

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **13 April 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **13 April 2026**. Full details of the decision and the application report can be found on the [Planning and Building Standards Online Services](#).

Wards

[Ward B01 - Almond](#)

[Ward B02 – Pentland Hills](#)

[Ward B03 – Drum Brae/Gyle](#)

[Ward B04 – Forth](#)

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[Ward B06 – Corstorphine/Murrayfield](#)

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[Ward 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

26/0226/TCO (Treework Within a Conservation Area)	5 x Birch trees approx 16m leaning more since last high winds remove to ground level. One beech stem approx 10m previously part of hedge cut back to height of hedge. at 3 Barnton Loan Davidson's Mains Edinburgh EH4 6JQ	Mr Colin Hogg., 3 Barnton Loan Edinburgh EH4 6JQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 April 2026
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Community Council: Davidson Mains+Silverknowes (Inactive)

26/0217/TCO (Treework Within a Conservation Area)	Sycamore, reduce back south crown back to boundary by approximately 2-3m. at Treeworks 20 Metres North Of 11 Masson Close Kirkliston	Hardie., FAO: Greg Hardie 23 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 April 2026
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Community Council: Kirkliston

26/00972/WINP A (Prior Approval Windows)	Existing softwood windows to be replaced with uPVC windows. at 25 Ashburnham Loan South Queensferry EH30 9LE	Margaret Fraser., 25 Ashburnham Loan South Queensferry EH30 9LE	Delegated Decision	APPROVED	7 April 2026
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Community Council: Queensferry + District

26/00874/PRN (Prior Notification)	Installation of replacement below ground Combined Sewage Overflow (CSO), associated pipework, manholes and 1 new above ground control kiosks. Kiosk will not exceed 2m (H) x 3m (W) x 1m (D) and be coloured holly green. at Land 430 Metres North Of 10 Cramond Road North Edinburgh	Scottish Water., Main Building 55 Buckstone Terrace Edinburgh EH10 6XH	Delegated Decision	PERMITTED DEVELOPMENT	8 April 2026
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Community Council: Cramond, Barnton + Cammo

26/00547/FUL (Planning Permission)	Extension to form additional bedroom on existing first floor terrace. at 1 Brighthouse Park Drive Cramond Edinburgh EH4 6QG	Alistair And Nancy Thomson., 1 Brighthouse Park Drive Cramond EH4 6QG	Local Delegated Decision	GRANTED	8 April 2026
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Community Council: Cramond, Barnton + Cammo

26/00253/FUL (Planning Permission)	Installation of new mechanical extraction system with external flue system. at Forth Road Bridge South Anchorage Compound 107 Metres West Of 42 Shore Road South Queensferry	Transport Scotland., FAO: Mr Jason Cheetham Buchanan House 58 Port Dundas Road Glasgow G4 0HF	Local Delegated Decision	GRANTED	9 April 2026
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Community Council: Queensferry + District

26/00210/FUL (Planning Permission)	Proposed new car sales facility on the site of an existing car sales facility and workshop. at 9 Lonehead Drive Newbridge Junction Newbridge EH28 8TG	Yeoman McAllister Architects., Waterside Studios 64 Coltbridge Avenue Edinburgh EH12 6AH	Delegated Decision	GRANTED	10 April 2026
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Community Council: Ratho + District

[Wards](#)

Ward No. B02 – Pentland Hills

26/00513/FUL (Planning Permission)	Removal of redundant chimney breast to allow 2 storey conversion to existing single storey garage brink infill for porch window and replacement double glazed roof light at 2 Corslet Crescent Currie Edinburgh EH14 5HS	Mr Michael Ward., 115 Liberton Brae Edinburgh EH16 6LE	Local Delegated Decision	GRANTED	8 April 2026
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Community Council: Currie

26/00407/LBC (Listed Building Consent)	The construction of a timber frame supported roof structure and timber cladding to the rear masonry wall elements of the existing boundary wall at Malleny Gardens. at Land 70 Metres North Of Malleny House 4 Malleny Balerno	National Trust For Scotland., FAO: Mr Stuart Maxwell Broadstone 50 South Gyle Crescent Edinburgh EH12 9LD	Delegated Decision	GRANTED	10 April 2026
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Community Council: Balerno

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

[Wards](#)

