

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **16 February 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **16 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](#)

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[Ward B06 – Corstorphine/Murrayfield](#)

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[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

[Ward B10 – Morningside](#)

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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

26/0036/TCO (Treework Within a Conservation Area)	Leylandii Cypress in front driveway and garden - Removal of tree, Leylandii Cypress in front driveway and garden - Removal of tree. at 47 Cramond Glebe Road Cramond Edinburgh EH4 6NT	Mrs Connie Martin., 47 Cramond Glebe Road Cramond Edinburgh EH4 6NT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 February 2026
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Community Council: Cramond, Barnton + Cammo

25/06617/FUL (Planning Permission)	Installation of 1 x antenna,1 transmission dish, 1 x cabinet housing electronic apparatus, 1 x pole mounted 'V-SAT' dish with ancillary apparatus and small 'GPS' unit. at Proposed Telecoms Apparatus Attached To East Wall Of No 17 The Loan South Queensferry	Airwave Solutions Limited., FAO: Mr John Bird C/o Agent 0 PO Box 17086 PO Box 17086 Solihull B91 9UG	Local Delegated Decision	GRANTED	11 February 2026
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Community Council: Queensferry + District

25/06292/FUL (Planning Permission)	Add solar panels to the south facing side of the roof. A total of 13 panels is proposed. at 15 Braehead Crescent Edinburgh EH4 6BP	Mr Alan Ross., 15 Braehead Crescent Edinburgh EH4 6BP	Local Delegated Decision	GRANTED	9 February 2026
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Community Council: Cramond, Barnton + Cammo

25/06304/LBC (Listed Building Consent)	Internal alterations to ground floor layout to form opening in wall between kitchen and dining room. at Lowood Craigiehall South Queensferry EH30 9TH	Mr & Mrs Richard Edlmann., Lowood House Cammoo Edinburgh EH30 9TH	Delegated Decision	WITHDRAWN	10 February 2026
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Community Council: Queensferry + District

25/05942/FUL (Planning Permission)	Temporary change of use of assembly and leisure grounds (class 11) to a vehicle storage compound (class 6) for the use of British Car Auctions Limited and associated works (retrospective). at Port Royal Golf Range 8A East Mains Of Ingliston Eastfield Road Newbridge EH28 8TR	Royal Highland & Agricultural Society Of Scot., RHASS Ingliston House Royal Highland Centre Edinburgh EH28 8NB	Local Delegated Decision	GRANTED	11 February 2026
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Community Council: Ratho + District

[Wards](#)

Ward No. B02 – Pentland Hills

26/00036/CLP (Certificate of Lawfulness (proposed))	New garden room / store. at 52 Malleny Avenue Balerno EH14 7EL	Mr Robert McNeill., 52 Malleny Avenue Balerno Edinburgh EH14 7EL	Delegated Decision	GRANTED	13 February 2026
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Community Council: Balerno

25/06579/FUL (Planning Permission)	Install a timber construction garden room in back garden of property to be used a personal home office. at 4 Woodhall Terrace Juniper Green EH14 5BS	Richard Miller., 4 Woodhall Terrace Juniper Green EH14 5BS	Local Delegated Decision	GRANTED	12 February 2026
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Community Council: Juniper Green + Baberton Mains

25/06342/FUL (Planning Permission)	Construction of single storey rear extension. at 45 Cairns Drive Balerno EH14 7HH	Tessa Catto., 45 Cairns Drive Balerno EH14 7HH	Local Delegated Decision	GRANTED	13 February 2026
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Community Council: Balerno

Ward No.B03 – Drum Brae/Gyle

26/00154/CLP (Certificate of Lawfulness (proposed))	Build extension to rear and form a new dormer to match existing on rear pitch of roof. at 20 North Gyle Loan North Gyle Edinburgh EH12 8JH	Mr Steve McCormick., 20 North Gyle Loan Edinburgh EH12 8JH	Delegated Decision	GRANTED	9 February 2026
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Community Council: Corstorphine East +West Craigs

26/00050/CLP (Certificate of Lawfulness (proposed))	Rear extension to existing terraced house to form dining room. at 60 South Gyle Park South Gyle Edinburgh EH12 9EW	Mr K Wales., 60 South Gyle Park South Gyle Edinburgh EH12 9EW	Delegated Decision	GRANTED	13 February 2026
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Community Council: Corstorphine + Gyle

25/06191/FUL (Planning Permission)	Attic conversion with dormer. at 93 Glasgow Road Gogar Edinburgh EH12 8LH	Mrs Sheena McLeod., 93 Glasgow Road Corstorphine EH12 8LH	Local Delegated Decision	GRANTED	11 February 2026
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Community Council: Corstorphine + Gyle

25/05046/FUL (Planning Permission)	Proposed side extensions, attic alterations including new dormers and new natural slate roof covering. at 44 Craigmount Gardens Craigmount Edinburgh EH12 8EA	Mr Ahmed Saadi., 44 Craigmount Gardens Craigmount Edinburgh EH12 8EA	Local Delegated Decision	GRANTED	13 February 2026
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Community Council: Corstorphine East +West Craigs

