

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **20 April 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **20 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](#)

[Ward B05 – Inverleith](#)

[Ward B06 – Corstorphine/Murrayfield](#)

[Ward B07 – Sighthill/Gorgie](#)

[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

[Ward B10 – Morningside](#)

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[Ward B14 – Craigentinny/Duddingston](#)

[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

26/0212/TCO (Treework Within a Conservation Area)	Acer pseudoplatanus x2; Fraxinus excelsior x 1; Mix broad x 1; Ulmus sp. x 4 (all juvenile) - Removal. at Tree Works West Of 3 Inveralmond Grove Edinburgh	City Of Edinburgh Council., FAO: David Kyles Gardener's Cottage West Princes Street Gardens 660 The Mound Edinburgh EH2 2HG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2026
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Community Council: Cramond, Barnton + Cammo

26/00566/LBC (Listed Building Consent)	Install solar panels to slated pitch, replace existing welsh slates with Cupa Heavy 3 slates, renew defective concrete tiled roof to rear, replace existing roof lights and fabric repairs to roof (as amended). at Queensferry Parish Church 26 The Loan South Queensferry EH30 9NS	Church Of Scotland., FAO: Mr David Rutherford 26 The Loan South Queensferry EH30 9NS	Delegated Decision	GRANTED	17 April 2026
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Community Council: Queensferry + District

[Wards](#)

Ward No. B02 – Pentland Hills

26/0199/TCO (Treework Within a Conservation Area)	T1 Elm crown reduce height of west stem by approx. 2m & road side spread by 1.5- 2m reduce low limb by 2m. T2 Ash remove lowest limb overhanging neighbour back to main trunk and crown lift remaining canopy. T3 Beech remove two stems growing over neighbours property back to main trunk to contain. at 22 Belmont Road Juniper Green EH14 5DY	Mr Greg Jones., 22 Belmont Road Edinburgh EH14 5DY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 April 2026
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Community Council: Juniper Green + Baberton Mains

26/00583/FUL (Planning Permission)	Alterations and extensions to dwellinghouse, new detached garage. at Mount Parnassus Harlaw Road Currie Edinburgh EH14 6AS	Mr & Mrs P Dinwoodie., Mount Parnassus Harlaw Road Currie Edinburgh EH14 6AS	Local Delegated Decision	GRANTED	13 April 2026
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Community Council: Currie

[Wards](#)

Ward No. B03 – Drum Brae/Gyle

[Wards](#)

Ward No. B04 – Forth

26/0264/TCO (Treework Within a Conservation Area)	Acer remove to ground level. at 5 Craighall Gardens Trinity Edinburgh EH6 4RH	Mrs Fiona Leishman., 5 Craighall Gardens Trinity Edinburgh EH6 4RH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 April 2026
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Community Council: Trinity

26/0230/TCO (Treework Within a Conservation Area)	Purple leaf plum - Fell tree to ground level as per report. at 10 Denham Green Place Trinity Edinburgh EH5 3PB	Mr Phil Nelson., 10 Denham Green Place Edinburgh EH5 3PB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2026
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Community Council: Trinity

26/00956/ADV (Advert Consent)	Hoarding, erection of a free standing digital D48 advert. at Advertising Hoarding 20 Metres East Of 7 New Broompark West Granton Road Edinburgh	Wildstone Estates., 1 Bartholomew Lane London EC2N 2AX	Delegated Decision	REFUSED	14 April 2026
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Community Council: Granton + District

26/00620/LBC (Listed Building Consent)	Convert existing window to new door for garden access. at 30 York Road Edinburgh EH5 3EQ	Dr Caolan Patterson., Woodbine Cottage 30 York Road Edinburgh EH5 3EQ	Delegated Decision	GRANTED	14 April 2026
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Community Council: Trinity

26/00575/FUL (Planning Permission)	New fire escape doors, new glazed doors and roller shutters. at 11 Granton Square Granton Edinburgh EH5 1HX	Len Lothian Limited., 11 Bankhead Broadway Edinburgh EH11 4DB	Local Delegated Decision	GRANTED	17 April 2026
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Community Council: Granton + District