Ward No. B04 – Forth

26/00907/CLP (Certificate of Lawfulness (proposed))	Erect flat roofed single storey extension to rear of property. at 53 Larkfield Gardens Trinity Edinburgh EH5 3QB	Mrs S Traynor., 53 Larkfield Gardens Trinity Edinburgh EH5 3QB	Local Delegated Decision	GRANTED	8 April 2026
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Community Council: Trinity

26/00538/FUL (Planning Permission)	Rear extension and internal wall removals. at 59 Ferryfield Boswall Edinburgh EH5 2PS	Mr And Mrs J Killough., 59 Ferryfield Edinburgh EH5 2PS	Local Delegated Decision	GRANTED	8 April 2026
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Community Council: Granton + District

26/00516/CLP (Certificate of Lawfulness (proposed))	To install three containers on site to the rear. at Bangholm Outdoor Centre Craighall Gardens Trinity Edinburgh	Outdoor Learning And Adventure Education Team., Bangholm Outdoor Learning Centre 23 Craighall Gardens Edinburgh EH6 4RJ	Delegated Decision	GRANTED	9 April 2026
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Community Council: Trinity

25/06634/LBC (Listed Building Consent)	Replace windows, remove windows and replace with doors to rear. Fit rooflights and replace rear rooflight. Enlarge lower ground floor windows and form lightwells. at 202 Newhaven Road Edinburgh EH6 4QE	Mr Sean Hooley., 202 Newhaven Road Newhaven Edinburgh EH6 4QE	Delegated Decision	GRANTED	8 April 2026
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Community Council: Trinity

25/06613/FUL (Planning Permission)	Replace windows, remove windows and replace with doors to rear. Fit roof lights and replace rear roof light. Enlarge lower ground floor windows and form lightwells (as amended). at 202 Newhaven Road Edinburgh EH6 4QE	Sean Hooley., 202 Newhaven Road Edinburgh EH6 4QE	Local Delegated Decision	GRANTED	8 April 2026
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Community Council: Trinity

25/06624/FUL (Planning Permission)	Erection of single-storey rear extension to existing community facility, with associated external alterations and installation of flagpole. at 5 West Pilton Park Pilton Edinburgh EH4 4EL	Gurdwara Sri Guru Singh Sabha., 5 West Pilton Park Edinburgh EH4 4EL	Local Delegated Decision	GRANTED	10 April 2026
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Community Council: West Pilton + West Granton (Inactive)

[Wards](#)

Ward No. B05 – Inverleith

26/01457/LBC (Listed Building Consent)	Installation of new central heating system including new combination boiler and flue to the front of the property. at 8 Dean Path Buildings Dean Edinburgh EH4 3AZ	Mr Andrew Main., 1-10 Dean Path Buildings, Flat 8 Dean Path Edinburgh EH4 3AZ	Local Delegated Decision	PERMISSION IS NOT REQUIRED	10 April 2026
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Community Council: West End

26/0240/TCO (Treework Within a Conservation Area)	Holly tree 1, 12ft crown lift of approximately 1.5m trim and shape of bottom branches. Cherry tree 8ft A trim and shape of this tree removing less than 1m. Holly tree 2, 10ft A crown lift of approximately 1.5m trim and shape of bottom branches. at 17 Howard Place Warriston Edinburgh EH3 5JZ	Ms Joyce Gardener., 17 Howard Place Edinburgh EH3 5JZ		NOT MAKE A TREE PRESERVATION ORDER	7 April 2026
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Community Council: Stockbridge + Inverleith

26/01342/LBC (Listed Building Consent)	Replacement timber double glazed windows. at 25 Balmoral Place Stockbridge Edinburgh EH3 5JA	Dr Anne Symons., 25 Balmoral Place Stockbridge Edinburgh EH3 5JA	Delegated Decision	PERMISSION IS NOT REQUIRED	8 April 2026
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Community Council: Stockbridge + Inverleith

26/0125/TCO (Treework Within a Conservation Area)	T lime trim back 3 branches overhanging new extension on east. at 27 Inverleith Terrace Inverleith Edinburgh EH3 5NU	Mr & Mrs Coutts., 27 Inverleith Terrace Edinburgh EH3 5NU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 April 2026
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Community Council: Stockbridge + Inverleith

