

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **23 February 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **23 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 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

26/0078/TCO (Treework Within a Conservation Area)	Oak & Lime on west boundary in rear garden remove large dia. deadwood and hangers. at 49 Barnton Avenue Davidson's Mains Edinburgh EH4 6JJ	Mr Neil Falkingham., 49 Barnton Avenue Davidson's Mains Edinburgh EH4 6JJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 February 2026
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Community Council: Davidson Mains+Silverknowes (Inactive)

26/0049/TPO (Treework)	Felling and removal of one tree affected by dutch elm disease. at Treeworks Inveralmond Drive Cramond Edinburgh	Mr John Howison, 5 Inveralmond Drive Cramond Edinburgh EH4 6JX	Delegated Decision	GRANTED	19 February 2026
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Community Council: Cramond, Barnton + Cammo

25/06536/FUL (Planning Permission)	Introduction of new 1 storey extension to rear of the property along with a new principle entrance to front of the property. at 34 Barnton Avenue Edinburgh EH4 6JH	Mrs Pamela MacKinnon- Rioch., 34 Barnton Avenue Davidson's Mains Edinburgh EH4 6JH	Delegated Decision	GRANTED	18 February 2026
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Community Council: Davidson Mains+Silverknowes (Inactive)

25/06395/FUL (Planning Permission)	Single storey rear extension and deck. at 34 Silverknowes Parkway Silverknowes Edinburgh EH4 5LA	Mr & Mrs Mark & Fiona Cadman., 34 Silverknowes Parkway Edinburgh UK EH4 5LA	Local Delegated Decision	GRANTED	18 February 2026
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Community Council: Davidson Mains+Silverknowes (Inactive)

[Wards](#)

Ward No. B02 – Pentland Hills

25/06350/FUL (Planning Permission)	Proposed extension. at 119 Baberton Mains Drive Edinburgh EH14 3DZ	Nazir & Bashiram Ahmed., 119 Baberton Mains Drive Edinburgh EH14 3DZ	Local Delegated Decision	GRANTED	20 February 2026
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Community Council: Juniper Green + Baberton Mains

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

26/00079/ADV (Advert Consent)	Advertisement of the following types: Fascia sign and mural style signage. at 513 Queensferry Road Edinburgh EH4 7QD	Dofos Pet Centre., FAO: Mr Ross Davidson 4-5 Blenheim Place Edinburgh Scotland EH7 5JH	Delegated Decision	GRANTED	20 February 2026
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Community Council: Corstorphine + Clermiston

25/06612/FUL (Planning Permission)	Extension to house. at 92 Gyle Park Gardens Edinburgh EH12 8NQ	Mr & Mrs Brown, 92 Gyle Park Gardens Edinburgh EH12 8NQ	Local Delegated Decision	GRANTED	17 February 2026
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Community Council: Corstorphine + Gyle

25/06583/FUL (Planning Permission)	External alterations to form new bike store and re- organisation of car parking and courtyard landscaping. at 6 Lochside Avenue South Gyle Edinburgh EH12 9DJ	Innes Building Consultancy., 2 Redheughs Rigg South Gyle Edinburgh EH12 9DQ	Local Delegated Decision	GRANTED	16 February 2026
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Community Council: Corstorphine + Gyle

25/06405/FUL (Planning Permission)	Loft conversion to form 2 bedrooms and a bathroom. at 23 Dechmont Road North Gyle Edinburgh EH12 8JF	Ms Angela Kirkwood., 23 Dechmont Road Edinburgh EH12 8JF	Local Delegated Decision	WITHDRAWN	18 February 2026
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Community Council: Corstorphine + Gyle

[Wards](#)

Ward No. B04 – Forth

26/00184/FUL (Planning Permission)	Retrospective applications for photovoltaic panels on roof. at 8 Netherby Road Edinburgh EH5 3NA	Mr R Marshall., 8 Netherby Road Edinburgh EH5 3NA	Local Delegated Decision	PERMITTED DEVELOPMENT	18 February 2026
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Community Council: Trinity

25/06723/FUL (Planning Permission)	Proposed attic conversion comprising dormer windows to front and rear elevations. at 178 Boswall Parkway Royston Edinburgh EH5 2JJ	Mr Daniel Conafray., 33 Boswall Crescent Edinburgh EH5 2ER	Local Delegated Decision	GRANTED	18 February 2026
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Community Council: Granton + District

25/06638/FUL (Planning Permission)	Proposed attic conversion comprising dormer windows to both front and rear elevations. at 58 Crewe Crescent Royston Edinburgh EH5 2JP	Ms Stefanie Wilson., 21 Boswall Gardens Edinburgh EH5 2BN	Local Delegated Decision	GRANTED	19 February 2026
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Community Council: Granton + District

25/06592/FUL (Planning Permission)	Formation of new doorway /doors to rear and fit of new door to gable, infilling of existing window, new roof light to outshoot, removal of part of roof to covered area. at 45 Stirling Road Edinburgh EH5 3JB	Mr & Mrs Robertson Gavin & Alison., 45 Stirling Road Trinity Edinburgh EH5 3JB	Local Delegated Decision	GRANTED	17 February 2026
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

26/0087/TCO (Treework Within a Conservation Area)	T1 Quince annual prune and shaping. at 9 Ann Street Stockbridge Edinburgh EH4 1PL	Mr Glenn MacLachlan., 9 Ann Street Edinburgh EH4 1PL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 February 2026
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Community Council: Stockbridge + Inverleith

26/00496/PNT (Prior Notification-Telecommunication)	Removal of 1.no flexi stack. Installation of 1.no MSE cabinet within VRE cabinet. Development ancillary reworks thereto. at Telecoms Apparatus 27 Metres East Of 2 Telford Road Craigleith Edinburgh	EE. Limited.,	Delegated Decision	PERMITTED DEVELOPMENT	17 February 2026
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Community Council: Craigleith + Blackhall

26/0076/TPO (Treework)	Ulmus spp.Elm Seq No 2.25 per CEC plan - Diseased elm to be removed. at Ravelston Dykes Quarry Ravelston Dykes Road Ravelston Edinburgh	AMA (New Town) Ltd., FAO: Mr Murray Faughnan 15 Coates Crescent Edinburgh EH37AF	Delegated Decision	GRANTED	19 February 2026
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Community Council: Craigleith + Blackhall

