Milton Farm Road Dalmeny South Queensferry EH30 9SR	Mr & Mrs D Paterson., 33 Cammo Gardens Edinburgh Scotland EH4 8ES	Local Delegated Decision	REFUSED	3 February 2026
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Community Council: Queensferry + District

25/01942/FUL (Planning Permission)	Delivery of Block 3 of the final phase of wider Pennywell regeneration, comprising 90 council homes with Class 1A use commercial units on ground floor, associated site development, drainage, external works and landscaping including MacMillan Square. at Regeneration Masterplan Pennywell Muirhouse Pennywell Road Pilton Edinburgh	The City Of Edinburgh Council (CEC), Development And Regeneration Waverley Court Level G5 4 East Market Street Edinburgh UK EH8 8BG	Committee Decision	GRANTED WITH LEGAL AGREEMENT	5 February 2026
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Community Council: Muirhouse/Salvesen (pre 28 March 2025)

[Wards](#)

Ward No. B02 – Pentland Hills

25/06411/FUL (Planning Permission)	Rear extension. at Kiershill Addiston Farm Road Riccarton Newbridge EH28 8NU	Mrs Jan Lucas., Kiershill Addiston Farm Road Ratho EH28 8NU	Local Delegated Decision	GRANTED	4 February 2026
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Community Council: Ratho + District

[Wards](#)

25/06301/FUL (Planning Permission)	Construction of a single storey rear extension. at 49 Cairns Drive Balerno EH14 7HH	Mrs Bee Muskens-Aretos., 49 Cairns Drive Balerno EH14 7HH	Local Delegated Decision	GRANTED	5 February 2026
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Community Council: Balerno

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/06284/FUL (Planning Permission)	Upgrade New secure fenced plant compound to service yard to include new back up power plant, fuel tank and condensers. New EV charger. New louvres to building facade. at Unit 4 - 5, 13 South Gyle Crescent Edinburgh EH12 9EB	VodafoneThree Ltd., FAO: Ian MacAskill Vodafone House The Connection Newbury Berkshire RG14 2FN	Delegated Decision	GRANTED	4 February 2026
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Community Council: Corstorphine + Gyle

[Wards](#)

Ward No. B04 – Forth

25/06432/FUL (Planning Permission)	Convert attic of existing house with new dormer and roof lights. at 2 Boswall Terrace Boswall Edinburgh EH5 2EF	Mr Niall Kerr., 2 Boswall Terrace Edinburgh EH3 2EF	Local Delegated Decision	GRANTED	4 February 2026
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Community Council: Granton + District

25/06440/LBC (Listed Building Consent)	Replace the rear chimney of the property dismantle and rebuild using concrete blocks (as amended). at 2F2 2 Annfield Edinburgh EH6 4JF	Miss Robyn Dunne., 2 Annfield Newhaven EH6 4JF	Delegated Decision	PERMISSION IS NOT REQUIRED	4 February 2026
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

25/06468/FUL (Planning Permission)	Demolish existing garage and conservatory and erect new single storey extension to the side and rear. at 1 Craigeleith Hill Crescent Craigeleith Edinburgh EH4 2JF	Mrs A Dunn., 1 Craigeleith Hill Crescent Craigeleith Edinburgh EH4 2JF	Local Delegated Decision	GRANTED	6 February 2026
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Community Council: Craigeleith + Blackhall

25/06404/FULS TL (Planning Permission STL)	Change of use from flatted dwelling (sui generis) to short term let (sui generis). at 12 Kimmerghamme Terrace Craigeleith 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

25/06376/LBC (Listed Building Consent)	Window repairs to include like-for-like timber single glazed sashes, with astragal detail matching those which were rotten. Cases were retained in situ (in retrospect). at 1F 16 St Bernard's Row Edinburgh EH4 1HW	Ms Katie Wood., 1F 16 St Bernards Row Edinburgh EH4 1HW	Delegated Decision	GRANTED	4 February 2026
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Community Council: Stockbridge + Inverleith

25/06288/FUL (Planning Permission)	Single storey front extension with timber cladding to the existing facade. at 15 Hillpark Loan Edinburgh EH4 7BH	Peter Milne., 15 Hillpark Loan Edinburgh EH4 7BH	Local Delegated Decision	GRANTED	4 February 2026
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Community Council: Craigmyle + Blackhall

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

25/06017/LBC (Listed Building Consent)	Electrical rewire, installation of new radiators, change of windows to double glazed timber sash and case units (as amended). at 2F 9 Belgrave Place Edinburgh EH4 3AN	Mr Daniel Moore., 2F 9 Belgrave Place Edinburgh EH4 3AN	Delegated Decision	GRANTED	3 February 2026
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Community Council: West End

