

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **16 March 2026**

Decision List

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

[Ward B07 – Sighthill/Gorgie](#)

[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

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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

26/0128/TPO (Treework)	Order Instruction 10481 and 10484 - Davidson's Mains tree works. at Treeworks Davidsons Mains Public Park East Barnton Avenue Davidson's Mains Edinburgh	City Of Edinburgh Council., FAO: Mr Roddy McKee Inverleith Farm House 5 Arboretum Place Edinburgh EH3 5NY	Delegated Decision	GRANTED	10 March 2026
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Community Council: Davidson Mains+Silverknowes (Inactive)

26/00428/FUL (Planning Permission)	Construct single storey, pitched roof extension. at 48 Stoneyflatts Crescent Echline South Queensferry EH30 9XY	Mr Robert & Mrs Clare Jack., 48 Stoneyflatts Crescent Echline South Queensferry EH30 9XY	Local Delegated Decision	GRANTED	11 March 2026
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Community Council: Queensferry + District

26/00199/FUL (Planning Permission)	2 storey extension to rear of end terrace, and new Porch to replace existing to front. at 97 Moubray Grove Scotstoun South Queensferry EH30 9PD	Mr Sandy McLaren., 97 Moubray Grove South Queensferry Edinburgh EH30 9PD	Delegated Decision	GRANTED	12 March 2026
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Community Council: Queensferry + District

26/00180/FUL (Planning Permission)	The proposal is to carry out some minor alterations to the existing property to create two bedrooms and a home office. The proposal includes the formation of a dormer window and some minor alterations to ground floor elevations. at 11 Kirkliston Road Queensferry South Queensferry EH30 9NZ	Mr John Carson., 11 Kirkliston Road South Queensferry EH30 9NZ	Local Delegated Decision	REFUSED	11 March 2026
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Community Council: Queensferry + District

25/06520/CLP (Certificate of Lawfulness (proposed))	Proposed single storey rear extension and internal alterations. at 11 Pentland View Road Kirkliston EH29 9DB	Mr & Mrs Anderson, 11 Pentland View Road Kirkliston EH29 9DB	Local Delegated Decision	GRANTED	12 March 2026
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Community Council: Kirkliston

[Wards](#)

Ward No. B02 – Pentland Hills

26/0105/TCO (Treework Within a Conservation Area)	European larch. prune to provide one meter clearance from chimney at 45 Main Street Ratho Newbridge EH28 8RB	Mrs Liz Woods., 45 Main Street Ratho EN28 8RB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 March 2026
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Community Council: Ratho + District

26/0093/TCO (Treework Within a Conservation Area)	3 Sitka spruce at left of entrance to drive removal, 1 leaning larch tree within drive / parking area removal, 2 clusters of overgrown leylandii hedging removal. at Treeworks Lanark Road West Balerno	Mrs Karen Peacock.,	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 March 2026
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Community Council: Balerno

26/00511/FUL (Planning Permission)	Addition of solar PV cells to flat roof. at Balerno Police Station 13 - 15 Bridge Road Balerno Bridge Balerno EH14 7AQ	Balerno Village Trust., 2 Main Street Balerno Edinburgh EH14 7EH	Delegated Decision	NOT DEVELOPMENT	11 March 2026
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Community Council: Balerno

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26/00466/FUL (Planning Permission)	Conversion of outbuildings, creating a new studio from existing outbuildings and garage. at 29 Riccarton Mains Road Riccarton Currie EH14 5NQ	Mr D Veerma., 29 Riccarton Mains Road Edinburgh EH14 5NQ	Local Delegated Decision	GRANTED	12 March 2026
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Community Council: Currie

26/0061/TCO (Treework Within a Conservation Area)	Holly - Reduce by 1.5m and trim all round back to suitable growth point at 45 Main Street Ratho Newbridge EH28 8RB	Mrs Liz Woods., 45 Main Street Edinburgh EH28 8RB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 March 2026
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Community Council: Ratho + District

26/00302/FUL (Planning Permission)	Removal of existing porch panels and roof, retaining existing masonry base. new hardwood panels and roof to be installed. at 2 Juniper Park Road Juniper Green EH14 5DX	Mr Euan & Mrs Kirsty Thomson., 2-4 Juniper Park Road Juniper Green EH14 5DX	Local Delegated Decision	GRANTED	10 March 2026
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Community Council: Juniper Green + Baberton Mains