26/0025/TCO (Treework Within a Conservation Area)	T1 birch remove. at Flat 1 24 Sunbury Place New Town Edinburgh EH4 3BY	Mr Richie Morris., 24 Sunbury Place Edinburgh EH4 3BY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 February 2026
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Community Council: West End

26/00275/FUL (Planning Permission)	Form new single storey side extension and new dormer windows. at Flat 1 10 Columba Road Blackhall Edinburgh EH4 3QT	Mr B. S. Landa., 10 Columba Road Edinburgh EH4 3QT	Delegated Decision	GRANTED	20 February 2026
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Community Council: Craigleith + Blackhall

26/0012/TCO (Treework Within a Conservation Area)	Removal of diseased and dangerous trees tree removal and replanting. at The Medical Centre Fettes College 2 Carrington Road Inverleith Edinburgh EH4 1QX	Fettes College., FAO: Mr Joss Kay Carrington Road Edinburgh EH4 1QX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 February 2026
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Community Council: Stockbridge + Inverleith

25/06719/FUL (Planning Permission)	Rear extension. at 8 Queen's Gardens Craigleith Edinburgh EH4 2DA	Mr P Reynolds., 8 Queens Gardens Edinburgh EH4 2DA	Local Delegated Decision	GRANTED	18 February 2026
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Community Council: Craigleith + Blackhall

25/06595/CLE (Certificate of Lawfulness (existing))	Certificate of Lawfulness to confirm lawful continuous retail use (Class 1A). at 4 Telford Road Craigleith Edinburgh EH4 2BA	Mre Mohammad Shoaib., 2/2 Hillpark Brae Edinburgh EH4 7TD	Delegated Decision	WITHDRAWN	18 February 2026
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Community Council: Craigleith + Blackhall

25/06541/LBC (Listed Building Consent)	Replace 3 single glazed sash and case windows with slimline double glazed sash and case units. at 2F1 2 Airlie Place Edinburgh EH3 5DU	Rebekah O'Toole., 2F1 2 Airlie Place Edinburgh EH3 5DU	Delegated Decision	GRANTED	16 February 2026
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Community Council: Stockbridge + Inverleith

25/06534/CLES TL (Certificate of Lawfulness Existing STL)	The property has been used as commercial short-stay visitor accommodation since November 2013, and I seek to continue to use it as such. at 3F2 11 Royston Terrace Warriston Edinburgh EH3 5QU	Mr Alexander Forsyth., 3F2 11 Royston Terrace Warriston Edinburgh EH3 5QU	Delegated Decision	REFUSED	20 February 2026
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Community Council: Stockbridge + Inverleith

25/05648/LBC (Listed Building Consent)	Internal alterations to form new shower room, external drainage connection. at 1F1 11 Brandon Street Edinburgh EH3 5DX	Mr M Fidelo., 1F1 11 Brandon Street Broughton Edinburgh EH3 5DX	Delegated Decision	WITHDRAWN	19 February 2026
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Community Council: New Town + Broughton

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

26/0043/TCO (Treework Within a Conservation Area)	Common lime remove deadwood from crown and remove epicormic growth, Longleaf or Coulter pine reduce crown east side by 2m, reduce crown south side by 1m, remove deadwood from crown. at 1 Kinellan Road Murrayfield Edinburgh	Dr James Forbes., The Hermitage 1 Kinellan Road Flat 11 Edinburgh EH12 6ES	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 February 2026
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Community Council: Murrayfield

26/00007/FUL (Planning Permission)	Proposed attic conversion comprising dormer windows to both front and rear elevations. at 3 Broomhall Avenue Edinburgh EH12 7NA	Mr Michael Skiffington., 3 Broomhall Avenue Broomhall Edinburgh EH12 7NA	Local Delegated Decision	GRANTED	18 February 2026
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Community Council: Corstorphine + Clermiston

25/06599/FUL (Planning Permission)	Convert garage to form accommodation ancillary to the main house. at 13 Belmont Terrace Murrayfield Edinburgh EH12 6JF	Mr Tom Gutsell., 13 Belmont Terrace Edinburgh EH12 6JF	Local Delegated Decision	GRANTED	18 February 2026
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Community Council: Murrayfield

25/06356/FUL (Planning Permission)	Proposed single storey double garage with rear workshop. at 14 Lampacre Road Edinburgh EH12 7HX	Patrick Black., 14 Lampacre Road Edinburgh EH12 7HX	Delegated Decision	GRANTED	19 February 2026
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Community Council: Corstorphine + Clermiston

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

26/00111/ADV (Advert Consent)	High level sign and sign above entrance - front elevation - illuminated. at Hermiston Gait Retail Park 39 Cultins Road South Gyle Edinburgh EH11 4DF	Mountain Warehouse.,	Delegated Decision	GRANTED	16 February 2026
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Community Council: Sighthill, Broomhouse + Parkhead

25/06580/CLP (Certificate of Lawfulness (proposed))	Remove the rotten and unserviceable wooden bike stores and refuse enclosures and replace them with galvanised steel enclosures powder coated to match that of the existing structures. The structures will be going in the same locations as the existing enclosures and will be serving the same purpose. at Flat 1 1 Easter Dalry Wynd Dalry Edinburgh EH11 2TB	Wright & MacLennan Ltd., FAO: Scott Mclean Unit 5, Camps Industrial Estate Kirknewton EH54 9JT	Delegated Decision	GRANTED	19 February 2026
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Community Council: Gorgie + Dalry

25/06348/FULS TL (Planning Permission STL)	Retrospective change of use from residential flat to short term let. at 62 Slateford Road Edinburgh EH11 1QX	Ms Jing Cao., 62 Slateford Road Edinburgh EH11 1QX	Local Delegated Decision	REFUSED	18 February 2026
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Community Council: Gorgie + Dalry

25/02366/CLES TL (Certificate of Lawfulness Existing STL)	Short term let (change of use to short term let took place within the last 10 years but is not material change of use). at Flat 1 19 Caledonian Crescent Edinburgh EH11 2AL	Paddington Financial Limited., FAO: Natalia Jackson Nida House GF 60 Sutton Street Shadwell London E1 0AX	Delegated Decision	REFUSED	18 February 2026
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Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