26/00384/FUL (Planning Permission)	Formation of an attic extension by removal of roof hip and formation of new gable wall and front to back pitched roof infill. at 130 Craigleith Road Craigleith Edinburgh EH4 2EQ	Mr Mark Curley., 130 Craigleith Road Edinburgh EH4 2EQ	Local Delegated Decision	GRANTED	7 April 2026
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Community Council: Craigleith + Blackhall

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

26/00283/FUL (Planning Permission)	Erection of a rear and side extension. at 5 Blinkbonny Avenue Ravelston Edinburgh EH4 3HT	Mrs Susan Gray., 5 Blinkbonny Avenue Edinburgh EH4 3HT	Local Delegated Decision	GRANTED	7 April 2026
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Community Council: Craigleith + Blackhall

26/00176/FUL (Planning Permission)	Installation of 2 No. heat recovery units. at 113 St John's Road Corstorphine Edinburgh EH12 7SB	Petrie Tucker & Partners Ltd., 1 Johnstone Street Paisley PA1 1XQ	Local Delegated Decision	REFUSED	7 April 2026
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Community Council: Corstorphine + Clermiston

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

26/00670/FUL (Planning Permission)	To install new velux windows to the rear and both sides of the roof and increase the size of the existing front dormer window. at 30 Oxgangs Road Swanston Edinburgh EH10 7AX	Mr & Mrs Cameron Hobs., 30 Oxgangs Road Oxgangs Road Edinburgh EH10 7AX	Local Delegated Decision	GRANTED	9 April 2026
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Community Council: Fairmilehead

26/00417/FUL (Planning Permission)	Proposed single storey extension to the rear (east) and associated alterations. at 4 Hailes Avenue Hailes Edinburgh EH13 0NA	Mr Lewis Smith., 4 Hailes Avenue Edinburgh EH13 0NA	Local Delegated Decision	GRANTED	7 April 2026
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

26/00461/FUL (Planning Permission)	Construct new single storey extension to the side and rear of the property. Convert attic into habitable room including construction of 2 No. dormers. at 36 Kingsknowe Drive Kingsknowe Edinburgh EH14 2JX	Mr Frewen Hutcheson., 36 Kingsknowe Drive Edinburgh EH14 2JX	Local Delegated Decision	GRANTED	7 April 2026
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Community Council: Longstone

26/00434/FUL (Planning Permission)	Replacement of existing two storey kitchen block and external staircase with new two storey rear extension, internal staircase and terrace. at 175 Colinton Road Edinburgh EH14 1BZ	Mr Hugh Boyd., 175 Colinton Road Edinburgh EH14 1BZ	Local Delegated Decision	GRANTED	9 April 2026
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Community Council: Craiglockhart

26/00340/FUL (Planning Permission)	To install an air source heat pump to the front of the property but on a side elevation not protruding beyond the front of the property. at 44 Ashley Drive Polwarth Edinburgh EH11 1RN	Ms Angela Kidd., 44 Ashley Drive Edinburgh EH11 1RN	Local Delegated Decision	GRANTED	8 April 2026
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Community Council: Merchiston

[Wards](#)

Ward No. B10 –Morningside

26/0200/TCO (Treework Within a Conservation Area)	Sycamore tree - Removal at Hermitage Medical Practice GF 5 Hermitage Terrace Morningside Edinburgh EH10 4RP	Mr Andrea Tumiutto., 6 6 Hermitage Terrace Edinburgh EH10 4RP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 April 2026
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Community Council: Morningside

26/0198/TCO (Treework Within a Conservation Area)	T1 birch reduce height from 20 to 19m and canopy nsew from 6m to 5m. T2 sycamore reduce height from 21 to 20m and canopy nsew from 6m to 5m. T3 birch reduce height from 12m to 11m and canopy nsew from 5m to 4m. at Treeworks The Crescent Morningside Edinburgh	Ms Polly Purvis., 5 The Crescent Edinburgh EH10 5NX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 April 2026
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Community Council: Morningside

26/00886/WINP A (Prior Approval Windows)	Existing softwood windows to be replaced with UPVC windows. at Flat 8 4 Spylaw Road Edinburgh EH10 5BH	Mr Tyn Ong., Flat 8 4 Spylaw Road Edinburgh EH10 5BH	Delegated Decision	APPROVED	7 April 2026
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Community Council: Merchiston