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

25/05755/FUL (Planning Permission)	Single storey extension to side/rear of property to create living, dining and kitchen space. at 5 Oak Lane Edinburgh EH12 6XH	Mr Harry Royston., 5 Oak Lane Edinburgh EH12 6XH	Local Delegated Decision	GRANTED	11 March 2026
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Community Council: Corstorphine + Clermiston

[Wards](#)

Ward No. B04 – Forth

26/00290/ADV (Advert Consent)	Illuminated totem signage board. at 102 Pilton Drive Royston Edinburgh EH5 2HF	Trilogy (Leamington Spa) Ltd., Hilmore House Gain Lane Bradford BD3 7DL	Delegated Decision	GRANTED	10 March 2026
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Community Council: Granton + District

26/00095/WINP A (Prior Approval Windows)	To replace existing sash & case timber windows with uPVC sash & case windows. The replacement windows will have the same design, opening method and colour as existing windows. at Flat 2 8 Summerside Place Trinity Edinburgh EH6 4PA	Mr Matthew Houghton., Flat 2 8 Summerside Place Trinity Edinburgh EH6 4PA	Delegated Decision	APPROVED	10 March 2026
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

26/00900/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 22 Hawthornbank Lane Dean Edinburgh EH4 3BH	Mr Donald Jardine., 22 Hawthornbank Lane Dean Edinburgh EH4 3BH		DECLINE TO DETERMINE	12 March 2026
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Community Council: West End

26/00901/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 21 Hawthornbank Lane Dean Edinburgh EH4 3BH	Mr Donald Jardine., 21 Hawthornbank Lane Edinburgh United Kingdom EH4 3BH		DECLINE TO DETERMINE	12 March 2026
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Community Council: West End

26/00597/CLE (Certificate of Lawfulness (existing))	Certificate of Lawfulness to confirm lawful continuous retail use (Class 1A). at 4 Telford Road Craigleith Edinburgh EH4 2BA	Telford Late Shop., FAO: Mr Mohammad Shoaib 2/2 Hillpark Brae Edinburgh EH4 7TD	Delegated Decision	GRANTED	9 March 2026
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Community Council: Craigleith + Blackhall

26/00520/ADV (Advert Consent)	Fascia sign, projecting sign and internally applied vinyl. at Unit 1 - 4 14 Telford Road Craigleith Edinburgh EH4 2BA	Sainsbury's Supermarkets Ltd., 33 Charterhouse Street London EC1M 6HJ	Delegated Decision	WITHDRAWN	10 March 2026
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Community Council: Craigleith + Blackhall

26/00021/FUL (Planning Permission)	Removal of rear extension, erection of new single-storey rear extension. (AS AMENDED) at 9A Buckingham Terrace Edinburgh EH4 3AA	Ms Chloe Black., 9A Buckingham Terrace Glasgow EH4 3AA	Local Delegated Decision	GRANTED	10 March 2026
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Community Council: West End

26/00023/LBC (Listed Building Consent)	Removal of existing rear extension, new structural opening in the rear elevation, removal of internal partitions. Erection of new single-storey rear extension and associated works. (AS AMENDED) at 9A Buckingham Terrace Edinburgh EH4 3AA	Ms Chloe Black., 9A Buckingham Terrace Edinburgh EH4 3AA	Delegated Decision	GRANTED	11 March 2026
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Community Council: West End

25/05710/TPO (Treework)	T1 oak reduce two Easterly branches back to boundary from 6m to 2m. T2 horse chestnut remove 5 pieces of hanging deadwood. G1 mixed variety remove tree under 75mm dbh 1m from boundary and crown lift all trees to 4m to boundary wall. at Land 63 Metres South Of 44 Hillhouse Road Corbiehill Edinburgh	Mr David Ndirangu., 44 Hillhouse Road Edinburgh EH4 5EG	Delegated Decision	REFUSED	13 March 2026
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Community Council: Craigleith + Blackhall

25/02024/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 9 7 South Groathill Avenue Craigleith Edinburgh EH4 2LL	Ms Norma Langford., 7 Flat 9, South Groathill Avenue Edinburgh EH4 2LL	Local Delegated Decision	WITHDRAWN	10 March 2026
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Community Council: Craigleith/Blackhall

Ward No. B06 – Corstorphine/Murrayfield

26/00169/FUL (Planning Permission)	Erection of a single storey extension to the rear of a detached dwelling house. Work will also comprise the creation of an upstairs bathroom. The latter will have no visible impact upon the building other than a small roof light and a soil vent pipe. at 61 Roull Road Broomhall Edinburgh EH12 7JR	Mr David Mackenzie., 61 Roull Road Edinburgh EH12 7JR	Local Delegated Decision	GRANTED	10 March 2026
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Community Council: Corstorphine + Clermiston