26/0089/TCO (Treework Within a Conservation Area)	T1, T3 and T4 sycamore, T2 lime reduce height from 10m to 9m and canopy from 4m to 3m. at 164 Ferry Road Edinburgh EH6 4NS	Ms Amanda Kremer., 164 Ferry Road Edinburgh EH6 4NS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 April 2026
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Community Council: Trinity

26/00459/CLP (Certificate of Lawfulness (proposed))	To replace the existing roof slates with Spanish heavy slate. at 1F1 13 Derby Street Newhaven Edinburgh EH6 4SQ	Ms Emily Kenway., 1F1 13 Derby Street Newhaven Edinburgh EH6 4SQ	Delegated Decision	GRANTED	13 April 2026
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

26/0224/TCO (Treework Within a Conservation Area)	Yew reduce crown by 1m height and 1m width. at 34A Buckingham Terrace Dean Edinburgh EH4 3AF	Mrs Carol-Anne Morris., 34A Buckingham Terrace Edinburgh EH4 3AF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2026
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Community Council: West End

26/0213/TCO (Treework Within a Conservation Area)	Large mature trees comprising of 4 Limes, 4 Sycamores, 1 Ash & 2 Horse Chestnuts. - Remove all large diameter deadwood. at Saxe-Coburg Gardens Saxe-coburg Place Stockbridge Edinburgh	Saxe Coburg Place Gardens Committee., Ms Stephanie Watson 27 Saxe Coburg Place Edinburgh EH3 5BP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2026
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Community Council: Stockbridge + Inverleith

26/0215/TCO (Treework Within a Conservation Area)	T1 - Elm - Reduce height and spread of the tree by up to 2 meters and implement remaining survey recommendations (excluding the original elm specification). at 9A Oxford Terrace Stockbridge Edinburgh EH4 1PX	Mrs Mary Brownlee., 9A Oxford Terrace Stockbridge Edinburgh EH4 1PX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2026
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Community Council: Stockbridge + Inverleith

26/0209/TCO (Treework Within a Conservation Area)	re - tag # 385 - Remove 40mm branch stub at 8m, Lime - tag # 391 - Remove erect 30mm dead branch at 12m over road and dead branch at 10m over pavement, Beech - tag # 396 - Minor prune back from holly 394, Beech - tag # 408 - Minor prune away from holly 407... at Clarendon Gardens Clarendon Crescent Edinburgh	Mr Ritchie Diaper., 2F 14 Clarendon Crescent Edinburgh EH4 1PU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2026
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Community Council: Stockbridge + Inverleith

26/0183/TCO (Treework Within a Conservation Area)	3 maple trees, 1 rowan tree, 1 cherry tree - reduce all 4 crowns of trees by no more than 1.5m at Flat 1 11 Silvermills Stockbridge Edinburgh EH3 5BF	Silvermills Owners Association., Mr ED Gibson 3 Silvermills Edinburgh Scotland Eh3 5bf	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 April 2026
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Community Council: New Town + Broughton

26/00747/CLP (Certificate of Lawfulness (proposed))	Internal Alteration to create a door at a separating wall between apartment 21 and 22 Hawthornbank Lane, Dean, Edinburgh EH4 3BH both under cleints ownership. at 21, 22 Hawthornbank Lane Dean Edinburgh EH4 3BH	Mr Donald Jardine., 21-22 Hawthornbank Lane Edinburgh EH4 3BH	Delegated Decision	NOT DEVELOPMENT	17 April 2026
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Community Council: West End

26/00629/LBC (Listed Building Consent)	Replace 4 single glazed sash and case windows with slimline double glazed sash and case units. at 1F1 11 Canon Street Edinburgh EH3 5HE	Mrs Annette Helberg., 11 Canon Street Edinburgh EH3 5HE	Delegated Decision	GRANTED	15 April 2026
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Community Council: New Town + Broughton