26/0074/TCO (Treework Within a Conservation Area)	Group of 3 Horse chestnuts previously topped at 6m. Height 7m, spread 3-4m. DBH 280/ 310/ 440mm re-pollard the trees, reducing the recent growth to the previous pollard head. Remove epicormic. at 17A Pentland Avenue Hailes Edinburgh EH13 0HZ	Mr Laybourn., 17A Pentland Avenue Edinburgh EH13 0HZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 February 2026
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Community Council: Colinton

26/0022/TCO (Treework Within a Conservation Area)	T1 - Cedar reduce 3 longest primary branches by 2m and remove all deadwood. at 55 Woodhall Road Colinton Edinburgh EH13 0HD	Mr TJ Abbonizio., 55 Woodhall Road Edinburgh EH13 0HD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 February 2026
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Community Council: Colinton

26/0017/TCO (Treework Within a Conservation Area)	Tree works as per Tree Health and Condition Report at 35 Woodhall Road Colinton Edinburgh EH13 0DT	Future Tree Care., Mr Melvin Landale Unit 1 The Old Sawmill Rigfoot Duns United Kingdom TD11 3SF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 February 2026
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Community Council: Colinton

26/0018/TPO (Treework)	<p>Oak T0712 - reduce to monolith approx 5 metres tall.</p> <p>Oak T0713 - reduce to monolith approx 6 metres tall.</p> <p>Oak T0719 - remove deadwood greater than 25mm.</p> <p>Oak T0725 - reduce to monolith approx 5 metres tall.</p> <p>Oak T0726 - remove deadwood greater than 25mm.</p> <p>Oak T0728 - remove deadwood greater than 25mm and crown lift to 5.2m for highway clearance.</p> <p>Sycamore T0729 - remove deadwood greater than 25mm.</p> <p>Oak T0730 - reduce to monolith approx 5 metres tall.</p> <p>Oak T0731 - reduce crown from adjacent street lighting to create 2-metre clearance from lamp, remove deadwood greater than 25mm and crown lift to 5.2m for highway clearance.</p> <p>Oak T0733 - reduce crown from adjacent street lighting to create 2-metre clearance from lamp, remove deadwood greater than 25mm and crown lift to 5.2m for highway clearance.</p> <p>at Treeworks Queen Margaret Close Fairmilehead Edinburgh</p>	Charles White Ltd., Ms Jill Clarkson 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	GRANTED	18 February 2026
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Community Council: Fairmilehead

25/06601/FUL (Planning Permission)	<p>Side and rear extension to semi-detached dwelling. Previously consented in application 21/05914/FUL but permission expired.</p> <p>at 17 Campbell Park Crescent Colinton Edinburgh EH13 0HT</p>	Mrs E Routledge., 17 Campbell Park Crescent Edinburgh EH13 0HT	Local Delegated Decision	GRANTED	18 February 2026
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Community Council: Colinton

25/06608/TPO (Treework)	Sycamore (Acer pseudoplatanus) Tag 128 - Decay in buttress. We have been advised to fell the tree., Whitebeam (Sorbus aria) - tag no. 79 - Fell the tree., Sycamore (Acer pseudoplatanus) tag 91 - Fungal brackets on old would. Tree partially decayed. We would like to fell the tree. at Area 1A Buckstone Woods Buckstone Road Edinburgh	The Buckstone Association., Mrs Barbara Dick 19 Buckstone Shaw Edinburgh EH10 6XP	Delegated Decision	MIXED DECISION	18 February 2026
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Community Council: Fairmilehead

25/06524/FUL (Planning Permission)	Erect a one and a half storey extension to rear of dwellinghouse. at 10 High Buckstone Edinburgh EH10 6XS	Mr D Carlin., 10 High Buckstone Edinburgh EH10 6XS	Local Delegated Decision	GRANTED	17 February 2026
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Community Council: Fairmilehead

25/05938/FUL (Planning Permission)	Building a community garden on the disused bowling greens. The garden will include raised beds It will include a polytunnel to extend the range of crops It will be served by a couple of bespoke, timber sheds, 1 for congregating and preparing refreshments and the 2nd for tool storage. Both sheds will harvest rainwater which will be stored for use on the garden. All existing trees and hedges will be retained. at Bowling Green Clubhouse And Pavillion Oxgangs Road North Oxgangs Edinburgh	Edible Estates., Mr Steven Pike Out Of The Blue Drill Hall 32-36 Dalmeny Street Edinburgh EH6 8RG	Local Delegated Decision	GRANTED	17 February 2026
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Community Council: Firrhill (Inactive)

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/06606/FUL (Planning Permission)	Proposed erection of air source heat pumps, erection of replacement plant equipment and associated works. at 1 Fruitmarket Place Edinburgh EH14 1UD	Aldi Stores Ltd., Pottishaw Road Bathgate EH48 2FB	Delegated Decision	GRANTED	20 February 2026
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Community Council: Hutchison + Chesser (Inactive)

25/05063/FULS TL (Planning Permission STL)	Change of use of premises to short-term let accommodation. at 36 - 38 Yeaman Place Polwarth Edinburgh EH11 1BT	Mr Kevin Edwards, 12 Printonan Crescent Edinburgh EH17 8GF	Local Delegated Decision	GRANTED	19 February 2026
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Community Council: Merchiston

[Wards](#)

Ward No. B10 – Morningside

26/0065/TCO (Treework Within a Conservation Area)	Veteran Prunus avium (tc.375656) tree works as detailed. at Treeworks Falcon Road Morningside Edinburgh	City Of Edinburgh Council (CEC)., Mr John Morrison Inverleith Farm House 5 Arboretum Place EDINBURGH Scotland EH3 5NY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	17 February 2026
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Community Council: Morningside

26/0066/TCO (Treework Within a Conservation Area)	T7, T8,T9 and T10 leyland cypress remove tree. at 2D Gillsland Road Merchiston Edinburgh EH10 5BW	Ms Elena Faraoni., 2D Gillsland Road Edinburgh EH10 5BW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 February 2026
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Community Council: Merchiston

26/00313/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F2 68 Montpelier Park Bruntsfield Edinburgh EH10 4NQ	Ms Katharine Whitmore., 68 1F2 Montpelier Park Edinburgh EH10 4NQ		DECLINE TO DETERMINE	19 February 2026
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Community Council: Merchiston