26/00143/CLP (Certificate of Lawfulness (proposed))	Proposed formation of en-suite shower room, drainage connection and extract fan terminal. at 21 Roseburn Cliff Wester Coates Edinburgh EH12 6AL	Mr Grant And Mrs Rachael McKenzie., 21 Roseburn Cliff Edinburgh EH12 6AL	Delegated Decision	GRANTED	10 March 2026
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Community Council: Murrayfield

25/06633/FUL (Planning Permission)	New gates on to Murrayfield Road, landscape alterations, demolition of an existing garage and construction of a new garage. at 2F 15 Kinellan Road Edinburgh EH12 6ES	Mr Grigory Kozlovskiy., 2F 15 Kinellan Road Murrayfield Edinburgh EH12 6ES	Local Delegated Decision	WITHDRAWN	9 March 2026
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Community Council: Murrayfield

25/06622/LBC (Listed Building Consent)	New gates on to Murrayfield Road, landscape alterations, demolition of an existing garage and construction of a new garage. at 2F 15 Kinellan Road Murrayfield Edinburgh EH12 6ES	Mr Grigory Kozlovskiy., 2F 15 Kinellan Road Edinburgh EH12 6ES	Delegated Decision	WITHDRAWN	9 March 2026
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/02354/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 1 65 Caledonian Crescent Edinburgh EH11 2AT	Oliver Hughes., Flat 1 65 Caledonian Crescent Edinburgh EH11 2AT	Local Delegated Decision	WITHDRAWN	9 March 2026
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Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

26/0098/TCO (Treework Within a Conservation Area)	Acer Davidii removal. at 11 Pentland Avenue Hailes Edinburgh EH13 0HZ	Mrs Mrs Dorothy Pearson., 11 Pentland Avenue Edinburgh EH13 0HZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 March 2026
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Community Council: Colinton

26/00265/FUL (Planning Permission)	Proposed rear single storey extension. at 48 Torphin Road Colinton Edinburgh EH13 0PF	Mr Ciaran & Mrs Jennifer Wilson., 48 Torphin Road Edinburgh EH13 0PF	Local Delegated Decision	GRANTED	13 March 2026
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Community Council: Colinton

26/00224/CLP (Certificate of Lawfulness (proposed))	Proposed extension. at 40 Queen Margaret Close Fairmilehead Edinburgh EH10 7EE	Mr Ivar Bundulis., 40 Queen Margaret Close Fairmilehead Edinburgh EH10 7EE	Delegated Decision	GRANTED	12 March 2026
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Community Council: Fairmilehead

25/06449/FUL (Planning Permission)	Single storey rear extension with double storey rear extension. at 21 Carnethy Avenue Colinton Edinburgh EH13 0DL	Mr Carl Barton., 21 Carnethy Ave Edinburgh Scotland EH13 0DL	Local Delegated Decision	GRANTED	12 March 2026
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Community Council: Colinton

Ward No. B09 – Fountainbridge/Craiglockhart

26/0097/TCO (Treework Within a Conservation Area)	Large willow tree 20% height reduction, approximately 9ft (3m) to be removed from the willow tree. at 9 Shandon Crescent Polwarth Edinburgh EH11 1QE	Mrs Jean Gifford., 9 Shandon Crescent Edinburgh EH11 1QE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 March 2026
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Community Council: Merchiston

25/06501/LBC (Listed Building Consent)	3 No. canvas awnings to windows. at 92 Grove Street Edinburgh EH3 8AP	Not Just Coffee Grove Ltd., 7 Brunswick Place Edinburgh Scotland EH7 5HW	Delegated Decision	REFUSED	10 March 2026
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Community Council: Tollcross

25/03327/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 2F2 19 Dundee Terrace Polwarth Edinburgh EH11 1DL	Ms Claire Duguid., 19 2F2 Dundee Terrace Edinburgh EH11 1DL	Local Delegated Decision	WITHDRAWN	9 March 2026
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Community Council: Merchiston (pre 28 March 2025)

Ward No. B10 – Morningside

26/0088/TCO (Treework Within a Conservation Area)	T2 Buddleia removal, T3 Elder reduce and shape. (Correction by email 4 Mar 2026) at 3F1 80 Montpelier Park Bruntsfield Edinburgh EH10 4NG	Mr Euan Cameron., 80 Montpelier Park Edinburgh EH10 4NG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 March 2026
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Community Council: Merchiston