25/04239/PPP (Planning Permission in Principle)	Planning permission in principle for erection of a Green Data Centre with associated infrastructure, landscaping, servicing, car and cycle parking; formation of public park with sports facilities; and formation of active travel routes; full approval for the siting of the data centre development and public park; maximum height and limits of deviation of proposed development; siting of active travel routes and points of vehicular access/egress. at 1 Redheughs Avenue Edinburgh EH12 9RH	Shelborn Drummond Ltd. (C/o Agent), 24a Stafford Street Edinburgh United Kingdom EH3 7BD	Committee Decision	REFUSED	9 February 2026
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Community Council: Corstorphine + Gyle

[Wards](#)

Ward No. B04 – Forth

26/00191/CLP (Certificate of Lawfulness (proposed))	Single storey rear extension to existing dwellinghouse. at 3 Cargil Court Trinity Edinburgh EH5 3NE	Mr Stuart Dixon., 3 Cargil Court Edinburgh EH5 3NE	Delegated Decision	REFUSED	12 February 2026
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Community Council: Trinity

25/06430/FUL (Planning Permission)	Extension to existing dwelling house. at 28 York Road Edinburgh EH5 3EQ	Mr David Foulds., 28 York Road Trinity Edinburgh EH5 3EQ	Local Delegated Decision	GRANTED	12 February 2026
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Community Council: Trinity

25/06412/FUL (Planning Permission)	Internal and external alteration to an existing dwelling. at 57 Dudley Crescent Edinburgh EH6 4QL	Mr Oliver Woodruff., 57 Dudley Crescent Edinburgh EH6 4QL	Local Delegated Decision	GRANTED	10 February 2026
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Community Council: Trinity

Ward No. B05 – Inverleith

26/00039/TCO (Treework Within a Conservation Area)	Scots Pine in the rear right hand corner of the rear garden remove large diameter deadwood and hanging branches. Clear telephone lines - prune back to provide maximum 1 metre clearance from cables. at Flat 1 7 Inverleith Row Inverleith Edinburgh EH3 5LP	James Gibb Residential Factors., Ms Anzhela Docheva. 23 Alva Street Edinburgh EH2 4PS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 February 2026
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Community Council: Stockbridge + Inverleith

25/06694/LBC (Listed Building Consent)	Insertion of slim/narrow profile double-glazed units into existing wooden sash and case windows and dormers. at 34 Reid Terrace Edinburgh EH3 5JH	Ms Carol MacBain., 34 Reid Terrace Edinburgh EH3 5JH	Delegated Decision	GRANTED	12 February 2026
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Community Council: Stockbridge + Inverleith

25/06540/LBC (Listed Building Consent)	Replacement timber, slimline double glazed sash windows, in a like-for-like format, retaining existing cases. at 2F 13 Buckingham Terrace Edinburgh EH4 3AA	Mr Lawrence Notman., 13C Buckingham Terrace Edinburgh EH4 3AA	Delegated Decision	GRANTED	11 February 2026
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Community Council: West End

25/06493/LBC (Listed Building Consent)	Replace two deteriorated sash and case windows in a like-for-like format with new, timber sashes with slimline double glazing, retaining and renovating the existing cases. at 13A Inverleith Place Edinburgh EH3 5QE	Ms Juliet Le Page., 13A Inverleith Place Edinburgh EH3 5QE	Delegated Decision	GRANTED	12 February 2026
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Community Council: Stockbridge + Inverleith

25/06378/FUL (Planning Permission)	Window and door replacement. at 3 Sunbury Place Edinburgh EH4 3BY	Mr Mackay, 3 Sunbury Place Edinburgh EH4 3BY	Local Delegated Decision	GRANTED	10 February 2026
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Community Council: West End

25/06331/FUL (Planning Permission)	Rear extension and dormer and garden annexe. at 88 Craigcrook Road Edinburgh EH4 3PN	Andrew & Ann Weston., 88 Craigcrook Road Edinburgh EH4 3PN	Local Delegated Decision	GRANTED	13 February 2026
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Community Council: Craigleith + Blackhall

25/05099/FUL (Planning Permission)	Construction of new dormer extension and new roof light to rear roof elevation. at 27 Dean Street Edinburgh EH4 1LN	Ms Ellie Pender., Garnock House 16 Kenilworth Road Bridge Of Allan FK9 4DU	Delegated Decision	GRANTED	10 February 2026
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Community Council: Stockbridge + Inverleith

25/05100/LBC (Listed Building Consent)	Internal alterations and construction of new dormer extension and new rooflight to rear roof elevation (as amended). at 27 Dean Street Edinburgh EH4 1LN	Ms Ellie Pender., Garnock House 16 Kenilworth Road Bridge Of Allan FK9 4DU	Delegated Decision	GRANTED	11 February 2026
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Community Council: Stockbridge + Inverleith