26/00625/FUL (Planning Permission)	For added security we wish to install a manually operated metal gate in the existing gap in the wall surrounding our property where is faces Spylaw Road. at Flat 14 4 Spylaw Road Edinburgh EH10 5BH	Mr James Moir., Elgar Court 4 Spylaw Road Edinburgh EH105BH	Local Delegated Decision	GRANTED	8 April 2026
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Community Council: Merchiston

26/00318/LBC (Listed Building Consent)	Replace garden room external bi-folding doors with a fixed screen and amend internal kitchen doors. at 43 Marchmont Road Edinburgh EH9 1HU	Mr Tom Pate Irving., 43 Marchmont Road Marchmont Edinburgh EH9 1HU	Delegated Decision	GRANTED	7 April 2026
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Community Council: Marchmont + Sciennes

25/05771/FUL (Planning Permission)	Erection of 1. No dwelling house, associated landscaping and ancillary works. (as amended) at Land 25 Metres South Of 24 Midmar Gardens Edinburgh	Lindsay Turner., 73 Braid Avenue Edinburgh EH10 6ED	Local Delegated Decision	GRANTED	7 April 2026
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Community Council: Morningside

[Wards](#)

Ward No. B11 – City Centre

26/01369/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, projecting sign (non- illuminated). (AS AMENDED) at 79 Princes Street New Town Edinburgh EH2 2ER	Costa Coffee Ltd., 3 Knaves Beech Business Centre Davies Way, Loudwater HP10 9QR	Delegated Decision	GRANTED	10 April 2026
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Community Council: New Town + Broughton

26/0227/TCO (Treework Within a Conservation Area)	T1 Beech crown lift to 5m over drive. T2 Willow crown Lift to 5m over drive reduce height from 10 - 9m spread 10 - 8m. at 1 Wester Coates Place Wester Coates Edinburgh EH12 5YG	Mr Alan Hart., 1 Wester Coates Place Edinburgh EH12 5YG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 April 2026
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Community Council: Murrayfield

26/01174/LBC (Listed Building Consent)	Shower room and WC alterations. at 2F2 7 London Street Edinburgh EH3 6LZ	Mr Andrew Licudi., 2F2 7 London Street Edinburgh EH3 6LZ	Delegated Decision	PERMISSION IS NOT REQUIRED	8 April 2026
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Community Council: New Town + Broughton

26/01185/PNT (Prior Notification- Telecommunicat ion)	Installation of 1no. ground- based equipment cabinet. removal of an existing road sign pole and the deployment of a taller, replacement road sign in the same location. The installation of 1no. small cell antenna on to the replacement road sign. at Proposed Telecoms Apparatus North Of 168 Rose Street Edinburgh	Wireless Infrastructure Group., FAO: Nick Allan	Delegated Decision	PERMITTED DEVELOPMENT	7 April 2026
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Community Council: New Town + Broughton

26/01186/PNT (Prior Notification- Telecommunicat ion)	The installation of 1no. ground-based equipment cabinet and the installation of 1no. small cell antenna on to the existing street lighting column. at Proposed Telecoms Apparatus 10 Metres South Of 34 George Iv Bridge Edinburgh	Wireless Infrastructure Group., FAO: Nick Allan	Delegated Decision	PERMITTED DEVELOPMENT	7 April 2026
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Community Council: Old Town

26/00717/LBC (Listed Building Consent)	Replace the existing single glazed timber frame sash and case windows with hardwood timber framed double glazed sash and case windows. at Flat 9 4 Dublin Street Edinburgh EH1 3PP	Mr Daniele Fanelli., Flat 9 4 Dublin Street Edinburgh EH1 3PP	Delegated Decision	GRANTED	9 April 2026
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Community Council: New Town + Broughton

26/00729/LBC (Listed Building Consent)	Repainting the exterior of the property and new advertisements. (as amended) at 102 Hanover Street Edinburgh EH2 1DR	Aspiga., FAO: Ms Vanya Cole Office 49 Spaces Business Centre, 15-17 Ingate Place, London SW8 3NS	Delegated Decision	GRANTED	7 April 2026
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Community Council: New Town + Broughton