25/05819/LBC (Listed Building Consent)	Replace the existing windows and door with double glazed sash and case timber windows to match the existing and a timber glazed door. at 5 - 7 Hamilton Place Edinburgh	The Owners Group., 5 - 7 Hamilton Place Edinburgh EH3 5BA	Delegated Decision	WITHDRAWN	4 February 2026
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Community Council: Stockbridge + Inverleith

25/04484/LBC (Listed Building Consent)	Proposed roof terrace and access. at Flat 17 27 Dean Park Street Edinburgh EH4 1JY	Mr & Mrs MacDonald, Flat 17 27 Dean Park Street Edinburgh EH4 1JY	Committee Decision	REFUSED	6 February 2026
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Community Council: Stockbridge + Inverleith

25/04104/LBC (Listed Building Consent)	Proposed installation of 8 No. antennas and 6 No. equipment cabinets within the church bell tower, on new wall-mounted steel frames behind GRP Louvres and a steel grillage respectively, all located within the church tower, along with associated ancillary works. at 38 Deanhaugh Street Edinburgh	WHP Telecoms Ltd., Unit 6, 8 Carryduff Business Park Carryduff BT8 8AN	Committee Decision	GRANTED	6 February 2026
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Community Council: Stockbridge + Inverleith

25/03276/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 N 2A Dean Path Dean Edinburgh EH4 3BA	Mr Alistair Muir., 2A Flat N Dean Path Edinburgh EH4 3BA	Delegated Decision	GRANTED	3 February 2026
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Community Council: West End (pre 28 March 2025)

25/02423/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F 1 St Bernard's Crescent Edinburgh EH4 1NR	Patrick Addison., 1F 1 St Bernard's Crescent Edinburgh EH4 1NR	Committee Decision	REFUSED	6 February 2026
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/06607/FUL (Planning Permission)	Proposed erection of extension to form hall & WC to front of dwelling house. at 39 Broomhall Place Edinburgh EH12 7PE	G Campbell., 39 Broomhall Place Edinburgh EH12 7PE	Local Delegated Decision	GRANTED	4 February 2026
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Community Council: Corstorphine + Clermiston

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/06563/FUL (Planning Permission)	Proposed alterations to convert existing attic space into habitable room. at 34 Sighthill Road Sighthill Edinburgh EH11 4PD	Mr Brijesh Patel., 34 Sighthill Road Sighthill Edinburgh EH11 4PD	Local Delegated Decision	GRANTED	4 February 2026
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Community Council: Sighthill, Broomhouse + Parkhead

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)

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

26/00177/CLP (Certificate of Lawfulness (proposed))	Proposed single storey extension to the rear of the existing house, including a basement conversion. at 52 Pentland View Edinburgh EH10 6PS	Mr & Mrs Lee & Treejana Senoussi., 52 Pentland View Pentland Edinburgh EH10 6PS	Delegated Decision	GRANTED	5 February 2026
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Community Council: Fairmilehead

26/00046/CLP (Certificate of Lawfulness (proposed))	4m x 4m sunroom to rear. at 50 Pentland View Pentland Edinburgh EH10 6PS	Mr Tim Yim., 50 Pentland View Pentland Edinburgh EH10 6PS	Delegated Decision	GRANTED	5 February 2026
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Community Council: Fairmilehead

25/06357/FUL (Planning Permission)	New single storey rear extension including new window to side elevation of existing house and new rear dormer. at 72 Oxgangs Road Edinburgh EH10 7AY	Craig & Rhona Roberts., 72 Oxgangs Road Edinburgh EH10 7AY	Local Delegated Decision	GRANTED	4 February 2026
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Community Council: Fairmilehead

25/06116/FULS TL (Planning Permission STL)	Change of use for an existing residential flat to be used as a short term let property. at 20B Bridge Road Colinton Edinburgh EH13 0LQ	Mrs Lorraine Pun., 20B Bridge Road Edinburgh EH13 0LQ	Local Delegated Decision	REFUSED	5 February 2026
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

26/00258/FUL (Planning Permission)	Construct new single storey extension to the side and rear of the property. Convert attic into habitable room including construction of 2 No. dormers. at 36 Kingsknowe Drive Kingsknowe Edinburgh EH14 2JX	Mr Frewen Hutcheson., 36 Kingsknowe Drive Edinburgh EH14 2JX	Local Delegated Decision	WITHDRAWN	5 February 2026
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Community Council: Longstone