25/04727/FUL (Planning Permission)	Erection of extension to existing hotel to provide additional guest rooms and essential service areas, with associated landscaping, infrastructure, and car park alterations (as amended). at Village Hotel 140 Crewe Road South Craigleith Edinburgh EH4 2NY	VUR Village Trading No. 1 Ltd., 115 George Street Edinburgh EH2 4JN	Local Delegated Decision	GRANTED	13 February 2026
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Community Council: Stockbridge + Inverleith

25/04483/FUL (Planning Permission)	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	Local Delegated Decision	REFUSED	11 February 2026
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Community Council: Stockbridge + Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

26/0004/TCO (Treework Within a Conservation Area)	T1 Cedar fell the tree. at 7 Easter Belmont Road Murrayfield Edinburgh EH12 6EX	Mr Ron Fergusson., 7 Easter Belmont Road Edinburgh EH12 6EX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 February 2026
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Community Council: Murrayfield

25/06360/CLP (Certificate of Lawfulness (proposed))	Proposed rear extension to form an increased bedroom and shower room. The work will also include the removal of the existing chimney breast between the kitchen and dining along with the chimney stack above roof level. at 4 Roull Road Broomhall Edinburgh EH12 7JS	Mr Ross McDonald., 4 Roull Road Edinburgh EH12 7JS	Delegated Decision	GRANTED	9 February 2026
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Community Council: Corstorphine + Clermiston

25/06275/ADV (Advert Consent)	Advertisement of the following types: Fascia sign (in retrospect) at 101 - 103 Saughtonhall Drive Saughtonhall Edinburgh EH12 5TS	Miss Maddiha Hussain., Day & Night Emergency Dentist 101-103 Saughtonhall Drive Edinburgh EH12 5TS	Delegated Decision	GRANTED	10 February 2026
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Community Council: Murrayfield

25/06237/FUL (Planning Permission)	New rear extension to private house. at 2 Cumlodden Avenue Murrayfield Edinburgh EH12 6DR	Mr & Mrs P Robinson., 2 Cumlodden Avenue Edinburgh EH12 6DR	Local Delegated Decision	GRANTED	11 February 2026
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

26/00094/CLP (Certificate of Lawfulness (proposed))	To carry out child-minding services with a max of 6 children at the same time all within the care inspectorate and licence permissions. The property wont need any structural/ building works or changes. at 69 Broomhouse Street South Broomhouse Edinburgh EH11 3TN	Miss Ines Guerreiro., 69 Broomhouse Street South Edinburgh EH11 3TN	Delegated Decision	GRANTED	10 February 2026
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Community Council: Sighthill, Broomhouse + Parkhead

25/05966/FUL (Planning Permission)	Temporary construction compound with welfare facilities and laydown area. at Land 50 Metres North Of 169 Balgreen Road Edinburgh	Scottish Water., Scottish Water Main Building 55 Buckstone Terrace Edinburgh EH10 6XH	Local Delegated Decision	GRANTED	11 February 2026
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Community Council: Gorgie + Dalry

25/02943/FUL (Planning Permission)	Retrospective partial change of use: Unit 4, 27 Bankhead Terrace for existing Class 4, (Business) with limited Class 11, (Assembly and Leisure), use. at 27 Bankhead Terrace Edinburgh EH11 4DY	Cornucopia LTD., FAO: Graham Lauder-Smith 30 King Street Inverheithing KY11 1NB	Local Delegated Decision	REFUSED	11 February 2026
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Community Council: Sighthill/Broomhouse/Parkhead (pre 28 March 2025)

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

26/0006/TPO (Treework)	Elm opposite Underwoods Grove entrance remove 3 low branches. at Treeworks West Mill Road Colinton Edinburgh	James Gibb Residential Factors., Ms Elleshia Watson 23 Alva Street Edinburgh EH2 4PS	Delegated Decision	GRANTED	12 February 2026
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Community Council: Colinton

26/00106/FUL (Planning Permission)	Minor external alterations to form new access and driveway to make new parking space for accessibility at private side garden. at 164 Colinton Mains Road Firrhill Edinburgh EH13 9DB	Mr Alan And Mrs Rose Cutt., 164 Colinton Mains Road Edinburgh EH13 9DB	Local Delegated Decision	GRANTED	10 February 2026
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Community Council: Firrhill (Inactive)

26/00071/CLP (Certificate of Lawfulness (proposed))	Single storey extension to rear of detached house. Proposals would fall under permitted development rights. at 12 Gladhouse Place Buckstone Edinburgh EH10 6TF	Mr Nicholas Polydorides And Mrs Loukia Koutsoventi., 12 Gladhouse Place Edinburgh EH10 6TF	Delegated Decision	GRANTED	12 February 2026
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Community Council: Fairmilehead

25/06047/FUL (Planning Permission)	Increase size of dormers to front and rear of the property. at 19 Redford Drive Edinburgh EH13 0BG	Mrs Gaenor Cassell., 19 Redford Drive Redford Edinburgh EH13 0BG	Local Delegated Decision	REFUSED	9 February 2026
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Community Council: Colinton