26/0102/TCO (Treework Within a Conservation Area)	115 - Remove small damaged hanging branch at 12m over garden. 118 - Remove small damaged hanging branch at 6m over railings. T120-Crown thin by no more than 20% 123 - Remove 30mm dead branch at 8m N and small damaged hanging branch at 12m S crown lift to no more than 5.5m over the road 128 - prune to no more than 2-5mm in branch diameter diameter to clear adjacent planting at Woodland Magdala Crescent New Town Edinburgh	Mr Patrick Mcauley., Magdala Gardens Edinburgh EH12 5BE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 April 2026
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Community Council: West End

26/00564/FUL (Planning Permission)	Installation of an ATM. at 18B Frederick Street New Town Edinburgh EH2 2HB	Euronet Worldwide., FAO: Ms Anne-Marie Porter Willow House Breckland Milton Keynes MK14 6EU	Local Delegated Decision	REFUSED	7 April 2026
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Community Council: New Town + Broughton

26/00452/ADV (Advert Consent)	Fascia sign, projecting sign. Illuminated new fascia sign, non-illuminated projecting bus stop sign and internal digital media screen. at 139 - 145 Lothian Road Edinburgh EH3 9AD	HM Stanley Ltd., Tynemount House Ormiston Tranent EH35 5NN	Delegated Decision	GRANTED	9 April 2026
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Community Council: Tollcross

26/00376/LBC (Listed Building Consent)	Remodelling of ground floor bathroom, refurbishment and replacement of glazing with slimline double glazed units to doors and windows as detailed. at GF 10 Great Stuart Street New Town Edinburgh EH3 7TN	Mr And Mrs David And Eleanor Leyden Dunbar., GF 10 Great Stuart Street New Town Edinburgh EH3 7TN	Delegated Decision	GRANTED	8 April 2026
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Community Council: New Town + Broughton

26/00307/LBC (Listed Building Consent)	Refurbishment of existing sash and case windows and installation of vacuum glazing into existing sashes, retaining astragals. at 1F2 19 Gayfield Square Broughton Edinburgh EH1 3NX	Mr And Mrs Dorian And Patricia Pyle., 1F2 19 Gayfield Square Edinburgh Scotland EH1 3NX	Delegated Decision	GRANTED	7 April 2026
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Community Council: New Town + Broughton

26/00216/LBC (Listed Building Consent)	Relocation of the kitchen, formation of new utility and shower room (as amended). at 76 Dundas Street New Town Edinburgh EH3 6QZ	Mr & Mrs Gordon & Lorna Peers., 6 King View Crescent Edinburgh Scotland EH28 8AF	Delegated Decision	PERMISSION IS NOT REQUIRED	9 April 2026
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Community Council: New Town + Broughton

26/00153/ADV (Advert Consent)	Fascia sign, box sign, projecting sign. New signage to frontage including fascia mounted light boxes, replacement illuminated projecting sign, glazing affixed brand messaging, illuminated internal menu boards, foldable frontage benches (as amended). at 9 Baxter's Place Greenside Edinburgh EH1 3AF	AL Taste Ltd., FAO: Cav. Antonio Crolla 9 Baxter's Place Edinburgh Scotland EH1 3AF	Delegated Decision	GRANTED	8 April 2026
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Community Council: New Town + Broughton

25/06652/FUL (Planning Permission)	External alterations and reconfiguration of internal space to form bicycle store, new changing facilities and ancillary cafe. at 1 Semple Street Edinburgh EH3 8BL	CBRE Investment Management.,	Local Delegated Decision	GRANTED	7 April 2026
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Community Council: Tollcross

25/06413/FUL (Planning Permission)	Replacement of shopfront, new plant housing and refuse arrangements to rear (as amended) at 139 - 145 Lothian Road Edinburgh EH3 9AD	HM Stanley Ltd., Tynemount House Ormiston Tranent EH35 5NN	Delegated Decision	GRANTED	10 April 2026
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Community Council: Tollcross

25/06414/LBC (Listed Building Consent)	Internal alterations replacement of shopfront and new plant housing and refuse arrangements to rear (as amended) at 139 - 145 Lothian Road Edinburgh EH3 9AD	HM Stanley Ltd., Tynemount House Ormiston Tranent East Lothian EH35 5NN	Delegated Decision	GRANTED	10 April 2026
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Community Council: Tollcross

25/06189/FUL (Planning Permission)	Proposals for temporary kiosks serving food and drink, as well as tables and seating to the rear of the Omni Centre. at Land 60 Metres South Of 61 Leith Street Edinburgh	ECF Omni S.A.R.L., FAO: Mr Scott Dwyer 4A Rue Henri Schnadt Gasperich Luxembourg L-2530	Local Delegated Decision	GRANTED	10 April 2026
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Community Council: New Town + Broughton