26/00457/FUL (Planning Permission)	Alterations to dwelling. at 4 Raeburn Mews Edinburgh EH4 1RG	Mr Richard Clark., 4 Raeburn Mews Edinburgh EH4 1RG	Local Delegated Decision	GRANTED	14 April 2026
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Community Council: Stockbridge + Inverleith

25/05181/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 5 Learmonth Crescent Stockbridge Edinburgh EH4 1DD	Mrs Linda Ballantyne., Caol Ila Back Dykes Road Kinnesswood Kinross KY13 9HH	Delegated Decision	WITHDRAWN	14 April 2026
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Community Council: Stockbridge + Inverleith

25/04314/FULS TL (Planning Permission STL)	Retrospective change of use of premises from residential flat to short term let accommodation. at Flat 3 17 Eyre Place Edinburgh EH3 5EW	Edinburgh Stays Ltd., FAO: William Wilson 40 Logie Green Road Edinburgh EH7 4HD	Local Delegated Decision	WITHDRAWN	14 April 2026
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Community Council: New Town + Broughton

25/04269/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at Flat 3 1 Dean Street Stockbridge Edinburgh EH4 1LN	Mr Robert Christie., 29 Dalvenie Road Banchory AB31 5UX	Delegated Decision	REFUSED	14 April 2026
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Community Council: Stockbridge + Inverleith

Ward No. B06 – Corstorphine/Murrayfield

26/0174/TCO (Treework Within a Conservation Area)	Reduce limb at 2m East with hazard beam crack > 3m, T4114 Sycamore - Seperate permission required under 26/0208/TPO, T4116 Sycamore - Seperate permission required under 26/0208/TPO, T4118 Sycamore - Remove deadwood greater than 50mm , T4119 Sycamore - Remove deadwood greater than 50mm , T4121 Leylandi Cypress - Cut to Stump, T4103 Bird Cherry - Crown Lift Secondary limbs provide 1.5m horizontal & vertical & crown lift 2nd branches>2m, T4108 Sessile Oak - Remove cracked hanging limb in canopy at 13m south, T4115 Sycamore - Seperate permission required under 26/0208/TPO , T4122 leylandi cypress - Reduce height of new leaders by up to 4m... at Treeworks Murray Cottages Edinburgh	David Rainey Trust Housing Association., 12 Newmart Road Edinburgh EH14 1RL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 April 2026
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Community Council: Corstorphine + Clermiston

26/00780/CLP (Certificate of Lawfulness (proposed))	Proposed rear extension and internal alterations. at 9 Riversdale Road Saughtonhall Edinburgh EH12 5QP	Mrs G MacLeod., 9 Riversdale Road Edinburgh EH12 5QP	Delegated Decision	REFUSED	17 April 2026
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Community Council: Murrayfield

26/00585/FUL (Planning Permission)	Proposed new rear single storey extension to replace existing conservatory. at 44B Kaimes Road Corstorphine Edinburgh EH12 6LD	Mr John & Mrs Helen Alden., 44B Kaimes Road Edinburgh EH12 6LD	Local Delegated Decision	GRANTED	14 April 2026
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Community Council: Corstorphine + Clermiston

26/00548/CLP (Certificate of Lawfulness (proposed))	Removal of existing summer house and replacement with a combined garden room and shed, 5m x 3m. Ridge height - 2.6m, wall height - 2.08m. Use of garden room will be for hobbies and shed for storage. Siting of garden room will be in the rear curtilage of the property in a private garden. The garden room will comply with the requirements of a permitted development. at 6A Campbell Road Murrayfield Edinburgh EH12 6DT	Mr Steven Hendrie., Flat 6A Campbell Road Edinburgh EH12 6DT	Local Delegated Decision	GRANTED	13 April 2026
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

26/00864/LBC (Listed Building Consent)	Form new dormer window with associated internal alterations. at 14 Argyll Terrace Edinburgh EH11 2BR	Mr Fergal Crerar., 14 Argyll Terrace Edinburgh EH11 2BR	Delegated Decision	GRANTED	14 April 2026
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Community Council: Gorgie + Dalry