25/05623/FUL (Planning Permission)	Proposed single storey extension to rear and side. Reconfigure existing attic conversion with dormers front, rear and side. Proposed garden room.(as amended) at 8 Redford Drive Edinburgh EH13 0BL	Ben Murray., 8 Redford Drive Edinburgh EH13 0BL	Local Delegated Decision	GRANTED	10 February 2026
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

[Wards](#)

Ward No. B10 – Morningside

26/0062/TPO (Treework)	Lime Tree 1, 2 and 3 reduce tree to previous cuts (around 1.5m). at 3 The Limes Merchiston Edinburgh EH10 5DL	Mr Callum Gibb., 43 Dolphin Road Edinburgh EH14 5RX	Delegated Decision	GRANTED	10 February 2026
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Community Council: Merchiston

26/00150/WINP A (Prior Approval Windows)	Replacement of existing, non-original UPVC-framed sash-and-case windows with new timber-framed sash-and-case windows to match the original historic windows in neighbouring properties. The timber frames will be painted white. The new windows will be glazed with Fineo vacuum glazing units for energy efficiency. at 3F 23 Marchmont Road Marchmont Edinburgh EH9 1HY	Angel Morales-Aguilar, 23/4 Marchmont Road Marchmont Edinburgh EH9 1HY	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	9 February 2026
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Community Council: Marchmont + Sciennes

26/0003/TCO (Treework Within a Conservation Area)	T1 Beech end load reduce limb growing over road (Hermitage Drive) by 4-5m due to bad union. at 32 Midmar Gardens Morningside Edinburgh EH10 6DZ	Mr Scott Gibson., 32 Midmar Gardens Edinburgh EH10 6DZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 February 2026
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Community Council: Morningside

25/06695/FUL (Planning Permission)	Ground floor extension at side and rear and attic extension to semi detached 1930's bungalow. at 31 Comiston View Pentland Edinburgh EH10 6LP	Mr Bryan Davies., 31 Comiston View Edinburgh EH10 6LP	Local Delegated Decision	GRANTED	12 February 2026
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Community Council: Fairmilehead

25/06571/FUL (Planning Permission)	Proposed works include changing an existing side window to form a new level access door into the flat. Removal of existing side (back) door changing it to a sash and case window. Additionally improvement works to wall and steps between paving and lawn and altering paving (not original) at side of house to provide a level access route from the driveway to the new side door. at 7A Morningside Place Edinburgh EH10 5ES	Denis & Heather Welch., 7A Morningside Place Edinburgh EH10 5ES	Local Delegated Decision	GRANTED	13 February 2026
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Community Council: Morningside

25/06515/FUL (Planning Permission)	Repaint the timber shopfront in a new colour scheme from the current dark grey with white lettering, to muted dark green (hex code: 124F3C) with yellow lettering (hex code EDD434). at 167 Bruntsfield Place Edinburgh EH10 4DG	J & E Chapman Ltd. (T/A Confelicity Bakery)., Mr James Chapman 167 Bruntsfield Place Edinburgh EH10 4DG	Local Delegated Decision	GRANTED	11 February 2026
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Community Council: Merchiston

25/06385/WINP A (Prior Approval Windows)	The existing windows are centre pivot opening externally to the building with the proposed tilt n turn windows opening internally to the building tilting in at head or opening from a side hinge system with no part of the proposed sashes opening out over the external air space. at Flat 3 3 St Teresa Place Edinburgh EH10 5UB	Mrs M Stanley-Speed., Flat 3 3 St Teresa Place Edinburgh EH10 5UB	Delegated Decision	APPROVED	10 February 2026
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Community Council: Merchiston

25/06374/FUL (Planning Permission)	Replace wooden sash and case windows with Upvc windows (in retrospect). at 3F1 120 Marchmont Road Marchmont Edinburgh EH9 1BG	Mr Ken Mcewan., Claremont House 130 E Claremont St Edinburgh EH7 4LB	Local Delegated Decision	REFUSED	11 February 2026
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Community Council: Marchmont + Sciennes

25/06349/FUL (Planning Permission)	Lean-to extension with steps to garden. Replace slates on outshot roof, lower sill and replace window and replace small side window on outshot. Render walls to outshot. at 3 Braidburn Terrace Edinburgh EH10 6EU	Caroline Baillie., 3 Braidburn Terrace Edinburgh EH10 6EU	Local Delegated Decision	GRANTED	12 February 2026
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Community Council: Morningside

25/06026/FUL (Planning Permission)	Removal of exterior boundary wall and railings, proposed hard landscaping. at 14 Jordan Lane Edinburgh EH10 4RA	Mr Alistair Hann., 14 Jordan Lane Edinburgh Scotland EH10 4RA	Local Delegated Decision	GRANTED	11 February 2026
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Community Council: Morningside

[Wards](#)