25/06477/LBC (Listed Building Consent)	Replace the existing single glazed sash and case windows with like-for-like sashes, Heritage 'slimlite' double glazing. at Flat 14 49 Sassoon Grove Edinburgh EH10 5FB	Mr Jule Ross-Herdman., Flat 14 49 Sassoon Grove Edinburgh EH10 5FB	Delegated Decision	GRANTED	5 February 2026
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Community Council: Craiglockhart

25/02087/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1 Rosebank Cottages Edinburgh EH3 8DA	Mr Sinan Gulem., 1 Rosebank Cottages Edinburgh UK EH3 8DA	Committee Decision	REFUSED	6 February 2026
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Community Council: Tollcross (pre 28 March 2025)

25/01603/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation at 15B Gibson Terrace Edinburgh EH11 1AT	Mr Robert McCloy., 15B Gibson Terrace Edinburgh UK EH11 1AT	Committee Decision	REFUSED	6 February 2026
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Community Council: Merchiston (pre 28 March 2025)

25/01248/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 16 Rosebank Cottages Edinburgh EH3 8DA	Ms Caroline Evans., 16 Rosebank Cottages Edinburgh EH3 8DA	Committee Decision	REFUSED	6 February 2026
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Community Council: Tollcross (pre 28 March 2025)

[Wards](#)

Ward No. B10 –Morningside

26/0030/TCO (Treework Within a Conservation Area)	Holly tree - Remove tree. at 8 Ettrick Road Merchiston Edinburgh EH10 5BJ	Mr Mr Thompson., 8 Ettrick Road Merchiston Edinburgh EH10 5BJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 February 2026
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Community Council: Merchiston

25/06279/CLP (Certificate of Lawfulness (proposed))	Proposed replacement: a high quality double glazed uPVC door sympathetic to the building and area, in a heritage style (white finish, traditional panel design) at 7 Merchiston Avenue Edinburgh EH10 4PJ	Mr Anthony Thornton., 7 Merchiston Avenue Edinburgh EH10 4PJ	Delegated Decision	REFUSED	3 February 2026
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Community Council: Merchiston

25/06114/LBC (Listed Building Consent)	Internal alteration to flat to increase landing on upper floor to increase circulation space. at Flat 3 5 Bruntsfield Crescent Bruntsfield Edinburgh EH10 4EZ	Mr. & Mrs Richard Tiefenthaler., Flat 3 5 Bruntsfield Crescent Bruntsfield Edinburgh EH10 4EZ	Delegated Decision	REFUSED	3 February 2026
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Community Council: Merchiston

25/06048/FUL (Planning Permission)	Extending the existing external metal side stairs to the attic level, creating a new access to the attic and all related works. at 32 Polwarth Terrace Edinburgh EH11 1LX	Mrs Genevieve Warick., 32 Polwarth Terrace Edinburgh EH11 1LX	Local Delegated Decision	WITHDRAWN	3 February 2026
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Community Council: Merchiston

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

25/02591/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 2F1 87 Bruntsfield Place Edinburgh EH10 4HG	AEP Synergy Limited., 2F1 87 Bruntsfield Place Edinburgh EH10 4HG	Committee Decision	REFUSED	6 February 2026
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Community Council: Merchiston (pre 28 March 2025)

25/01545/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 12 Montpelier Park Bruntsfield Edinburgh EH10 4NJ	Mr Mark McCluskey., 12 Montpelier Park Edinburgh EH10 4NJ	Committee Decision	REFUSED	6 February 2026
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Community Council: Merchiston (pre 28 March 2025)

25/00986/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 35 Lauderdale Street Edinburgh EH9 1DE	Ms Karen Di Rollo., 35 Lauderdale Street Edinburgh EH9 1DE	Committee Decision	REFUSED	6 February 2026
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

[Wards](#)

Ward No. B11 – City Centre

26/0051/TCO (Treework Within a Conservation Area)	Contorted willow - As per report. at 2F2 2 East Broughton Place Broughton Edinburgh EH1 3RP	Mr Jo Ozga., 2F2 2 East Broughton Place Broughton Edinburgh EH1 3RP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 February 2026
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Community Council: New Town + Broughton

26/0055/TCO (Treework Within a Conservation Area)	Multi stemmed Bay tree approx. 8m high with an assymetrical crown spread to a maximum od approx. 8m - Removal or tree and killing of stump and root structure. at Drummond Tennis Club 1 East Scotland Street Lane Broughton Edinburgh EH3 6PR	Undefined Drummond Lawn Tennis Club Ltd., 1 East Scotland Street laneTr Edinburgh Midlothian EH36PR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 February 2026
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Community Council: New Town + Broughton