26/00397/FUL (Planning Permission)	Proposed single storey flat roof extension to property, along with all associated works. at 22 Greenbank Row Greenbank Edinburgh EH10 5SY	Mr Steven McGowan., 22 Greenbank Row Edinburgh EH10 5SY	Local Delegated Decision	GRANTED	10 March 2026
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Community Council: Morningside

26/0021/TPO (Treework)	One mature poplar growing by the eastern boundary adjacent to Morningside Grove the tree should be removed as soon as practicable. at 2 Glenlockhart Road Craiglockhart Edinburgh EH10 5RG	Mr Phil Anderton., Inver House 2 Glenlockhart Road Edinburgh EH10 5RG	Delegated Decision	GRANTED	11 March 2026
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Community Council: Morningside

26/00152/LBC (Listed Building Consent)	Replace existing UPVC windows to front elevation with timber sash and case windows of historic pattern fitted with vacuum glazing. at 3F 23 Marchmont Road Edinburgh EH9 1HY	Mr Angel Morales-Aguilar., Flat 4 23 Marchmont Road Edinburgh EH9 1HY	Delegated Decision	GRANTED	11 March 2026
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Community Council: Marchmont + Sciennes

26/00115/FUL (Planning Permission)	New shop screens to elevations to include relocation of entrance door. at 11 Comiston Road Edinburgh EH10 6AA	Truscott Property., FAO: Mr Stephen Truscott 11 Comiston Road Edinburgh EH10 6AA	Local Delegated Decision	GRANTED	10 March 2026
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Community Council: Morningside

26/00086/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, box sign. at 11 Comiston Road Morningside Edinburgh EH10 6AA	Truscott Property., FAO: Mr Stephen Truscott 11 Comiston Road Edinburgh EH10 6AA	Delegated Decision	GRANTED	10 March 2026
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Community Council: Morningside

[Wards](#)

Ward No. B11 – City Centre

26/00955/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 11 87 East London Street Edinburgh EH7 4BQ	Jeremy Hill., Flat 11 87 East London Street Edinburgh EH7 4BQ		DECLINE TO DETERMINE	12 March 2026
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Community Council: New Town + Broughton

26/00896/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 4 2 North Charlotte Street New Town Edinburgh EH2 4HR	Greyhound Investment Limited., Flat 4 2 North Charlotte Street New Town Edinburgh EH2 4HR		DECLINE TO DETERMINE	12 March 2026
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Community Council: New Town + Broughton

26/00902/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 3 140 Rose Street New Town Edinburgh EH2 3JD	Mr Gary Steven., Flat 3 140 Rose Street New Town Edinburgh EH2 3JD		DECLINE TO DETERMINE	12 March 2026
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Community Council: New Town + Broughton

26/00903/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 1F2 116 Rose Street New Town Edinburgh EH2 3JF	Mr Julian Karolyi., 1F2 116 Rose Street New Town Edinburgh EH2 3JF		DECLINE TO DETERMINE	12 March 2026
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Community Council: New Town + Broughton

26/00880/LBC (Listed Building Consent)	Installation of an external air conditioning unit at the basement /cellar level of the property. at 22 Coates Crescent Edinburgh EH3 7AF	KJ Edinburgh Ltd., FAO: Mr Junsu Bae 22 Coates Crescent Edinburgh EH3 7AF	Local Delegated Decision	PERMISSION IS NOT REQUIRED	10 March 2026
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Community Council: West End

26/00542/TELE (Prior Approval)	Prior approval for electronic communication code operators. at YOTEL 68 - 73 Queen Street New Town Edinburgh	Cornerstone., Hive 2 1530 Arlington Business Park Theale RG7 4SA	Delegated Decision	GRANTED	11 March 2026
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Community Council: New Town + Broughton

26/00453/CLP (Certificate of Lawfulness (proposed))	Installation of roof mounted solar PV array. at 69 Morrison Street West End Edinburgh EH3 8BU	Drum Capital Projects Ltd., 12 Rubislaw Terrace Lane Aberdeen AB10 1XF	Delegated Decision	GRANTED	11 March 2026
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Community Council: Tollcross

26/0073/TCO (Treework Within a Conservation Area)	Various treeworks. at Gardens Douglas Crescent New Town Edinburgh	Douglas Crescent Gardens, FAO: Mr Alan Weddell Douglas Crescent Gardens Edinburgh EH12 5BA		NOT MAKE A TREE PRESERVATION ORDER	9 March 2026
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Community Council: West End