26/0027/TCO (Treework Within a Conservation Area)	Silver birch growing through hedge no more than 1 m crown reduction with selective pruning of lower overextended branches by 2m generally and no more than 2.5m in the case of lower branches to the east reduce tree by 2m (as agreed email 19 Feb). Pine tree remove declining pine tree from garden as it will soon be unsafe and may cause damage to property. Cherry tree on boundary wall reduce to avoid further damage to wall. Purple plum reduce tree and remove weight as already contacting wall. Cypress tree remove lost limb in recent storm, avoiding further damage. at 9 Greenhill Park Bruntsfield Edinburgh EH10 4DW	Mr Callum Gibb., 43 Dolphin Road Currie EH145RX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 February 2026
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Community Council: Merchiston

25/06635/FUL (Planning Permission)	An extension and alterations to house. at 62 Comiston Drive Edinburgh EH10 5QS	Mr Paul & Mrs Anne Marie Renz., 62 Comiston Drive Edinburgh EH10 5QS	Local Delegated Decision	GRANTED	18 February 2026
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Community Council: Morningside

25/06637/FUL (Planning Permission)	Upper floor extension to existing house. at 5 South Ettrick Road Edinburgh EH10 5BQ	Mr Andy Niven., 5 South Ettrick Road Edinburgh EH10 5BQ	Local Delegated Decision	GRANTED	20 February 2026
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Community Council: Merchiston

25/06597/FUL (Planning Permission)	Proposed garden pod, within garden ground. at 4 Greenbank Loan Greenbank Edinburgh EH10 5SH	Urban Pods., FAO: Mr Ross Iwaniec Unit 19 Napier Square Livingston EH54 5DG	Local Delegated Decision	GRANTED	18 February 2026
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Community Council: Morningside

25/06537/LBC (Listed Building Consent)	Replace the existing single glazed windows with double glazed. at 1F1 54 Marchmont Road Edinburgh EH9 1HS	Mrs Dominique Ritchie., Flat 1 54 Marchmont Road Edinburgh EH9 1HS	Delegated Decision	GRANTED	16 February 2026
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Community Council: Marchmont + Sciennes

25/06355/FUL (Planning Permission)	Change of use from Doctor's Surgery to 2 No. residential dwellings. Sub-division to create 1x flat on ground floor of No. 5 and single home at No 6. Alteration of roof of extension to rear. (AS AMENDED) at Hermitage Medical Practice GF 5 Hermitage Terrace Edinburgh EH10 4RP	Roslyn Tumiotto., 94-3 McEwan Walk Edinburgh EH3 8FW	Local Delegated Decision	GRANTED	16 February 2026
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Community Council: Morningside

25/06323/LBC (Listed Building Consent)	External alterations, wall build up, new roof and bifold doors. Internal build up of sub-dividing walls. (AS AMENDED) at Hermitage Medical Practice GF 5 Hermitage Terrace Edinburgh EH10 4RP	Ms Roslyn Tumiotto., 6 Hermitage Terrace Edinburgh EH10 4RP	Delegated Decision	GRANTED	16 February 2026
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Community Council: Morningside

25/05944/FUL (Planning Permission)	Proposed erection of timber garden room (to replace existing garden room). at 10 Nile Grove Edinburgh EH10 4RF	Mr & Mrs Richard & Donna Smith., 10 Nile Grove Edinburgh EH10 4RF	Delegated Decision	GRANTED	20 February 2026
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Community Council: Morningside

[Wards](#)

Ward No. B11 – City Centre

26/00523/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 4 Broughton Street Lane Broughton Edinburgh EH1 3LY	HEJ Property Ltd., 4 Broughton Street Lane Edinburgh EH1 3LY		DECLINE TO DETERMINE	19 February 2026
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Community Council: New Town + Broughton

26/00524/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 4 4 Old Assembly Close 172 High Street Edinburgh EH1 1QX	Ms Catherine McDonald Home., 4 Flat 4, Old Assembly Close 172 High Street Edinburgh EH1 1QX		DECLINE TO DETERMINE	19 February 2026
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Community Council: Old Town

26/0064/TCO (Treework Within a Conservation Area)	t1 cherry - remove tree, t2 cherry - remove tree. at 27 Wester Coates Avenue Wester Coates Edinburgh EH12 5LS	Ms Vivienne Whyte., 27 Wester Coates Avenue Wester Coates Edinburgh EH12 5LS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 February 2026
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Community Council: Murrayfield

26/0057/TCO (Treework Within a Conservation Area)	Yew tree removal. Cherry removal of dead tree. at 23B Drumsheugh Gardens New Town Edinburgh EH3 7RN	Mr Edward Bower Booth., 23B Drumsheugh Garden Edinburgh EH3 7RN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 February 2026
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Community Council: West End

26/00372/FUL (Planning Permission)	Replace the existing balustrade and reconfigure steps and landing to install a new external entrance platform stairlift and associated works. at 14 Queen Street New Town Edinburgh EH2 1LL	British Medical Association., Mrs Pamela Bell BMA 14 Queen Street Edinburgh EH121LL	Delegated Decision	NOT DEVELOPMENT	18 February 2026
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Community Council: New Town + Broughton

26/0054/TCO (Treework Within a Conservation Area)	Silver Birch T7366. - Remove fractured limb. , Silver Birch T7367. - Remove branch as indicated for building clearance. , Rowan T7363. - Remove deadwood greater than 25mm., Rowan T7364. - Remove deadwood greater than 25mm. at Gardens At Buchannan Court Calton Road Old Town Edinburgh	Charles White Ltd., Ms Sylvia Nicholson. 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 February 2026
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Community Council: Old Town

26/00358/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 2 56 Candlemaker Row Old Town Edinburgh EH1 2QE	Ms Patricia Seddon., 56 1F3 Candlemaker Row Edinburgh EH1 2QE		DECLINE TO DETERMINE	19 February 2026
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Community Council: Old Town

26/00344/FULS TL (Planning Permission STL)	Retrospective planning permission for change of use of basement commercial unit to STL (Sui Generis). at 78B Queen Street New Town Edinburgh EH2 4NF	Mrs Caroline Graham-Campbell., The Stables Tweedhill Berwick Upon Tweed TD15 1XQ		DECLINE TO DETERMINE	19 February 2026
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Community Council: New Town + Broughton