25/04787/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 2F 3 Albyn Place New Town Edinburgh EH2 4NG	Mrs Emma Biggar., Chapelton Castle Douglas DG7 3ET	Delegated Decision	REFUSED	8 April 2026
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Community Council: New Town + Broughton

25/04791/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at Flat 2 3 Greenside End Greenside Row Greenside Edinburgh EH1 3AZ	Mr Christopher Jones., 120 High Street Portsmouth PO1 2HW	Delegated Decision	REFUSED	9 April 2026
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Community Council: New Town + Broughton

25/04796/CLES TL (Certificate of Lawfulness Existing STL)	This property has continuously been used for as short term let over 10 years. at PF1 10 Drumdryan Street Tollcross Edinburgh EH3 9LA	Ms Radka Bodnarova., Thistle Place 1f2 4 Thistle Place Edinburgh EH11 1JH	Delegated Decision	REFUSED	10 April 2026
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Community Council: Tollcross

25/04807/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 4A Doune Terrace Stockbridge Edinburgh EH3 6DY	Mr Adrian Hill., Moat Manor Brook Street Kingston Blount Chinnor OX39 4RZ	Delegated Decision	REFUSED	8 April 2026
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Community Council: New Town + Broughton

25/04758/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 32A Royal Circus Stockbridge Edinburgh EH3 6SS	Mrs Dana McDonald, 296 North Deeside Road Cults Aberdeen AB15 9SB	Delegated Decision	REFUSED	9 April 2026
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Community Council: Stockbridge + Inverleith

25/04738/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 9A Alva Street Edinburgh EH2 4PH	Manse Estates Ltd., 9A Alva Street Edinburgh EH2 4PH	Local Delegated Decision	WITHDRAWN	9 April 2026
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Community Council: West End

25/04664/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years. at 3F2 16 Johnston Terrace Edinburgh EH1 2PR	Keith Coghill., 3F2 16 Johnston Terrace Edinburgh EH1 2PR	Delegated Decision	GRANTED	9 April 2026
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Community Council: Old Town

25/04672/CLES TL (Certificate of Lawfulness Existing STL)	Certificate of lawfulness confirming the premises' existing use as short-term accommodation. at 1F1 1 Upper Bow Old Town Edinburgh EH1 2JN	Bonjour Investments Limited., Miss Fan Zhang 85 Great Portland Street London W1W 7LT	Delegated Decision	REFUSED	9 April 2026
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Community Council: Old Town

25/04611/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 18 83 East London Street Edinburgh EH7 4BQ	Emma Von Hoff Vernon., Flat 18 83 East London Street Edinburgh EH7 4BQ	Delegated Decision	REFUSED	9 April 2026
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Community Council: New Town + Broughton

25/04626/CLES TL (Certificate of Lawfulness Existing STL)	Short-term holiday let accommodation. at 21 Jamaica Street South Lane Edinburgh EH3 6HG	Mr Chris Orton., Salterns Lodge 1 Salterns Lane Bursledon Southampton SO31 8DH	Delegated Decision	GRANTED	9 April 2026
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Community Council: New Town + Broughton

25/04592/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting flat. at 2F2 2 Lochrin Buildings Edinburgh EH3 9NB	Hasim Mahboda., 2F2 2 Lochrin Buildings Edinburgh EH3 9NB	Delegated Decision	GRANTED	10 April 2026
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Community Council: Tollcross

25/04479/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short-term let visitor accommodation. at 2F2 46 Grindlay Street Edinburgh EH3 9AP	Stephen Delahunt., 2F2 46 Grindlay Street Edinburgh EH3 9AP	Delegated Decision	REFUSED	9 April 2026
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Community Council: Tollcross

25/04214/CLES TL (Certificate of Lawfulness Existing STL)	Short-term let. The property has operated as a short-term let since 2014. at 3F2 17 Grassmarket Old Town Edinburgh EH1 2HS	Mr Douglas Davidson., 14-16 Jackson's Entry Edinburgh EH8 8PJ	Delegated Decision	GRANTED	8 April 2026
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Community Council: Old Town