26/0038/TCO (Treework Within a Conservation Area)	Birch around 50mm diameter in north crown. London Plane T6432 crown lift to 5.2m for highway clearance. Remove deadwood greater than 25mm. Lime T6433 remove deadwood greater than 25mm. Remove hangers over highway. Lime T6435 remove deadwood greater than 25mm. Remove fractured branch. Wild Cherry T6437 crown lift to 5.2m for highway clearance. Wild Cherry T6438 crown lift to 5.2m for highway clearance. Remove 3m subdominant stem. at Rutland Square Gardens Rutland Square West End Edinburgh	Rutland Square, Street & Gardens Association., FAO: Mr George Japp 34-36 Rose Street North Lane Edinburgh EH2 2NP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 February 2026
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Community Council: West End

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

26/00020/CLES TL (Certificate of Lawfulness Existing STL)	The property has been consistently used a STL since December 2015 (with the exception of 2021 COVID restrictions, changeovers or renovation). at Flat 1 14 Bread Street Old Town Edinburgh EH3 9AF	Paddington Financial Limited., Mrs Natalia Jackson Nida House Ground Floor, 60 Sutton Street, Shadwell London E1 0AX	Delegated Decision	GRANTED	5 February 2026
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Community Council: Tollcross

25/06544/LBC (Listed Building Consent)	Internal alterations to form bathroom and reconfigure layout. at 1F2 93 Morrison Street Edinburgh EH3 8BX	Nadzeya Matsukevich., 1F2 93 Morrison Street Edinburgh EH3 8BX	Delegated Decision	REFUSED	5 February 2026
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Community Council: Tollcross

25/06528/LBC (Listed Building Consent)	Alter the retail unit to form Café with new kitchen and servery. Extract to rear and paint the exterior, in retrospect. at 91 South Bridge Edinburgh EH1 1HN	Lagana Limited., 91 South Bridge Old Town Edinburgh EH1 1HN	Delegated Decision	GRANTED	4 February 2026
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Community Council: Old Town

25/06530/FUL (Planning Permission)	Proposed change of use (Class 1 Retail to Class 3 Cafe) and painting of exterior in retrospect. at 91 South Bridge Edinburgh EH1 1HN	Lagana Limited., 91 South Bridge Old Town Edinburgh EH1 1HN	Local Delegated Decision	GRANTED	4 February 2026
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Community Council: Old Town

25/06480/FUL (Planning Permission)	Retain the existing two portacabins used for office and class/practice space for a period of five years. at St Marys Music School 25 Grosvenor Crescent Edinburgh EH12 5EL	St Mary's Music School Trust Ltd., St Mary's Music School 25 Grosvenor Crescent Edinburgh EH12 5EL	Local Delegated Decision	GRANTED	5 February 2026
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Community Council: West End

25/06433/LBC (Listed Building Consent)	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with IGU's. Existing cases to be refurbished. at Flat 2 53 North Castle Street Edinburgh EH2 3LJ	Ms Lucy Evans., Flat 2 53 North Castle Street Edinburgh Scotland EH2 3LJ	Delegated Decision	GRANTED	3 February 2026
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Community Council: New Town + Broughton

25/06340/LBC (Listed Building Consent)	Replace the existing single glazed sash and case windows with double glazed upgrades. Full restoration of the original case, manufacture and install like-for-like sashes with Heritage 'slimlite' double glazing. at Flat 2 39 Coates Gardens Edinburgh EH12 5LF	Akis Andriopoulos., Flat 2 39 Coates Gardens Edinburgh EH12 5LF	Delegated Decision	GRANTED	4 February 2026
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Community Council: West End

25/06303/LBC (Listed Building Consent)	Replace the existing single glazed timber frame sash and case windows with newly manufactured hardwood timber framed double glazed sash and case windows which will be substantially the same as the original windows (as amended). at 97 - 98 Princes Street Edinburgh EH2 2ER	Harry Brown Investments Holdings Ltd., 97 Princes Street Edinburgh EH2 2ER	Delegated Decision	GRANTED	4 February 2026
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Community Council: New Town + Broughton

25/06272/LBC (Listed Building Consent)	Replace all 6 existing windows (which date from 1980) with double glazed ones. at 2F1 5 Brown's Place Edinburgh EH1 2HX	Ms Susan Troup., Browns Place 5 Dilston New Town Farm Dilston New Town Farm Corbridge NE45 5RF	Delegated Decision	GRANTED	6 February 2026
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Community Council: Old Town

25/06250/LBC (Listed Building Consent)	Internal alterations to the existing layout. New open plan lounge / kitchen / dining area layout (as amended). at Flat 2 10 Magdala Crescent New Town Edinburgh EH12 5BE	Ms A Sevy., Flat 2 10 Magdala Crescent New Town Edinburgh EH12 5BE	Delegated Decision	GRANTED	4 February 2026
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Community Council: West End