Ward No. B11 – City Centre

26/0019/TCO (Treework Within a Conservation Area)	T1 Horse chestnut remove. at Queen Street Gardens Queen Street New Town Edinburgh	Commissioners Of Queen Street Gardens West., Ms Georgina Mackie QSG West Queen Street Gardens West Edinburgh EH3 6EN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 February 2026
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Community Council: New Town + Broughton

26/0001/TCO (Treework Within a Conservation Area)	Sycamore tree, Birch tree and Ash tree removal. at 91 Dundas Street New Town Edinburgh EH3 6SD	Ms Krysia Winska., 91 Dundas Street Edinburgh EH3 6SD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 February 2026
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Community Council: New Town + Broughton

26/00066/FUL (Planning Permission)	Change of use of existing premises from Class 10 (Non-Residential Institution) to Class 4 (Business). at 3A Lower Gilmore Place Fountainbridge Edinburgh EH3 9NY	Rhea Space Activity UK Ltd., Office 03-110 80 George Street Edinburgh EH2 3BU	Local Delegated Decision	GRANTED	10 February 2026
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Community Council: Tollcross

26/00009/LBC (Listed Building Consent)	Internal alterations including new ensembles & alterations for fire regulations compliance. at 1F 53 Frederick Street Edinburgh EH2 1LH	Appin Property Investments C/o Appin Holiday Lets Ltd., 5 South Charlotte Street Edinburgh EH2 4AN	Delegated Decision	WITHDRAWN	12 February 2026
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Community Council: New Town + Broughton

26/00010/FUL (Planning Permission)	Change of use from commercial to guesthouse. at 1F 53 Frederick Street Edinburgh EH2 1LH	Appin Property Investments C/o Appin Holiday Lets Ltd., 5 South Charlotte Street Edinburgh EH2 4AN	Local Delegated Decision	WITHDRAWN	12 February 2026
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Community Council: New Town + Broughton

25/06551/LBC (Listed Building Consent)	Proposed external additions including handrails, flagpoles, canopy, signage and intercoms at 28 St Andrew Square Edinburgh EH2 1AF	Dalata UK Limited.,	Delegated Decision	GRANTED	11 February 2026
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Community Council: New Town + Broughton

25/06553/FUL (Planning Permission)	Proposed new flagpoles. at 28 St Andrew Square Edinburgh EH2 1AF	Dalata UK Limited., Clayton Hotel Cardiff St Mary Street Cardiff CF10 1GD	Local Delegated Decision	GRANTED	11 February 2026
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Community Council: New Town + Broughton

25/06554/ADV (Advert Consent)	Advertisement of the following types : canopy, flags, plaques and hanging signage. at 28 St Andrew Square New Town Edinburgh EH2 1AF	Dalata Group.,	Delegated Decision	GRANTED	11 February 2026
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Community Council: New Town + Broughton

25/06517/LBC (Listed Building Consent)	Proposed replacement single glazed timber sliding sash windows with double glazed timber sliding sash windows (as amended). at Flat 4 2 York Lane Edinburgh EH1 3HY	Mr R Dool., Flat 4 2 York Lane Edinburgh EH1 3HY	Delegated Decision	GRANTED	11 February 2026
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Community Council: New Town + Broughton

25/06499/FUL (Planning Permission)	Installation of 2 No. new roof cowls. at 4 Jackson's Entry Edinburgh EH8 8PJ	SREIT (No. 2) Limited., FAO: Stuart Holden C/o Cumming Group EME 1 Fellmongers Path Tower Bridge Road London England SE1 3LY	Local Delegated Decision	NOT DEVELOPMENT	11 February 2026
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Community Council: Old Town

25/06508/FUL (Planning Permission)	Addition of glazing as roof lantern to bring natural light into an existing living room. at 2 Hampton Place Edinburgh EH12 5JA	Ms Bumble Ogilvy-Wedderburn., 2 Hampton Place Wester Coates Edinburgh EH12 5JA	Local Delegated Decision	GRANTED	12 February 2026
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Community Council: Murrayfield

25/06511/LBC (Listed Building Consent)	External alterations to 'Street Frontage' Elevation. at 67 Canongate Edinburgh EH8 8BS	Star Pubs., 6 St.Andrews Square Edinburgh EH2 2BD	Delegated Decision	GRANTED	10 February 2026
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Community Council: Old Town

25/06512/FUL (Planning Permission)	Alterations to street front elevation. at 67 Canongate Edinburgh EH8 8BS	Star Pubs., 6 St.Andrews Square Edinburgh EH2 2BD	Local Delegated Decision	GRANTED	10 February 2026
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Community Council: Old Town

25/06417/FUL (Planning Permission)	Install fascia, projecting signage and 2 No. awnings. at 36 - 38 High Street Edinburgh EH1 1TB	Mr Huseyin Yildz., 36 - 38 High Street Edinburgh EH1 1TB	Local Delegated Decision	REFUSED	12 February 2026
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Community Council: Old Town