26/00385/CLE (Certificate of Lawfulness (existing))	Use of premises as Class 1A use (Laundrette). at 7 Jeffrey Street Old Town Edinburgh EH1 1DR	Mr Finlay-James M. McLeod- Bain., 7 Jeffrey Street Edinburgh EH1 1DR	Delegated Decision	GRANTED	9 March 2026
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Community Council: Old Town

26/00367/LBC (Listed Building Consent)	Carefully take down defective masonry around the window to the 5th floor. Repairs will include removal of corrosion to steel frame, regrouting, reinstatement of stone and repointing using lime based mortar. at St Andrew's House 2 - 6 Regent Road Calton Hill Edinburgh EH1 3DG	Mitie On Behalf Of Scottish Government., St Andrew's House 2 Regent Road Edinburgh EH1 3DG	Delegated Decision	PERMISSION IS NOT REQUIRED	10 March 2026
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Community Council: New Town + Broughton

26/00274/LBC (Listed Building Consent)	Relocate customer toilet, relocate existing dispense bar, remove existing non load bearing partition. at 10 Grassmarket Old Town Edinburgh EH1 2JU	Mr Mehmet Cagritekin., 7 Kirkhill Drive Edinburgh EH16 5DG	Delegated Decision	GRANTED	11 March 2026
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Community Council: Old Town

26/00227/CLP (Certificate of Lawfulness (proposed))	Erection of summerhouse. at 4 Stanhope Place Roseburn Edinburgh EH12 5HH	Dr K Macsween., 4 Stanhope Place Edinburgh EH12 5HH	Delegated Decision	GRANTED	12 March 2026
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Community Council: Murrayfield

26/00212/LBC (Listed Building Consent)	Installation of a bronze plaque. at 29A Waterloo Place New Town Edinburgh EH1 3BQ	Mr David Howie., 29A Waterloo Place Edinburgh Midlothian EH1 3BQ	Delegated Decision	GRANTED	12 March 2026
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Community Council: New Town + Broughton

26/00198/LBC (Listed Building Consent)	Internal alterations and replacement double glazed timber sash and case windows. at 1F 8A Young Street New Town Edinburgh EH2 4JB	Mr Taj Bassi.,	Delegated Decision	WITHDRAWN	10 March 2026
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Community Council: New Town + Broughton

26/00144/LBC (Listed Building Consent)	Replacement of the existing sash windows on a like-for-like basis with new windows, custom-fitted with slimline IGUs. at 7 Haddington Place Edinburgh EH7 4AE	Mr Gavin Sinclair., 7 Haddington Place Edinburgh EH7 4AE	Delegated Decision	GRANTED	10 March 2026
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Community Council: New Town + Broughton

26/00114/LBC (Listed Building Consent)	Remove the existing Westmoreland green roof slates and replace with new Burlington Blue roof slates. at 36 King's Stables Road Edinburgh EH1 2EU	The Open University., FAO: Mr Jairo Jiminez-Sanchez Geoffrey Crowther Walton Hall Milton Keynes MK7 6AA	Delegated Decision	GRANTED	9 March 2026
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Community Council: West End

26/00087/LBC (Listed Building Consent)	Create ensuite and remove non-original fireplace; convert dining-room into bedroom and remove kitchen, (in retrospect). at 12 Gilmore Place Edinburgh EH3 9NQ	Mrs Yufen Chen., Flat 7 4 Muirston Road Edinburgh EH11 2JJ	Delegated Decision	REFUSED	13 March 2026
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Community Council: Tollcross

25/06586/LBC (Listed Building Consent)	Proposed garden room. at 9A Randolph Cliff Edinburgh EH3 7TZ	Mr Alex Pole., 9A Randolph Cliff Edinburgh EH3 7TZ	Delegated Decision	PERMISSION IS NOT REQUIRED	11 March 2026
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Community Council: New Town + Broughton

25/06587/LBC (Listed Building Consent)	Replace single glazed sashes with double glazed sashes (as revised). at 19 Chester Street Edinburgh EH3 7RF	Ms Kateryna Polyacov., 19 Chester Street New Town Edinburgh EH3 7RF	Delegated Decision	GRANTED	12 March 2026
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Community Council: West End

25/06295/LBC (Listed Building Consent)	Further amendments to the proposed internal layout in accordance with the delivery of the approved use of the site as a destination spa facility (as amended). at 4 India Buildings Victoria Street Edinburgh EH1 2EX	India Buildings Limited., 7 Castle Street Edinburgh EH2 3AH	Delegated Decision	GRANTED	10 March 2026
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Community Council: Old Town