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

25/06227/LBC (Listed Building Consent)	Internal and external alterations, including roof and rear extension, to form part of new serviced apartments. at 72 - 77 Princes Street, 1 - 5 Hanover Street Edinburgh EH2 2DF	Destiny Scotland Holdings Ltd., FAO: Mr Stuart Moffat 28 Thistle Street Edinburgh EH2 1EN	Local Delegated Decision	GRANTED	6 February 2026
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Community Council: New Town + Broughton

25/06152/FUL (Planning Permission)	Alterations to the front and rear elevations and installation of plant equipment (as amended). at 110 Princes Street New Town Edinburgh EH2 3AA	Chick-fil-A UK., (C/O Agent) 115 George Street Edinburgh EH2 4JN	Local Delegated Decision	GRANTED	5 February 2026
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Community Council: New Town + Broughton

25/06153/LBC (Listed Building Consent)	Alterations to the front and rear elevations, installation of plant equipment, new signage, and internal works to facilitate operation as a Class 3 restaurant (as amended). at 110 Princes Street Edinburgh EH2 3AA	Chick-fil-A UK., (C/O Agent) 115 George Street Edinburgh EH2 4JN	Delegated Decision	GRANTED	6 February 2026
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Community Council: New Town + Broughton

25/06154/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, projecting sign. Installation of signage in conjunction with Class 3 restaurant use (as amended). at 110 Princes Street New Town Edinburgh EH2 3AA	Chick-fil-A UK., (C/O Agent) 115 George Street Edinburgh EH2 4JN	Delegated Decision	GRANTED	5 February 2026
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Community Council: New Town + Broughton

25/06028/ADV (Advert Consent)	Fascia sign, projecting sign, replacement awning and facade mounted menu sign. (as amended) at 9 - 11 Hanover Street Edinburgh EH2 2DL	Bella Group Holdings Limited., 9 - 11 Hanover Street Edinburgh EH2 2DL	Delegated Decision	GRANTED	6 February 2026
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Community Council: New Town + Broughton

25/06032/LBC (Listed Building Consent)	New painted facade, installation of signage, replacement rear mounted plant and extended rear mounted flue. at 9 - 11 Hanover Street Edinburgh EH2 2DL	Bella Group Holdings Limited., 9 - 11 Hanover Street New Town Edinburgh EH2 2DL	Delegated Decision	GRANTED	6 February 2026
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Community Council: New Town + Broughton

25/06012/FUL (Planning Permission)	Partial change of use to Class 3 for restaurant area of Class 7 Hotel. at 10 Picardy Place Edinburgh EH1 3JT	Edinburgh Picardy Place Limited., 3 Walker Street Edinburgh EH3 7JY	Delegated Decision	GRANTED	5 February 2026
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Community Council: New Town + Broughton

25/05970/LBC (Listed Building Consent)	Refurbishment and alteration works include relocation of kitchen, alterations to internal doorways, forming of new cupboard and new cloakroom / WC / shower within existing spaces including related electrical, plumbing and decorative works. (AS AMENDED) at 1F 22 Drummond Place New Town Edinburgh EH3 6PN	Mr Graeme & Mrs Lisa Gunn., 59A Flat 2 Belford Road Edinburgh EH4 3DB	Delegated Decision	GRANTED	4 February 2026
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Community Council: New Town + Broughton

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

25/05905/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

25/05843/LBC (Listed Building Consent)	Internal alterations to flat to remove non original features such as secondary glazing, part height partitions and make minor alterations to modernise the layout (as amended). at 3F1 2 Alva Street Edinburgh EH2 4QG	Jim & Claire Flatley., 3F1 2 Alva Street Edinburgh EH2 4QG	Delegated Decision	GRANTED	4 February 2026
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Community Council: West End

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

25/04559/FULS TL (Planning Permission STL)	Retrospective change of use from residential to short-term letting. at PF2 11 Grindlay Street Edinburgh EH3 9AT	Patricia Green., 63 Buckstone Terrace Edinburgh EH10 6RQ	Local Delegated Decision	REFUSED	5 February 2026
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Community Council: Tollcross

25/03667/LBC (Listed Building Consent)	Internal and external alterations and improvements to facilitate change of use from Class 4 (business) to serviced apartments (Sui Generis) and to remove the rear fire stairs and replace existing doors with timber windows to match existing (as amended). at 1F9 43, 45A George Street Edinburgh EH2 2HT	Thistle Property Holding Company Ltd., 21 - 23 Thistle Street Edinburgh EH2 1DF	Delegated Decision	GRANTED	3 February 2026
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Community Council: New Town + Broughton