26/00346/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F2 8 Jeffrey Street Old Town Edinburgh EH1 1DT	Bideaways Limited., 8 2F2 Jeffrey Street Edinburgh EH1 1DT		DECLINE TO DETERMINE	19 February 2026
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Community Council: Old Town

26/00311/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 1F 59 Frederick Street New Town Edinburgh EH2 1LH	Ms Charlotte Ludgate., 59 Flat 1 Frederick Street Edinburgh EH2 1LH		DECLINE TO DETERMINE	19 February 2026
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Community Council: New Town + Broughton

26/00312/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 18 1B Grassmarket Old Town Edinburgh EH1 2HY	Ms Elaine Chow., 1B Flat 18 Grassmarket Edinburgh EH1 2HY		DECLINE TO DETERMINE	19 February 2026
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Community Council: Old Town

26/00316/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F1B 53 George Street New Town Edinburgh EH2 2HT	Mask Holdings Ltd., 53 1F1b George Street Edinburgh EH2 2HT		DECLINE TO DETERMINE	19 February 2026
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Community Council: New Town + Broughton

26/00317/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 1 15 Great Stuart Street New Town Edinburgh EH3 7TP	Ms Heather Simpson., 15 Flat 1 Great Stuart Street Edinburgh EH3 7TP		DECLINE TO DETERMINE	19 February 2026
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Community Council: New Town + Broughton

26/00280/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 3 67B Dundas Street New Town Edinburgh EH3 6RS	Mr Andrew Markham., Flat 3 67B Dundas Street New Town Edinburgh EH3 6RS		DECLINE TO DETERMINE	19 February 2026
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Community Council: New Town + Broughton

25/06712/LBC (Listed Building Consent)	Replacement of existing timber sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. at Flat 2 47 William Street Edinburgh EH3 7LW	Ms Linda Elliot., Flat 2 William Street Edinburgh EH3 7LW	Delegated Decision	GRANTED	17 February 2026
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Community Council: West End

25/06701/LBC (Listed Building Consent)	Replacement of existing timber sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. at 1F 7 Bellevue Crescent Edinburgh EH3 6ND	Mr Philip Stout., 1F 7 Bellevue Crescent Edinburgh United Kingdom EH3 6ND	Delegated Decision	GRANTED	18 February 2026
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Community Council: New Town + Broughton

25/06670/LBC (Listed Building Consent)	Upgrade existing rear timber sliding sash windows to slimlite double glazing (as amended). at 1F 5 Randolph Cliff Edinburgh EH3 7TZ	Mr Lewis Reid., 5 Flat 1 Randolph Cliff Edinburgh EH3 7TZ	Delegated Decision	GRANTED	19 February 2026
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Community Council: New Town + Broughton

25/06676/LBC (Listed Building Consent)	Internal alterations comprising relocation of boilers, centralizing the GF living room doors, and creating Jack and Jill bathroom at first floor. at 49 Melville Street Edinburgh EH3 7HL	Broughton Properties Ltd., FAO: Mr Joseph Crolla 14 Rutland Square Edinburgh EH1 2BD	Delegated Decision	GRANTED	17 February 2026
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Community Council: West End

25/06648/LBC (Listed Building Consent)	Replacement of granite surround and stallriser. at 21 - 22 Princes Street Edinburgh EH2 2AN	EE Ltd., 1 Braham Street London E1 8EE	Delegated Decision	GRANTED	19 February 2026
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Community Council: New Town + Broughton

25/06656/ADV (Advert Consent)	Temporary display of an externally illuminated shroud advertisement at 109-112 Princes Street (as amended). at 109 Princes Street New Town Edinburgh EH2 3AA	Streetvox., FAO: Maddalena Sanvito 23 Candahar Road London SW11 2PU	Delegated Decision	GRANTED	19 February 2026
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Community Council: New Town + Broughton

25/06621/LBC (Listed Building Consent)	Like-for-like replacement, with double glazing 4-6-4mm format, of two south facing windows in basement flat. at 32A Abercromby Place Edinburgh EH3 6QE	Mr Martin McAdam., 32A Abercromby Place Edinburgh EH3 6QE	Delegated Decision	GRANTED	19 February 2026
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Community Council: New Town + Broughton

25/06454/FUL (Planning Permission)	Proposal for cooling unit to rear of building for cellar cooling. at The Jolly Judge 7 James' Court 493 Lawnmarket Edinburgh EH1 2PB	The Jolly Judge., 7 493 James' Ct Edinburgh EH1 2PB	Local Delegated Decision	GRANTED	16 February 2026
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Community Council: Old Town

25/06455/LBC (Listed Building Consent)	Cooling unit to rear. at The Jolly Judge 7 James' Court 493 Lawnmarket Edinburgh EH1 2PB	Jolly Judge., 7 493 James' Ct Edinburgh Scotland EH1 2PB	Delegated Decision	GRANTED	16 February 2026
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Community Council: Old Town

25/06188/FULS TL (Planning Permission STL)	Change of use to premises to short term let (Sui Generis). at 3F1 129 Rose Street Edinburgh EH2 3DT	Ms Amy Britt., 3F1 129 Rose Street. Edinburgh EH2 3DT	Local Delegated Decision	REFUSED	18 February 2026
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Community Council: New Town + Broughton

25/05976/FUL (Planning Permission)	Retrospective change of use of basement level storage to form new residential unit. at 5B Fettes Row Edinburgh EH3 6SF	Mr Chris Gray., 5B Fettes Row Edinburgh EH3 6SF	Local Delegated Decision	REFUSED	18 February 2026
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Community Council: New Town + Broughton

25/05892/FUL (Planning Permission)	Change of use from vacant office to residential apartment with new window and block off existing external doorway. at 10 Old Tolbooth Wynd Edinburgh EH8 8EQ	Mr Ben Pritchett., 10 Old Tolbooth Wynd Edinburgh EH8 8EQ	Local Delegated Decision	GRANTED	20 February 2026
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Community Council: Old Town