25/06299/FUL (Planning Permission)	Change of use from HMO to dwellinghouse. at 18 Royal Crescent Edinburgh EH3 6QA	Andy & Hannah Brimelow., 18 Royal Crescent Edinburgh EH3 6QA	Local Delegated Decision	NOT DEVELOPMENT	13 February 2026
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Community Council: New Town + Broughton

25/06128/LBC (Listed Building Consent)	Internal alterations to basement level of offices, erect new link extension between existing utility rooms to rear. at BF 13 Alva Street Edinburgh EH2 4PH	Abercastle Investments Limited., 13 Alva Street Edinburgh EH2 4PH	Delegated Decision	REFUSED	11 February 2026
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Community Council: West End

25/06092/FUL (Planning Permission)	Extending front and rear dormers to existing second floor rooms.(as amended) at 61A Gilmore Place Tollcross Edinburgh EH3 9NT	Mr Craig Valente-Wallace., 61A Gilmore Place Tollcross Edinburgh EH3 9NT	Local Delegated Decision	GRANTED	13 February 2026
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Community Council: Tollcross

25/06098/FUL (Planning Permission)	Change of use from Class 1A (retail) to sui generis (hot food takeaway). A rear extract duct with odour and noise mitigation. at 77 Lothian Road West End Edinburgh EH3 9AW	A&S Holdings (Scotland) Ltd., 32 Maude Place Kirkliston EH29 9FH	Local Delegated Decision	GRANTED	10 February 2026
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Community Council: Tollcross

25/06099/LBC (Listed Building Consent)	Non-original partitions and modern stair to be removed and new stair to basement installed. Original coving retained. New external duct to rear. at 77 Lothian Road Edinburgh EH3 9AW	A&S Holdings (Scotland) Ltd., 32 Maude Place Kirkliston EH29 9FH	Delegated Decision	GRANTED	10 February 2026
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Community Council: Tollcross

25/06034/FUL (Planning Permission)	Planning permission for frontage alterations and extension of rear flue and replacement rear mounted plant. (as amended) at 9 - 11 Hanover Street Edinburgh EH2 2DL	Bella Group Holdings Limited., 9 - 11 Hanover Street New Town Edinburgh EH2 2DL	Local Delegated Decision	GRANTED	11 February 2026
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Community Council: New Town + Broughton

25/06015/CLES TL (Certificate of Lawfulness Existing STL)	A short term let business. at Flat 5 7 Gentle's Entry Old Town Edinburgh EH8 8PD	Mr Ruari Stephen., Eden Hill Main Street Leven New Gilston KY8 5TF	Delegated Decision	REFUSED	11 February 2026
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Community Council: Old Town

25/05874/LBC (Listed Building Consent)	Removal and replacement of 6 No. antennas (3 No. in-situ; 3 No. with relocation). Installation of 3 No. dishes (2 No. 300mm; 1 No. 600mm). All ancillary development. All apparatus to be painted to match fabric of host building. at Royal Lyceum Theatre 15 - 17 Grindlay Street Edinburgh EH3 9AX	Cornerstone., Hive 2 1530 Arlington Business Park Theale RG7 4SA	Delegated Decision	GRANTED	10 February 2026
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Community Council: Tollcross

25/05876/FUL (Planning Permission)	Removal and replacement of 6 No. antennas (3 No. in-situ; 3 No. with relocation). Installation of 3 No. dishes (2 No. 300mm; 1 No. 600mm) All ancillary development. All apparatus to be painted to match fabric of host building. at Royal Lyceum Theatre 15 - 17 Grindlay Street Edinburgh EH3 9AX	Cornerstone., Hive 2 1530 Arlington Business Park Hive 2 Theale RG7 4SA	Local Delegated Decision	GRANTED	10 February 2026
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Community Council: Tollcross

25/05849/LBC (Listed Building Consent)	Reconfiguration and alterations to property, including reinstating an existing boarded-up window for a new en-suite, relocating the kitchen (to the current master bedroom) and converting the small existing kitchen to a guest room. Creating a new, double doorway between the new kitchen and living room, and reconfiguring utility and bathroom spaces. at 2F2 7 India Street Edinburgh EH3 6HA	Mr Jonathan Foster., 2F2 7 India Street Edinburgh EH3 6HA	Delegated Decision	GRANTED	10 February 2026
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Community Council: New Town + Broughton

25/05670/ADV (Advert Consent)	Box sign, projecting sign. Suspended neon sign (in retrospect). at 61 Forrest Road Edinburgh EH1 2QP	Khushies., FAO: Mr A Mohammad 61 Forrest Road Newbridge Edinburgh EH1 2QP	Delegated Decision	REFUSED	10 February 2026
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Community Council: Old Town

25/05412/LBC (Listed Building Consent)	Internal and external alterations (as amended). at Berlitz Language Centre 2F1 14 Frederick Street Edinburgh EH2 2HB	Asturias Limited., 56/1 George Street Edinburgh EH2 2LR	Delegated Decision	GRANTED	13 February 2026
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Community Council: New Town + Broughton