25/03669/FULS TL (Planning Permission STL)	Change of use from Class 4 (Business) to 14 No. serviced apartments, (Sui Generis), and remove rear fire stairs and replace existing doors with timber windows to match existing (as amended). at 1F9 43, 45A George Street Edinburgh EH2 2HT	Thistle Property Holding Company Ltd., Thistle House 21 - 23 Thistle Street Edinburgh EH2 1DF	Local Delegated Decision	GRANTED	3 February 2026
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Community Council: New Town + Broughton

25/03488/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 8 5 Drummond Street Southside Edinburgh EH8 9TT	MBP Drummond Limited., Flat 8 5 Drummond Street Southside Edinburgh EH8 9TT	Delegated Decision	REFUSED	5 February 2026
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Community Council: Old Town (pre 28 March 2025)

25/02961/FULS TL (Planning Permission STL)	Change of use from residential flat to short term let. at 1F 6 St Mary's Street Old Town Edinburgh EH1 1SU	Mr Osman Celik., 1F 6 St Mary's Street Edinburgh Scotland EH1 1SU	Committee Decision	REFUSED	6 February 2026
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Community Council: Old Town (pre 28 March 2025)

25/02962/FULS TL (Planning Permission)	Change of use from residential flat to short term let. at 2F 6 St Mary's Street Old Town Edinburgh EH1 1SU	Mr Osman Celik., 1F 6 St Mary's Street Edinburgh EH1 1SU	Committee Decision	REFUSED	6 February 2026
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Community Council: Old Town (pre 28 March 2025)

25/02963/FULS TL (Planning Permission STL)	Change of use from residential flat to short term let. at 3F 6 St Mary's Street Old Town Edinburgh EH1 1SU	Mr Osman Celik., 3F 6 St Mary's Street Edinburgh EH1 1SU	Committee Decision	REFUSED	6 February 2026
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Community Council: Old Town (pre 28 March 2025)

25/02834/FULS TL (Planning Permission STL)	Retrospective change use from residential flat to short term let (sui generis). at 3F2 112A West Bow Edinburgh EH1 2HH	Allyta Property Consultants., 3F2 112A West Bow Old Town Edinburgh EH1 2HH	Committee Decision	REFUSED	6 February 2026
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Community Council: Old Town (pre 28 March 2025)

25/02334/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 3F3 112A West Bow Edinburgh EH1 2HH	Hugh Newsam., 3F3 112A West Bow Edinburgh EH1 2HH	Committee Decision	REFUSED	6 February 2026
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Community Council: Old Town (pre 28 March 2025)

25/01451/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F1 11 Grindlay Street Edinburgh EH3 9AT	Mr Jhonnatan Nodar., 1F1 11 Grindlay Street Old Town Edinburgh EH3 9AT	Committee Decision	REFUSED	6 February 2026
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Community Council: Tollcross (pre 28 March 2025)

25/01413/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 29 12 Simpson Loan Edinburgh EH3 9GP	Mr Ian Rose-Miller., 12 Flat 29, Simpson Loan Edinburgh EH3 9GP	Committee Decision	REFUSED	6 February 2026
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Community Council: Tollcross (pre 28 March 2025)

25/01363/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F3 41A Broughton Street Broughton Edinburgh EH1 3JU	Ms Lucy Drew., 41A 2F3, Broughton Street Edinburgh EH1 3JU	Committee Decision	REFUSED	6 February 2026
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01293/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation at 1F1 25B Thistle Street New Town Edinburgh EH2 1DX	Mr John Jacobs., 1F1 25B Thistle Street New Town Edinburgh EH2 1DX	Committee Decision	REFUSED	6 February 2026
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01265/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F 3 William Street New Town Edinburgh EH3 7NG	Ms Fiona Fong., 3 1F, William Street Edinburgh EH3 7NG	Committee Decision	REFUSED	6 February 2026
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Community Council: West End (pre 28 March 2025)

24/05733/FUL (Planning Permission)	Change of use of existing premises to form hotel and pod hotel (Class 7) and associated uses with rooftop extension, alterations and associated works. at 109, 110, 111, 112 Princes Street & 144 - 150 Rose Street Edinburgh EH2 3AA	Criterion Capital Ltd., 16 Babmaes Street London SW1Y 6HD	Committee Decision	GRANTED WITH LEGAL AGREEMENT	3 February 2026
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Community Council: New Town/Broughton (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