25/04555/FULS TL (Planning Permission STL)	Retrospective change of use from residential to short-term letting. at Flat 10 20 Drumsheugh Gardens Edinburgh EH3 7RN	Clare Marshall., 5 Inveresk Village Musselburgh EH21 7TD	Local Delegated Decision	REFUSED	18 February 2026
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Community Council: West End

25/04217/CLES TL (Certificate of Lawfulness Existing STL)	Short-term let (STL) at Flat 4 15 South Charlotte Street New Town Edinburgh EH2 4AS	Ms Jill Nunn., Flat 4 15 South Charlotte Street Edinburgh EH2 4AS	Delegated Decision	REFUSED	18 February 2026
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Community Council: New Town + Broughton

25/04165/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years. at Flat 6 35 Leith Street New Town Edinburgh EH1 3AT	Mr Neil McHaffie., Flat 6 35 Leith Street New Town Edinburgh EH1 3AT	Delegated Decision	GRANTED	18 February 2026
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Community Council: New Town + Broughton

25/04119/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at Flat 5 2 Castle Street Edinburgh EH2 3AT	Nicolas Gendre., 4 Passage Du Cardinal Fribourg Switzerland 1700	Delegated Decision	REFUSED	18 February 2026
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Community Council: New Town + Broughton

25/04121/CLES TL (Certificate of Lawfulness Existing STL)	Short Term Let (STL). at 610 Webster's Land Tollcross Edinburgh EH1 2RX	Mr Simon Frame, Flat 6 15 Telford Drive Edinburgh United Kingdom EH4 2NQ	Delegated Decision	GRANTED	18 February 2026
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Community Council: Tollcross

25/04071/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years. at 9 Aitchison's Close Edinburgh EH1 2LB	MBP Aitchisons Limited., 9 Aichisons Close Edinburgh UK EH1 2LB	Delegated Decision	GRANTED	20 February 2026
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Community Council: Tollcross

25/04055/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 2 Aitchison's Close Edinburgh EH1 2LB	GB England Ltd., 6 Hutton Terrace Newcastle NE2 1QT	Delegated Decision	GRANTED	18 February 2026
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Community Council: Tollcross

25/04011/CLES TL (Certificate of Lawfulness Existing STL)	Application for a Certificate of Lawfulness to confirm the existing use of the property as short term let visitor accommodation. at Flat 32 5 Drummond Street Edinburgh EH8 9TT	Craig Snider., 108 - 1660 Ufton Court Kelowna Canada BC	Delegated Decision	REFUSED	17 February 2026
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Community Council: Old Town

25/03942/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years. at 3F2 2 Geddes' Entry 233 High Street Edinburgh EH1 1PE	Ms Christine Olden., 233 Flat 5 High Street 2 3f2 Geddes Entry Edinburgh EH1 1PE	Delegated Decision	GRANTED	18 February 2026
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Community Council: Old Town

25/03904/CLES TL (Certificate of Lawfulness Existing STL)	The use of a house as a residential, self-catering accommodation by individuals, families or (otherwise) up to two occupiers. at 11 Cordiner's Land Edinburgh EH1 2LF	Pin High Properties Ltd., The Signal House 11 Cordiner's Land, 70 West Port, Grassmarket, Edinburgh EH1 2LF	Delegated Decision	REFUSED	18 February 2026
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Community Council: Tollcross

25/02390/CLES TL (Certificate of Lawfulness Existing STL)	Continued use as short term let. at 3F1 5 Spittal Street Edinburgh EH3 9DY	AJM Property Co Ltd., FAO: Sukvinder Kaur 1 Eagle Street Glasgow Scotland G4 9XA	Delegated Decision	GRANTED	17 February 2026
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Community Council: Tollcross (pre 28 March 2025)

24/05516/FUL (Planning Permission)	Change of use from Class 4, business, to use Class 7, hotel. at 29 Albany Street Edinburgh EH1 3QN	Top Property Edinburgh Ltd., 30 Chambers Street Edinburgh EH1 1HU	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	20 February 2026
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Community Council: New Town/Broughton (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

26/00357/FULS TL (Planning Permission)	Retrospective change of use of premises to short-term let accommodation. at 47 Brunswick Street Hillside Edinburgh EH7 5HT	Mr Sayed Miah., 47 Brunswick Street Hillside Edinburgh EH7 5HT		DECLINE TO DETERMINE	19 February 2026
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Community Council: Leith Central

26/00326/FUL (Planning Permission)	Change my windows from single glazed sash and case to carbon filled slim double glazed sash and case windows. at 13 Bonnington Terrace Bonnington Edinburgh EH6 4BP	Mr Simon McGrath., 13 Bonnington Terrace Bonnington Edinburgh EH6 4BP		DECLINE TO DETERMINE	19 February 2026
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Community Council: Leith Central

26/00158/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 8 4 Dicksonfield Hillside Edinburgh EH7 5ND	Mr Francis Duffin., 4 Flat 8 Dicksonfield Edinburgh EH7 5ND		DECLINE TO DETERMINE	19 February 2026
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Community Council: Leith Central

25/06507/FUL (Planning Permission)	Change of Use from motor vehicle Sales (Sui Generis) to Storage and Distribution (Class 6). at 21 Mcdonald Place Broughton Edinburgh EH7 4NX	Caledonian Heritable Ltd., 46 Charlotte Square Edinburgh EH2 4HQ	Local Delegated Decision	GRANTED	20 February 2026
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Community Council: New Town + Broughton

25/06151/LBC (Listed Building Consent)	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with IGU's. All historical detail to be matched /reinstated. Existing cases to be refurbished in situ. at 2A Middlefield Edinburgh EH7 4PF	Ms Cintia Benitez., 2A Middlefield Edinburgh EH7 4PF	Delegated Decision	GRANTED	16 February 2026
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Community Council: Leith Central

25/05953/LBC (Listed Building Consent)	Proposed rear conservatory with slimline replacement windows and internal alterations with new electric timber gate to rear access (as amended). at 23 Bellevue Place Broughton Edinburgh EH7 4BS	Mr R Monk., 23 Bellevue Place Broughton Edinburgh EH7 4BS	Delegated Decision	GRANTED	16 February 2026
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Community Council: New Town + Broughton