25/03662/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years. at Flat 3 3 Edmonstone's Close Old Town Edinburgh EH1 2HB	Mr Ewen Gillespie., 3 Flat 3 Edmonstones Close Edinburgh EH1 2HB	Delegated Decision	GRANTED	7 April 2026
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

25/04845/CLES TL (Certificate of Lawfulness Existing STL)	Existing use of flat as short term let since May 2015 continuously. at Flat 5 5 Albion Gardens Leith Edinburgh EH7 5QL	Ms Xin Luo., 3 Brock View Currie Edinburgh EH14 5TW	Delegated Decision	REFUSED	9 April 2026
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Community Council: Leith Central

25/04669/CLES TL (Certificate of Lawfulness Existing STL)	Use as short term let visitor's accommodation. at 1F2 13 Montgomery Street Edinburgh EH7 5JU	Abdulla Al Aidi., Flat 2 13 Montgomery Street Edinburgh EH7 5JU	Delegated Decision	REFUSED	9 April 2026
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Community Council: Leith Central

25/04518/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 2F1 2 Windsor Street Edinburgh EH7 5JR	Kerrera Holdings Ltd., FAO: Michael McClung C/o Turcan Connell, Princes Exchange 1 Earl Grey Street Edinburgh EH3 9EE	Delegated Decision	REFUSED	9 April 2026
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Community Council: Leith Central

25/04490/CLES TL (Certificate of Lawfulness Existing STL)	Use of the property as a short-term let. at 11A Bellevue Terrace Edinburgh EH7 4DT	Robert McCorduck.,	Delegated Decision	REFUSED	9 April 2026
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Community Council: New Town + Broughton

[Wards](#)

Ward No. B13 – Leith

26/01385/LBC (Listed Building Consent)	Alterations to public house primarily to front bar, kitchen and sanitary areas. New drainage and ventilation shall utilise existing external connections / terminals. at 58 Shore North Leith Edinburgh EH6 6RA	Leith's Finest Ltd., Exchange Tower 19 Canning Street Edinburgh EH3 8EH	Delegated Decision	PERMISSION IS NOT REQUIRED	8 April 2026
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Community Council: Leith Harbour + Newhaven

26/00273/FUL (Planning Permission)	Installation of external air conditioning condense and cage, (in retrospect). (AS AMENDED) at 24 Geissler Drive North Leith Edinburgh EH6 6AP	Vitspro Ltd., Unit 9 Bankside The Watermark, Metro Riverside Park Gateshead NE11 9SY	Local Delegated Decision	GRANTED	10 April 2026
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Community Council: Leith Harbour + Newhaven

25/04632/CLES TL (Certificate of Lawfulness Existing STL)	Use as short term let visitors accommodation. at Flat 2 44 Bernard Street Edinburgh EH6 6PR	Christopher Alcock., 6 Apple Hey Appley Bridge Wigan WN6 9HF	Delegated Decision	REFUSED	9 April 2026
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Community Council: Leith Harbour + Newhaven

25/04649/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years. at 20 Tower Street Edinburgh EH6 7BY	Edinburgh Apartment Holdings Ltd., 20 11 Doune Gardens Glasgow G20 6DJ	Delegated Decision	GRANTED	8 April 2026
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Community Council: Leith Harbour + Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

[Wards](#)

Ward No. B15 – Southside/Newington

26/00953/CLE (Certificate of Lawfulness (existing))	House in Multiple Occupation. at David Horn House 40 - 46 Craigmillar Park Edinburgh EH16 5PS	Castle Properties Limited., 3 Coburg Street Edinburgh EH6 6ET	Delegated Decision	GRANTED	7 April 2026
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Community Council: Grange + Prestonfield

26/0150/TCO (Treework Within a Conservation Area)	lawson cypress marked orange x on map - dismantle and remove, western red cedar marked blue x on map - dismantle and remove, lawson cypress marked yellow x on map - dismantle and remove, copper beech marked red x on map - WITHDRAWN FROM NOTICE. at 57 Fountainhall Road Grange Edinburgh EH9 2LH	Mrs Lynsey McKenzie., 57 Fountainhall Road Edinburgh EH9 2LH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 April 2026
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Community Council: Grange + Prestonfield

26/00767/FUL (Planning Permission)	Erect sub station and switch room along with an associated boundary fence enclosure. at 42 Peffermill Road Edinburgh EH16 5LL	The University Of Edinburgh., 9 Infirmary Street Edinburgh EH1 1LT	Local Delegated Decision	GRANTED	8 April 2026
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Community Council: Grange + Prestonfield