26/00235/CLP (Certificate of Lawfulness (proposed))	Installation of replacement front door. at 8 Cambridge Gardens Pilrig Edinburgh EH6 5DJ	Mr A Koturbasz., 8 Cambridge Gardens Pilrig Edinburgh EH6 5DJ	Delegated Decision	GRANTED	5 February 2026
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Community Council: Leith Central

25/05872/FULS TL (Planning Permission STL)	Retrospective change of use from residential flat (Sui Generis) to short term let holiday accommodation (Sui Generis). at 1 Alva Place Edinburgh EH7 5AZ	HNV Property Ltd., FAO: Hana Vass 3 The Glebe Edinburgh EH4 6NW	Local Delegated Decision	REFUSED	5 February 2026
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Community Council: Leith Central

25/05875/FULS TL (Planning Permission STL)	Retrospective change of use from residential flat (sui generis) to short term let holiday accommodation (sui generis). at 1F4 3 South Lorne Place Edinburgh EH6 8QN	HNV Property Ltd., FAO: Ms Hana Vass 3 The Glebe Edinburgh Scotland EH4 6NW	Local Delegated Decision	REFUSED	5 February 2026
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Community Council: Leith Central

25/04874/FULS TL (Planning Permission STL)	Retrospective change the use of the property from residential (Class 9) to short term let visitor accommodation (Sui Generis). at 6 Windsor Street Lane Edinburgh EH7 5JZ	Lochside Homes Ltd., FAO: Mr James Hamilton 6 Windsor Street Lane Edinburgh EH7 5JZ	Local Delegated Decision	REFUSED	5 February 2026
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Community Council: Leith Central

25/01534/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 9 - 11 Balfour Street Edinburgh EH6 5DG	Ms Rebecca Patterson., 9 - 11 Balfour Street Pilrig Edinburgh EH6 5DG	Committee Decision	REFUSED	6 February 2026
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Community Council: Leith Central

25/01405/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F1 6 Brunton Terrace Edinburgh EH7 5EQ	Mr Charlie Woodburn., 2F1 6 Brunton Terrace Edinburgh EH7 5EQ	Committee Decision	REFUSED	6 February 2026
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Community Council: Leith Central

25/01244/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 1F2 131 Montgomery Street Hillside Edinburgh EH7 5EP	Ms Ellie Clarke., 1F2 131 Montgomery Street Hillside Edinburgh EH7 5EP	Committee Decision	REFUSED	6 February 2026
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/06396/ADV (Advert Consent)	Advertisement of the following types: Hoarding. Replacing existing paper and paste hoarding with digital D48 advert. at 133 Restalrig Road Lochend Edinburgh EH7 6HN	Wildstone Estates., 1 Bartholomew Lane London EC2N 2AX	Delegated Decision	GRANTED	6 February 2026
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Community Council: Craigentinny + Meadowbank

25/06104/FUL (Planning Permission)	Subdivide the single dwellinghouse at 31 and 33 Spring Gardens to create one dwelling at 33 Spring Gardens and guest house at 31 Spring Gardens. Replace existing dormers to front elevation with new single dormer and remove boundary wall to form driveway. at 27 - 29, 31, 33 Spring Gardens Edinburgh EH8 8HR	Akbar Properties., 8 Johns Place Edinburgh EH6 7EL	Local Delegated Decision	WITHDRAWN	4 February 2026
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Community Council: Craigtinny + Meadowbank

25/02327/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F1 3 West Norton Place Abbeyhill Edinburgh EH7 5AW	Mr Martin Mellor., 3 Flat 5, West Norton Place Edinburgh EH7 5AW	Committee Decision	REFUSED	6 February 2026
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Community Council: Leith Central

25/01535/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 3 30 Abbey Lane Abbeyhill Edinburgh EH8 8JH	Mr Rudolph John Judge, 30 Flat 3, Abbey Lane Edinburgh UK EH88JH	Committee Decision	REFUSED	6 February 2026
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B15 – Southside/Newington

26/0050/TCO (Treework Within a Conservation Area)	Tree 1 a medium size common lime in the front garden, less than 5m from the building crown reduction: 1.8m vertically, 1.2 radially. Tree 2 a small holly tree, trunk touching the garden wall crown reduction: 1m vertically, 0.8 radially. Tree 3 a medium sized holly tree, touching garden wall crown reduction: 1.2 vertically, 0.8 radially. at 14 Gilmour Road Mayfield Edinburgh EH16 5NT	Dr Yi Feng., 14 Gilmour Road Edinburgh EH16 5NT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	2 February 2026
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Community Council: Grange + Prestonfield