25/05954/FUL (Planning Permission)	Proposed rear conservatory with slimline replacement windows and internal alterations with new electric timber gate to rear access (as amended). at 23 Bellevue Place Broughton Edinburgh EH7 4BS	Mr R Monk., 23 Bellevue Place Bellevue Place Edinburgh EH7 4BS	Local Delegated Decision	GRANTED	16 February 2026
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Community Council: New Town + Broughton

25/03802/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at PF4 2 Salmond Place Edinburgh EH7 5ST	Mike Lomax., 21 Northfield Park Edinburgh EH8 7QU	Delegated Decision	REFUSED	18 February 2026
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

26/00085/FUL (Planning Permission)	Engineering works associated with the development of a mobility hub as approved by application 21/03757/PPP. at Western Harbour Western Harbour Drive Edinburgh	Edinburgh Forthside Developments Ltd., 1 Prince Of Wales Dock Edinburgh EH6 7DX	Local Delegated Decision	GRANTED	20 February 2026
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Community Council: Leith Harbour + Newhaven

26/00053/LBC (Listed Building Consent)	Demolition of existing garage. at 2 Claremont Park Edinburgh EH6 7PH	Mr David Butler., 2 Claremont Park Lochend Edinburgh EH6 7PH	Delegated Decision	PERMISSION IS NOT REQUIRED	18 February 2026
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Community Council: Leith Links

25/06679/FUL (Planning Permission)	To install four velux roof windows, two to the front roof slope and two to the rear roof slope. at 25 Ashville Terrace Lochend Edinburgh EH6 8DD	Ms Casey Behringer., 25 Ashville Terrace Edinburgh EH6 8DD	Local Delegated Decision	GRANTED	18 February 2026
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Community Council: Leith Links

25/05826/FUL (Planning Permission)	Proposed internal alterations and extension. at 99 Constitution Street Edinburgh EH6 7AE	Julie McCran., 99 Constitution Street Edinburgh EH6 7AE	Local Delegated Decision	GRANTED	18 February 2026
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Community Council: Leith Links

25/03888/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as a short term let visitor accommodation. at 22 Kirk Street Pilrig Edinburgh EH6 5EZ	Mr Axel Ahmed., 22 Kirk Street Edinburgh EH6 5EZ	Delegated Decision	REFUSED	20 February 2026
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Community Council: Leith Harbour + Newhaven

25/02981/FUL (Planning Permission)	Thermal improvements to the building envelope will be made, whilst conserving the precast concrete panelling. Create a new dwelling and form new main entrance, concierge space, service and ancillary areas and community facility. at Cables Wynd House Cables Wynd North Leith Edinburgh	City Of Edinburgh Council (CEC)., Waverly Court 4 East Market Street Edinburgh EH8 8BG	Committee Decision	GRANTED WITH LEGAL AGREEMENT	20 February 2026
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Community Council: Leith Harbour And Newhaven

25/00597/AMC (Approval of Matters Specified in Conds)	AMSC application to discharge condition 2 of 21/03757/PPP (As Amended). at Western Harbour Western Harbour Drive Edinburgh	Edinburgh Forthside Developments Limited., 1 Prince Of Wales Dock Edinburgh EH6 7DX	Local Delegated Decision	APPROVED	19 February 2026
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

26/00166/FUL (Planning Permission)	Conversion of the existing conservatory into a kitchen and the formation of dormers to create a living space in the loft. at 58 Marionville Drive Meadowbank Edinburgh EH7 6BN	Mr Kornel Koczkas., 58 Marionville Drive Edinburgh EH7 6BN	Local Delegated Decision	GRANTED	18 February 2026
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Community Council: Craigentinny + Meadowbank

25/03358/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 13 Waverley Park Abbeyhill Edinburgh EH8 8ER	Mr Zeb David Shaw., 13 Waverley Park Edinburgh EH8 8ER	Delegated Decision	GRANTED	18 February 2026
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Community Council: Old Town (pre 28 March 2025)

25/01983/CLES TL (Certificate of Lawfulness Existing STL)	Continued use as Short Term Let (sui generis). at 18 East Norton Place Abbeyhill Edinburgh EH7 5DR	Mr David Frankland., Elsielea 61 West High Street Lauder TD2 6TF	Delegated Decision	REFUSED	18 February 2026
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Community Council: Leith Central

Ward No. B15 – Southside/Newington

26/0103/TCO (Treework Within a Conservation Area)	T1 Cherry reduction by 1m at 11 Glenisla Gardens Grange Edinburgh EH9 2HR	Mr Sandy Philip., 11 Glenisla Gardens Edinburgh EH9 2HR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 February 2026
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Community Council: Grange + Prestonfield

26/0059/TCO (Treework Within a Conservation Area)	Ash, elm and elder removal. at Communal Land To South Of 38 McLaren Road Newington Edinburgh EH9 2BN	Mr Bikram Singh., 38 McLaren Road Edinburgh EH9 2BN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	18 February 2026
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Community Council: Grange + Prestonfield

26/00356/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at GF1 28 East Preston Street Newington Edinburgh EH8 9QB	Mr Graham McKellar., 28 GF1 East Preston Street Edinburgh EH8 9QB		DECLINE TO DETERMINE	19 February 2026
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Community Council: Southside

26/0048/TCO (Treework Within a Conservation Area)	Wild Cherry T7333. crown lift to 5.2m for highway clearance. Sever Ivy at base. Wild Cherry T7334.crown lift to 5.2m for highway clearance. , Blue Cedar T7336 crown lift to 5.2m for highway clearance. Sever Ivy at base. Ponderosa Pine T7339. crown lift to 5.2m for highway clearance. Deodar Cedar T7340. remove. Blue Gum T7343 remove two branches as indicated to prevent damage to telephone cable & dominating building. at 19 St Thomas Road Grange Edinburgh EH9 2LR	Mr David Forrest., 19 St Thomas Road Grange Edinburgh EH9 2LR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 February 2026
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Community Council: Grange + Prestonfield

26/0002/TCO (Treework Within a Conservation Area)	Beech tree - a selective crown reduction is proposed to establish a minimum clearance of approximately two metres between the outer canopy edge and the building envelope of the new residential unit, reducing the length of one or more overextended primary limbs located in the north-eastern sector of the crown by up to five metres. at Forteviot House 16 Hope Terrace Morningside Edinburgh EH9 2AR	Elpis Property., FAO: Mr David Neave The Orchard 16A Hope Terrace Edinburgh Scotland EH92AR	Delegated Decision	MAKE A TREE PRESERVATION ORDER	19 February 2026
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Community Council: Marchmont + Sciennes