25/04661/FULS TL (Planning Permission STL)	Retrospective change of use from a warehouse/store to short term let. at 1F1 14 Niddry Street South Edinburgh EH1 1NS	Termshield Ltd., 44 South Bridge Edinburgh EH1 1LL	Local Delegated Decision	GRANTED	13 March 2026
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Community Council: Old Town

25/03917/FUL (Planning Permission)	Section 42 application to vary Condition 4 (site survey & remedial measures); Condition 5 (lighting scheme); Condition 6 (privacy screening); Condition 7 (external materials) and Condition 8 (traffic signals) of planning permission 22/04595/FUL. at 20 Haymarket Yards Edinburgh EH12 5WU	Elgin Haymarket Ltd., Winston House First Floor 349 Regents Park Road London N3 1DH	Delegated Decision	GRANTED WITH LEGAL AGREEMENT	11 March 2026
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Community Council: West End

25/03539/LBC (Listed Building Consent)	External and internal alterations to form an apartment hotel (as amended). at 1 Randolph Crescent Edinburgh EH3 7TH	Randolph25 LTD., 29 Commercial Street Dundee DD1 3DG	Delegated Decision	GRANTED	12 March 2026
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03418/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 26 Queensferry Street Lane New Town Edinburgh EH2 4PF	Mr Michael Seaman., 26 Queensferry Street Lane New Town Edinburgh EH2 4PF	Local Delegated Decision	WITHDRAWN	10 March 2026
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Community Council: West End (pre 28 March 2025)

25/03338/FULS TL (Planning Permission STL)	Change of use of connecting office properties at 1 and 1A Randolph Crescent to an apart-hotel with seven suites and associated external alterations (as amended). at 1, 1A Randolph Crescent Edinburgh EH3 7TH	Randolph25 Ltd., 1F 12 Great Stuart Street Edinburgh EH3 7TN	Local Delegated Decision	GRANTED	11 March 2026
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Community Council: New Town/Broughton (pre 28 March 2025)

25/03183/FUL (Planning Permission)	Alterations to existing office building (Class 4) including partial removal and redevelopment of link building with new extensions, provision of external amenity space at upper levels and removal of car parking and inclusion of cycle parking and other ancillary facilities and works. at 1 Thistle Street New Town Edinburgh EH2 1DF	Royal London Mutual Insurance Society Ltd., Mr Joe Kane 80 Fenchurst Street London UK EC3M 4BY	Committee Decision	GRANTED WITH LEGAL AGREEMENT	12 March 2026
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02429/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F3 29 Lauriston Street Edinburgh EH3 9DQ	Dawn McRoberts., 2F3 29 Lauriston Street Edinburgh EH3 9DQ	Local Delegated Decision	WITHDRAWN	10 March 2026
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Community Council: Tollcross (pre 28 March 2025)

25/01735/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 5 17 Cockburn Street Edinburgh EH1 1BP	Red Box Property Ltd., Flat 5 17 Cockburn Street Old Town Edinburgh EH1 1BP	Local Delegated Decision	WITHDRAWN	10 March 2026
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Community Council: Old Town (pre 28 March 2025)

25/01398/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F3 4 Torphichen Place West End Edinburgh EH3 8DU	Mr Ryan O'Rorke., 4 3F2, Torphichen Place Edinburgh EH3 8DU	Local Delegated Decision	WITHDRAWN	11 March 2026
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Community Council: West End (pre 28 March 2025)

Ward No. B12 – Leith Walk

26/00899/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation at Flat 3 8 Stead's Place Pilrig Edinburgh EH6 5AD	Slam Time Ltd., Flat 3 8 Stead's Place Pilrig Edinburgh EH6 5AD		DECLINE TO DETERMINE	12 March 2026
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Community Council: Leith Central

26/00904/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 87 Iona Street Leith Edinburgh EH6 8RP	Ms Denise Langan., 87 Iona Street Leith Edinburgh EH6 8RP		DECLINE TO DETERMINE	12 March 2026
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Community Council: Leith Central

26/00709/PNT (Prior Notification- Telecommunication)	Removal of 3 No. existing antennas and ancillary apparatus and replacement with 4 No. new antennas fixed to existing supporting steelwork behind the GRP windows, an upgrade of equipment within the church tower and ancillary development thereto. at Pilrig St Paul's Church 1A Pilrig Street Pilrig Edinburgh EH6 5AH	Cornerstone., Hive 2 1530 Arlington Business Park Theale RG7 4SA	Delegated Decision	REFUSED	11 March 2026
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Community Council: Leith Central