26/0031/TCO (Treework Within a Conservation Area)	Tilia - 20% crown thin with 1.5-2m crown reduction. at 38 Findhorn Place Grange Edinburgh EH9 2JP	Mr Ryan Evans Castle Trees Arborists LTD., Agent.	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 February 2026
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Community Council: Grange + Prestonfield

25/06437/FUL (Planning Permission)	Removal of existing driveway wearing surfaces, which currently are a mixture of in situ concrete, tarmac, gravel and concrete paving slabs. The drive wearing surface is then to be renewed using decorative concrete block pavers. These are 'Tegula' 50mm colour 'Bracken' by Tobermore. at 20 Grange Road Edinburgh EH9 1UJ	Mr John Watson., 20 Grange Road Edinburgh UK EH9 1UJ	Local Delegated Decision	GRANTED	3 February 2026
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Community Council: Grange + Prestonfield

25/06252/LBC (Listed Building Consent)	Internal alterations including relocating bathroom and kitchen, as well as structural openings as required. at 3F1 3 Grange Road Grange Edinburgh EH9 1UH	Mr S Guedanna., 3f1 3 Grange Road Edinburgh EH9 1UH	Delegated Decision	GRANTED	4 February 2026
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Community Council: Grange + Prestonfield

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

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/05392/FUL (Planning Permission)	Removal of 15m high lattice + headframe (total height 17.7m), 6 No. antennas, 3 No. 300mm dishes + all ancillary development. Installation of 22.5m high lattice + headframe (galvanised steel, grey) with 12 No. antennas, 6 No. 300mm dishes (RAL 7035 Grey) + all ancillary development. at Telecoms Mast 120 Metres Southwest Of 17 Frogston Road East Mortonhall Edinburgh	Cornerstone., 1530 Hive 2 Arlington Business Park Theale RG7 4SA	Committee Decision	GRANTED	6 February 2026
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Community Council: Liberton + District

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

26/00252/PNT (Prior Notification- Telecommunicat ion)	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)

26/00051/ADV (Advert Consent)	Illuminated Fascia sign. at 63A Kinnaird Park Fort Kinnaird Retail Park Newcraighall Edinburgh EH15 3RD	Lush., Mr James Stocker. 29 High Street Poole BH15 1AB	Delegated Decision	GRANTED	5 February 2026
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Community Council: Craigmillar (Inactive)

25/06618/FUL (Planning Permission)	Replace existing window with new door. at 11 East Brighton Crescent Edinburgh EH15 1LR	Highland Fling Nursery Ltd., FAO: Mr Anthony Duriez 11 East Brighton Crescent Edinburgh EH15 1LR	Local Delegated Decision	GRANTED	5 February 2026
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Community Council: Portobello (Inactive)

25/06584/LBC (Listed Building Consent)	Replace existing window with new door. Construct a new internal timber stair to access the new door. at 11 East Brighton Crescent Edinburgh EH15 1LR	Highland Fling Nursery Ltd., Mr Anthony Duriez 11 East Brighton Crescent Portobello Edinburgh EH15 1LR	Delegated Decision	GRANTED	5 February 2026
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Community Council: Portobello (Inactive)

25/06419/CON (Conservation Area Consent)	Demolition of structurally unsafe workshop. at 253 Portobello High Street Edinburgh EH15 2AW	Ms Maud Start.,	Delegated Decision	GRANTED	3 February 2026
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Community Council: Portobello (Inactive)

25/06382/LBC (Listed Building Consent)	Replacement of the existing timber sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs (as amended). at 1 Pittville Street Edinburgh EH15 2BZ	Emily Mnyayi., 1 Pittville Street Edinburgh United Kingdom EH15 2BZ	Delegated Decision	GRANTED	6 February 2026
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Community Council: Portobello (Inactive)

25/06273/FUL (Planning Permission)	Temporary customer service unit (Class 1A) and associated signage. at Proposed Temporary Kiosk 20 Metres North Of 66 Kinnaird Park Edinburgh	NatWest Group., FAO: Barry MacKay Ground Floor House G 175 Glasgow Road Edinburgh EH12 1HQ	Delegated Decision	GRANTED	4 February 2026
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Community Council: Craigmillar (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)

25/06180/FUL (Planning Permission)	Proposed extension to existing shop to form a 10 person shared residential building (HMO) with shared management office. at 4 Niddrie Marischal Gardens Craigmillar Edinburgh EH16 4LY	SRS Scotland Ltd., FAO: Mr S Rafique 4 Niddrie Marischal Gardens Edinburgh EH16 4LY	Local Delegated Decision	REFUSED WITH LEGAL AGREEMENT	4 February 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)

25/05907/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)

[Wards](#)