25/06684/FUL (Planning Permission)	Alterations to single storey rear outshoot including new glazed sliding doors and new glazing, and replacement of existing rear kitchen window with door. New raised terrace to provide level access to garden. at 122 Findhorn Place Edinburgh EH9 2PB	Mr And Mrs Grierson And Susan Dunlop., 122 Findhorn Place Grange Edinburgh EH9 2PB	Local Delegated Decision	GRANTED	18 February 2026
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Community Council: Grange + Prestonfield

25/06644/FUL (Planning Permission)	Install an enclosure around an existing generator and a replacement chiller unit. at Appleton Tower 11 Crichton Street Edinburgh EH8 9LE	The University Of Edinburgh., 9 Infirmery Street Edinburgh EH1 1LT	Local Delegated Decision	GRANTED	20 February 2026
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Community Council: Southside

25/06565/FUL (Planning Permission)	Stabilisation and consolidation of the facade involves wrapping the existing facade in a light gauge stainless steel open mesh system. at David Hume Tower 40 George Square Edinburgh EH8 9LL	The University Of Edinburgh Estates., FAO: Gordon MacDougall 9 Infirmery Street Edinburgh EH1 1NP	Local Delegated Decision	GRANTED	18 February 2026
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Community Council: Southside

25/06568/LBC (Listed Building Consent)	Light gauge stainless steel mesh will be secured to the building's superstructure. at David Hume Tower 40 George Square Edinburgh EH8 9LL	The University Of Edinburgh Estates., FAO: Gordon MacDougall 9 Infirmary Street Edinburgh EH1 1NP	Delegated Decision	GRANTED	18 February 2026
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Community Council: Southside

25/06519/ADV (Advert Consent)	Fascia and projecting sign. (AS AMENDED) at 11 St Patrick Square Edinburgh EH8 9EZ	Nadim Ahmed., 11 St Patrick Square Edinburgh EH8 9EZ	Delegated Decision	GRANTED	16 February 2026
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Community Council: Southside

25/06469/FUL (Planning Permission)	Replace existing rear kitchen and window with new single storey sunroom extension with terrace and associated landscaping works; Install new ASHP on side elevation and remove and return side boundary wall to enable works. at 18A Dick Place Edinburgh EH9 2JL	Mr Stuart & Mrs Rachel Brown., 18A Dick Place Edinburgh EH9 2JL	Local Delegated Decision	GRANTED	19 February 2026
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Community Council: Grange + Prestonfield

25/06472/LBC (Listed Building Consent)	Removal of rear single storey structure and replace with new single storey sunroom extension with terrace; Install new ASHP on side elevation; Remove and return side boundary wall to enable works; Removal of internal walls to create an open-plan kitchen /dining space and reconfigure utility /WC rooms. at 18A Dick Place Edinburgh EH9 2JL	Mr Stuart & Mrs Rachel Brown., 18A Dick Place Edinburgh EH9 2JL	Delegated Decision	GRANTED	19 February 2026
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Community Council: Grange + Prestonfield

25/05949/LBC (Listed Building Consent)	Proposed internal alterations to remove and replace existing supporting steelwork, install kitchen appliances, serving counter, erect accessible WC along with proposed external signage and replacement of windows. (AS AMENDED) at 11 St Patrick Square Newington Edinburgh EH8 9EZ	Mr Nadim Ahmed., 11 St. Patrick Square Edinburgh UK EH8 9EZ	Delegated Decision	GRANTED	16 February 2026
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Community Council: Southside

25/05950/FUL (Planning Permission)	Proposed external works extend to replacement of the existing timber windows and entrance door. New external signage. (AS AMENDED) at 11 St Patrick Square Newington Edinburgh EH8 9EZ	Mr Nadim Ahmed., 11 St Patrick Square Newington Edinburgh EH8 9EZ	Local Delegated Decision	GRANTED	16 February 2026
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Community Council: Southside

25/04676/FUL (Planning Permission)	Cleaning of the external stonework of the original house using the DOFF steam cleaning system to remove graffiti, algae, and staining. at 12 Hope Terrace Morningside Edinburgh EH9 2AR	Mr Oliver Millican., 12 Hope Terrace Edinburgh United Kingdom EH9 2AH	Local Delegated Decision	GRANTED	20 February 2026
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Community Council: Marchmont + Sciennes

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/06688/FUL (Planning Permission)	Erect a flat roof extension to rear of dwellinghouse and convert attic to include front and rear facing roof dormers. at 34 Duddingston Crescent Magdalene Edinburgh EH15 3AU	Mr & Mrs Paul & Ashley Buchanan., 34 Duddingston Crescent Magdalene Edinburgh EH15 3AU	Local Delegated Decision	GRANTED	20 February 2026
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Community Council: Craigmillar (Inactive)

25/06677/FUL (Planning Permission)	New french doors and window to rear. New flue and roof light to existing flat roof. at 41 Adelphi Place Portobello West Edinburgh EH15 1BE	Miss Rebecca Hooton, 41 Adelphi Place Portobello Edinburgh EH15 1BE	Local Delegated Decision	GRANTED	20 February 2026
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Community Council: Portobello (Inactive)

25/05714/FUL (Planning Permission)	Replace windows to shop front. at 100 Portobello High Street Edinburgh EH15 1AL	Mrs Emine Al., 31 Peacocktail Close Edinburgh EH15 3QT	Local Delegated Decision	GRANTED	19 February 2026
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Community Council: Portobello (Inactive)

25/01233/FUL (Planning Permission)	Proposed new house. at 7 Milton Road East Joppa Edinburgh EH15 2ND	Mr V Singh., 7 Milton Road East Edinburgh EH15 2ND	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	20 February 2026
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Community Council: Portobello (pre 28 March 2025)

21/02322/FUL (Planning Permission)	Proposed Alterations and Extensions (as amended). at 1 Cleekim Road Edinburgh EH15 3HU	Mr Javaid Akhtar., 1 1 Cleekim Rd Edinburgh EH15 3HU	Householder fast track	PLANNING PERMISSION REVOKED	20 February 2026
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Community Council: Craigmillar

[Wards](#)