26/00047/CON (Conservation Area Consent)	Complete demolition in a Conservation Area. (AS AMENDED) at 70 East Claremont Street Broughton Edinburgh EH7 4HU	Defence Infrastructure Organisation.,	Delegated Decision	GRANTED	11 March 2026
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Community Council: New Town + Broughton

26/00025/ADV (Advert Consent)	Proposed fascia sign and projecting sign (as amended). at 24 Haddington Place Broughton Edinburgh EH7 4AF	Wheel Of Fate., FAO: Ms Tara McGilvray-Guard 24 Haddington Place Edinburgh EH7 4AF	Delegated Decision	GRANTED	10 March 2026
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Community Council: New Town + Broughton

26/00026/LBC (Listed Building Consent)	Decorative alterations: New shop front signage and change paint colour of shop front, including addition of projecting sign (as amended). at 24 Haddington Place Edinburgh EH7 4AF	Wheel Of Fate., Ms Tara McGilvray-Guard. 24 Haddington Place Edinburgh EH7 4AF	Delegated Decision	GRANTED	10 March 2026
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Community Council: New Town + Broughton

25/06663/FUL (Planning Permission)	Demolition of existing garage building, service building and substation. Erection single storey multifunction assembly cadet training hall with additional office, learning and storage space. (AS AMENDED) at 70 East Claremont Street Edinburgh EH7 4HU	Defence Infrastructure Organisation.,	Local Delegated Decision	GRANTED	11 March 2026
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Community Council: New Town + Broughton

25/06514/FUL (Planning Permission)	Repaint the shopfront with new mural and install a projecting sign (as amended) at 24 Haddington Place Edinburgh EH7 4AF	Wheel Of Fate., Ms Tara McGilvray-Guard 24 Haddington Place Edinburgh EH7 4AF	Local Delegated Decision	GRANTED	10 March 2026
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Community Council: New Town + Broughton

25/06338/FUL (Planning Permission)	Rear roof solar panel installation and lower roof rooflight. at 29 Bellevue Place Edinburgh EH7 4BS	Neta Crawford., 29 Bellevue Place Edinburgh EH7 4BS	Local Delegated Decision	REFUSED	9 March 2026
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Community Council: New Town + Broughton

25/02033/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 20 128 Mcdonald Road Broughton Edinburgh EH7 4QU	Ms Catherine Foy., 128 Flat 20, McDonald Road Edinburgh EH7 4QU	Local Delegated Decision	WITHDRAWN	10 March 2026
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Community Council: New Town/Broughton (pre 28 March 2025)

Ward No. B13 – Leith

26/00743/WINP A (Prior Approval Windows)	The Proposal involves the replacement of all 4 existin windows within the property with 1 - over traditional sash and case windows. at 53 Constitution Street South Leith Edinburgh EH6 7BG	Mr Kevin Smith., 53 Constitution Street South Leith Edinburgh EH6 7BG	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	12 March 2026
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Community Council: Leith Links

26/00464/WINP A (Prior Approval Windows)	I intend to replace the window unit in the dormer roof room. The existing unit is a single PVC double glazed clear unit with dimensions 1170x 1120mm and a white PVC frame with no internal astragal frames. The new unit will have the same external dimensions (1170 x 1120) and white PVC frame. It will have three panes with white astragal bars. Two of the panes will have opening mechanisms. The unit will be frosted double glazed. at 7 Elmwood Terrace Lochend Edinburgh EH6 8DF	Dr Iris Oren., 7 Elmwood Terrace Lochend Edinburgh EH6 8DF	Delegated Decision	REFUSED	12 March 2026
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Community Council: Leith Links

26/00378/FUL (Planning Permission)	Alterations to property to create habitable attic space including new rooflight windows and dormer. at 38 Cornhill Terrace Lochend Edinburgh EH6 8EL	Ms Kirsten Buchanan., 38 Cornhill Terrace Lochend Edinburgh EH6 8EL	Local Delegated Decision	GRANTED	10 March 2026
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Community Council: Leith Links

26/00249/FUL (Planning Permission)	Replace roof and glazing on existing conservatory to rear. at 7 Summerfield Gardens Lochend Edinburgh EH6 7LZ	Mr Andrew Baker., 7 Summerfield Gardens Edinburgh UK EH6 7LZ	Local Delegated Decision	GRANTED	12 March 2026
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Community Council: Leith Links