25/05324/FULS TL (Planning Permission)	Change of use from Class 4 office to serviced apartments with minor external alterations (as amended). at Berlitz Language Centre 2F1 14 Frederick Street Edinburgh EH2 2HB	Asturias Limited., 56/1 George Street Edinburgh EH2 2LR	Local Delegated Decision	GRANTED	13 February 2026
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Community Council: New Town + Broughton

25/04862/FULS TL (Planning Permission STL)	Change of use to Aparthotel. at 27 Home Street Tollcross Edinburgh	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Local Delegated Decision	REFUSED	12 February 2026
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Community Council: Tollcross

25/01407/CLES TL (Certificate of Lawfulness Existing STL)	Use of a house as self-catering accommodation by individuals, families or, otherwise, up to 5 occupiers. (Class 9 use). at 4 Reid's Court 95 Canongate Edinburgh EH8 8BR	Ms Veronica Nicholson., 4 Reid's Court 95 Canongate Edinburgh EH8 8BR	Delegated Decision	REFUSED	12 February 2026
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

25/06550/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 3F2 30 Dickson Street Leith Edinburgh EH6 8RR	Mr Simon Sumner., 3F2 30 Dickson Street Leith Edinburgh EH6 8RR	Local Delegated Decision	WITHDRAWN	10 February 2026
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Community Council: Leith Central

25/05203/FUL (Planning Permission)	Installation of electric retractable awning and signage. (AS AMENDED) at 373 - 375 Leith Walk Edinburgh EH6 8SE	Lounge 33., FAO: Jessica Roberts 373 Leith Walk Edinburgh EH6 8SE	Committee Decision	REFUSED	9 February 2026
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Community Council: Leith Central

25/05020/ADV (Advert Consent)	Advertisement of the following types: Canopy, projecting sign. at Land To East Of 139 Leith Walk Edinburgh	Firethorn Group Developments Ltd., 265 Tottenham Court Road London W1T 7RQ	Delegated Decision	GRANTED	10 February 2026
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Community Council: Leith Central

25/04740/LBC (Listed Building Consent)	Application for extensive external re-construction to front elevation and repair of original features and minor internal works to reinstate internal linings. at 1F 9 Brunswick Street Hillside Edinburgh EH7 5JB	Mr Robert Ness., 9 1F Brunswick Street Edinburgh EH7 5JB	Delegated Decision	GRANTED	11 February 2026
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Community Council: Leith Central

25/04742/LBC (Listed Building Consent)	Application for extensive external re-construction to front elevation and repair of original features and minor internal works to reinstate internal linings. at BF 9 Brunswick Street Hillside Edinburgh EH7 5JB	Mr James Kelly., 9 Brunswick Street BF Edinburgh EH7 5JB	Delegated Decision	GRANTED	11 February 2026
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Community Council: Leith Central

25/04743/LBC (Listed Building Consent)	Application for extensive external re-construction to front elevation and repair of original features and minor internal works to reinstate internal linings. at GF 9 Brunswick Street Hillside Edinburgh EH7 5JB	Mr Steven Nanson., 9 Brunswick Street GF Edinburgh EH7 5JB	Delegated Decision	GRANTED	11 February 2026
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Community Council: Leith Central

25/04747/LBC (Listed Building Consent)	Application for extensive external re-construction to front elevation and repair of original features and minor internal works to reinstate internal linings. at 2F 9 Brunswick Street Hillside Edinburgh EH7 5JB	Mr Stewart Nichol., 9 Brunswick Street 2F Edinburgh EH7 5JB	Delegated Decision	GRANTED	11 February 2026
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

25/06452/CLP (Certificate of Lawfulness (proposed))	Proposed attic conversion to form master bedroom with en-suite and storage space including alterations at first floor to accept new stairwell to second floor. at 59 The Quilts Bonnington Edinburgh EH6 5RY	Mr D & Mrs C Laidlaw., 59 The Quilts Leith EH6 5RY	Delegated Decision	GRANTED	11 February 2026
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Community Council: Leith Harbour + Newhaven

25/05701/FUL (Planning Permission)	Change of use from church session rooms to single family home. Minor external alterations including installation of 3 No. heritage roof lights and replacement of 2 solid doors to rear with new glazed doors (as amended). at 1A Madeira Place Edinburgh EH6 4AW	Miss Molly Chrystie., 28A Avon Road Edinburgh Eh4 6RD	Local Delegated Decision	GRANTED	12 February 2026
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Community Council: Leith Harbour + Newhaven

25/05369/CLE (Certificate of Lawfulness (existing))	Currently a parking plot designate this plot as a private parking area for residents. at Land 10 Metres West Of 57 Giles Street Edinburgh	Ms Agata Bartosiewicz., 55/2 Giles Street Edinburgh EH6 6TR	Local Delegated Decision	WITHDRAWN	10 February 2026
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Community Council: Leith Harbour + Newhaven