26/00595/LBC (Listed Building Consent)	Relocation of kitchen; Install new boiler flue and extract fan to rear elevation and infill rear garden steps with stone wall and erect new timber fence. at 3, 3A Fingal Place Edinburgh EH9 1JX	Mr Gregory Crosbie., 3, 3A Fingal Place Edinburgh EH9 1JX	Delegated Decision	GRANTED	9 April 2026
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Community Council: Marchmont + Sciennes

26/00463/LBC (Listed Building Consent)	Repointing of garage and small sections of garden wall includes removal of existing cement mortar and repointing in lime mortar to match main house. Replacement or repair of facing stone where required with Lithomex or new sandstone to match existing. at 18 Blasket Place Newington Edinburgh EH9 1RL	Miss Una Lloyd., 18 Blasket Place Edinburgh EH9 1RL	Delegated Decision	GRANTED	7 April 2026
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Community Council: Grange + Prestonfield

26/00133/FUL (Planning Permission)	Erect a garden room and store to rear garden. at 13 Oswald Road Edinburgh EH9 2HE	Mr Drew Ramsay., 13 Oswald Road Grange Edinburgh EH9 2HE	Local Delegated Decision	GRANTED	7 April 2026
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Community Council: Grange + Prestonfield

25/05396/FUL (Planning Permission)	Replacement of slate pitched roof with timber clad upper storey. Ground floor extension to rear of property. Two storey side extension with garage at low level and extension to ground floor level of dwelling above (as amended). at 19 Observatory Road Blackford Edinburgh EH9 3HE	Ms Victoria Holligan., 19 Observatory Road Edinburgh EH9 3HE	Local Delegated Decision	GRANTED	8 April 2026
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Community Council: Grange + Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/03339/FULS TL (Planning Permission STL)	Erection of a chalet/cabin within the existing rear garden area for the purposes of short term let use (sui generis). at 1F2 115 Moredun Park Road Moredun Edinburgh EH17 7HJ	Michele Giarusso., 1F2 115 Moredun Park Road Moredun Edinburgh EH17 7HJ	Local Delegated Decision	REFUSED	8 April 2026
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

26/00573/FUL (Planning Permission)	New shopfront and associated works. at 74 Kinnaird Park Fort Kinnaird Retail Park Newcraighall Edinburgh EH15 3RD	Gibraltar General Partner Limited., York House 45 Seymour Street London W1H 7LX	Delegated Decision	GRANTED	9 April 2026
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Community Council: Craigmillar (Inactive)

26/00540/LBC (Listed Building Consent)	Existing single glazed timber sash and case windows replaced with new double glazed timber sash and case windows to match existing. at 3F2 2 Bath Street Portobello West Edinburgh EH15 1EY	Mr Greg Stedman., 2 Bath Street 3F2 Portobello EH15 1EY	Delegated Decision	GRANTED	9 April 2026
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Community Council: Portobello (Inactive)

26/00396/FUL (Planning Permission)	Frontage alterations to include new shopfront and associated works at Unit 28. at 67 Kinnaird Park Fort Kinnaird Retail Park Newcraighall Edinburgh EH15 3RD	Gibraltar General Partner Limited., York House 45 Seymour Street London W1H 7LX	Delegated Decision	GRANTED	10 April 2026
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Community Council: Craigmillar (Inactive)

25/05795/LBC (Listed Building Consent)	Various changes to the property including relocation of kitchen to a bedroom, opening up between front and rear rooms, new ensuite, alteration to fire place, new windows to the rear, external doors painted, new shed, bike shed and summer house.(in retrospect) at 35 Bath Street Edinburgh EH15 1HB	Ms Wendy Graham., 35 Bath Street Edinburgh EH15 1HB	Delegated Decision	GRANTED	8 April 2026
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Community Council: Portobello (Inactive)

25/04576/CLES TL (Certificate of Lawfulness Existing STL)	Use as short term let accommodation. at 51 Bath Street Edinburgh EH15 1HE	Rebecca Flowerdew., 15 Baroque Drive Danderhall EH22 1PA	Delegated Decision	REFUSED	9 April 2026
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Community Council: Portobello (Inactive)

[Wards](#)