Ward No. B14 – Craigentiny/Duddingston

26/00897/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 2 7 Moray Park Terrace Meadowbank Edinburgh EH7 5TN	Mr Ruggero Baietta., 7 Flat 2 Moray Park Terrace Meadowbank Edinburgh UK EH7 5TN		DECLINE TO DETERMINE	12 March 2026
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Community Council: Craigentiny + Meadowbank

26/0094/TCO (Treework Within a Conservation Area)	Various trees fell one elm and prune several lime trees as described in detailed tree work proposals at 21 The Causeway Duddingston Edinburgh EH15 3QA	Ms Sarah Bruce., 21 The Causeway Edinburgh EH15 3QA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 March 2026
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Community Council: Northfield + Willowbrae

26/0040/TCO (Treework Within a Conservation Area)	Common Lime tree (Tilia x Europaea) to remove the tree as its roots are impacting the boundary wall causing it to bow out and crack. at 24 Old Church Lane Duddingston Edinburgh EH15 3PX	Mrs Gaynor Turner., 26 Frederick Street Edinburgh EH15 3PX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 March 2026
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Community Council: Northfield + Willowbrae

26/00142/FUL (Planning Permission)	Proposed dormer extension to the front and rear elevations of dwelling. at 28 Marionville Park Meadowbank Edinburgh EH7 6AR	Mr Andrew McKenzie., 28 Marionville Park Edinburgh EH7 6AR	Local Delegated Decision	GRANTED	10 March 2026
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Community Council: Craigentiny + Meadowbank

Ward No. B15 – Southside/Newington

26/00898/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 1F2 13 Gladstone Terrace Sciennes Edinburgh EH9 1LT	Mr Adrian Chamberlain., 13 Gladstone Terrace Sciennes Edinburgh EH9 1LT		DECLINE TO DETERMINE	12 March 2026
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Community Council: Marchmont + Sciennes

26/0096/TCO (Treework Within a Conservation Area)	Large apple tree full removal. at 5 McLaren Road Newington Edinburgh EH9 2BE	Ms Clare O'Hara., 5 McLaren Road Edinburgh EH9 2BE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 March 2026
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Community Council: Grange + Prestonfield

26/0026/TCO (Treework Within a Conservation Area)	Sycamore section dismantle and removal. at 57A Grange Loan Grange Edinburgh EH9 2ER	Mrs Kirsty Dickson., 57A Grange Loan Grange Edinburgh EH9 2ER	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 March 2026
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Community Council: Grange + Prestonfield

26/00101/FUL (Planning Permission)	Construct external raised terrace to the rear. at 49 Grange Road Grange Edinburgh EH9 1UF	Mr Joshua Welensky., 49 Grange Road Edinburgh EH9 1UF	Local Delegated Decision	GRANTED	11 March 2026
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Community Council: Marchmont + Sciennes

25/06662/FUL (Planning Permission)	Proposed dormer / roof extension and various alterations to dwellinghouse (as amended). at 18 Blackford Hill View Edinburgh EH9 3HD	Mr And Mrs Mark And Jackie Findlay., 18 Blackford Hill View Edinburgh EH9 3HD	Local Delegated Decision	GRANTED	12 March 2026
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Community Council: Grange + Prestonfield

25/06531/FUL (Planning Permission)	To vary condition 1 to Planning approval 15/01730/FUL to allow the use of cooking operations. at 80 Nicolson Street Edinburgh EH8 9EW	Maki + Ramen., 80 Nicolson Street Newington Edinburgh EH8 9EW	Local Delegated Decision	REFUSED	11 March 2026
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Community Council: Southside

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

Ward No. B17 – Portobello/Craigmillar

26/00468/CLP (Certificate of Lawfulness (proposed))	Drop two sills to create doors, infill front door to create new window, add new roof light over kitchen and carry out internal works to create wider hall, WC, and study off bedroom. at 45 Milton Road West Edinburgh EH15 1QX	Ms Sarah & Mr Conrad Walsh., 45 Milton Road West Edinburgh EH15 1QX	Delegated Decision	GRANTED	12 March 2026
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Community Council: Craigmillar (Inactive)

26/00202/LBC (Listed Building Consent)	Removal of internal partitions and reconfiguration of the internal layout. Relocation of the kitchen. Creation of a small ensuite bathroom within bedroom. at 1F2 238 Portobello High Street Portobello West Edinburgh EH15 2AU	ARDJ Properties Ltd., 19 Cressland Drive Glasgow G45 9HR	Delegated Decision	GRANTED	9 March 2026
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Community Council: Portobello (Inactive)