[Wards](#)

Ward No. B14 – Craigentenny/Duddingston

[Wards](#)

Ward No. B15 – Southside/Newington

26/00482/LBC (Listed Building Consent)	Internal alterations to first floor bathroom. at 15 Newington Road Newington Edinburgh EH9 1QR	Mr Jeremy Chowings., 15 Newington Road Edinburgh EH9 1QR	Delegated Decision	PERMISSION IS NOT REQUIRED	11 February 2026
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Community Council: Southside

26/0042/TCO (Treework Within a Conservation Area)	Hawthorn tree rear garden. Height 5m, spread 2.5m reduce height by up to 2m. Prune to reduce spread by 0.5m. Cherry blossom tree front garden, west side. Height 6m, spread 6.5m. prune to remove up to 2m height and spread, removing low hanging branches to create a compact form. Cherry blossom tree front garden east side. Height 6m, spread 6m. prune to remove up to 2m height and spread, removing low hanging branches to create a compact form. at 5 Suffolk Road Mayfield Edinburgh EH16 5NR	Mr Robin Campbell., 5 Suffolk Road Edinburgh EH16 5NR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 February 2026
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Community Council: Grange + Prestonfield

26/00321/WINP A (Prior Approval Windows)	We intend on painting the side & rear timber sash + case windows a green colour, which does not require planning permission as per The EoECs guidance Quick Guide to Windows dated 2024. We would also like to paint the front elevation windows the same green colour (Farrow & Balls Green Smoke) for continuity, which we feel is acceptable due to the building being set back from the road and given there is a large site boundary wall to Hope Terrace, which provides screening and means there would be little to no impact to the street. This application is therefore requesting approval to paint the front elevation windows & frames, as noted above. at 12 Hope Terrace Morningside Edinburgh EH9 2AR	Mr Oliver Millican., 12 Hope Terrace Morningside Edinburgh EH9 2AR	Delegated Decision	APPROVED	13 February 2026
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Community Council: Marchmont + Sciennes

25/06313/LBC (Listed Building Consent)	Internal alterations to form additional bedroom, along with all associated works. at 3F 10 South College Street Old Town Edinburgh EH8 9AA	Southside Property Management., 20 Nicolson Street Nicolson Street Edinburgh EH8 9DH	Delegated Decision	WITHDRAWN	11 February 2026
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Community Council: Old Town

25/06144/FUL (Planning Permission)	Widening of existing vehicle access and replacement gates (retrospective). at 99 Charterhall Grove Blackford Edinburgh EH9 3HT	Ms Neama Tekbali., 99 Charterhall Grove Edinburgh EH9 3HT	Local Delegated Decision	GRANTED	11 February 2026
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Community Council: Grange + Prestonfield

Ward No. B16 – Liberton/Gilmerton

26/00080/TELE (Prior Approval)	Prior notification for electronic communication code operators. at Proposed Telecoms Apparatus 30 Metres West Of 65 Liberton Gardens Alnwickhill Edinburgh	EE Limited.,	Delegated Decision	GRANTED	10 February 2026
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Community Council: Liberton + District

25/06717/FUL (Planning Permission)	Proposed single storey extension with internal alterations (as amended). at 142 Gilmerton Dykes Crescent Hyvots Bank Edinburgh EH17 8JN	Mr K Percy., 142 Gilmerton Dykes Crescent Edinburgh EH17 8JN	Local Delegated Decision	GRANTED	10 February 2026
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Community Council: Gilmerton + District

Ward No. B17 – Portobello/Craigmillar

26/00048/FUL (Planning Permission)	To change an area of open greenspace (750m2) to an enclosed community garden for use by Craigmillar residents. The site would be enclosed by a 2m perimeter fence and lockable gates. A shared community and tool shed (35m2) would be erected on the site. at Proposed Community Garden Niddrie Mill Grove Niddrie Edinburgh	Community Alliance Trust., Ms Eleanor Sanders White The White House 70 Niddrie Mains Road Edinburgh EH16 4BG	Local Delegated Decision	GRANTED	10 February 2026
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Community Council: Craigmillar (Inactive)

25/06620/LBC (Listed Building Consent)	Addition of EV charger. at 4 Havenfield Mews Edinburgh EH15 1BY	Mr Thomas McCox., 4 Havenfield Mews Edinburgh EH15 1BY	Delegated Decision	GRANTED	11 February 2026
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Community Council: Portobello (Inactive)

25/04751/FUL (Planning Permission)	Alteration to previous consent 24/05317/FUL relocation of three storey 42 bedroom extension 3m east with increase in height by 530mm and removal of tree. at Kings Manor Hotel 100 Milton Road East Joppa Edinburgh EH15 2NP	Edinburgh (Portobello) Hotels Limited., 1-2 Church Road Radisson Red Gatwick Lowfield Heath RH11 0PQ	Local Delegated Decision	GRANTED	10 February 2026
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Community Council: Portobello (Inactive)

[Wards](#)