26/00865/FUL (Planning Permission)	Form new dormer window with associated internal alterations. at 14 Argyll Terrace Edinburgh EH11 2BR	Mr Fergal Crerar., 14 Argyll Terrace Edinburgh EH11 2BR	Local Delegated Decision	GRANTED	14 April 2026
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Community Council: Gorgie + Dalry

25/00070/FUL (Planning Permission)	Demolition of existing buildings and redevelopment of the site for purpose built student accommodation with ancillary amenity and associated cycle parking, landscaping and associated works. (As amended) at 2 - 3 West Park Place Edinburgh EH11 2DP	Sungate Ventures Ltd.,	Committee Decision	GRANTED WITH LEGAL AGREEMENT	15 April 2026
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Community Council: Gorgie/Dalry

Ward No. B08 – Colinton/Fairmilehead

26/0222/TCO (Treework Within a Conservation Area)	3 holly trees on west boundary with number 41 B Woodhall Road holly tree #1 remove as too close to oak tree; holly trees 2 and 3: remove as straggly / lopsided. at 41 Woodhall Road Colinton Edinburgh EH13 0DT	Mr David Robinson., 41 Woodhall Road Colinton Edinburgh EH13 0DT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2026
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Community Council: Colinton

26/00665/FUL (Planning Permission)	Installation of vacuum glazing to front windows and replacement non-original rear windows and door with traditionally detailed windows and door using vacuum glazing. Replacement of rooflight with conservation type rooflight within original opening. at 12 Spylaw Street Edinburgh EH13 0JS	Ms Annie Griffin., 12 Spylaw Street Colinton Edinburgh EH13 0JS	Local Delegated Decision	GRANTED	16 April 2026
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Community Council: Colinton

26/00666/LBC (Listed Building Consent)	Installation of vacuum glazing to front windows and replacement non-original rear windows and door with traditionally detailed windows and door using vacuum glazing. Replacement of rooflight with conservation type rooflight within original opening. at 12 Spylaw Street Edinburgh EH13 0JS	Ms Annie Griffin., 12 Spylaw Street Colinton Edinburgh EH13 0JS	Delegated Decision	GRANTED	16 April 2026
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Community Council: Colinton

26/00685/FUL (Planning Permission)	Erection of two storey side extension in place of existing attached garage at 24 Bonaly Terrace Colinton Edinburgh EH13 0EL	Mr Steven & Fiona Kirkwood., 24 Bonaly Terrace Edinburgh EH13 0EL	Local Delegated Decision	GRANTED	16 April 2026
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Community Council: Colinton

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Ward No. B09 – Fountainbridge/Craiglockhart

26/0250/TCO (Treework Within a Conservation Area)	Silver Birch needs pruning, about 2.5-3m off the top and shaped round. at 5 Shandon Crescent Polwarth Edinburgh EH11 1QE	Mr David Prosser., 5 Shandon Crescent Edinburgh EH11 1QE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 April 2026
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Community Council: Merchiston

26/0211/TCO (Treework Within a Conservation Area)	Remove large Horse Chestnut.with decay throughout crown & 1 large hanger in the crown. - Old oyster mushrooms throughout primary structure of tree. Scarred by past bacterial bleeding canker. at Flat 3 35 Easter Steil Greenbank Edinburgh EH10 5XE	Charles White Ltd., Ms Pamela Moreton 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2026
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Community Council: Craiglockhart

26/0136/TCO (Treework Within a Conservation Area)	Tree works to various trees (45) set out in report and annotated photographs (as clarified, revised and agreed by email 13 April) at Treeworks Littlejohn Road Greenbank Edinburgh	Trinity Factoring Services., 211 Bruntsfield Place Edinburgh EH10 4DH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 April 2026
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Community Council: Craiglockhart

26/00623/FUL (Planning Permission)	New shopfront. at 33 Ashley Terrace Polwarth Edinburgh EH11 1RE	Mr Andrew Burrige., 15 Sidegate Haddington EH41 4BZ	Local Delegated Decision	GRANTED	17 April 2026
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Community Council: Merchiston

25/06322/FUL (Planning Permission)	Proposed extension at ground level to create additional bedroom and front porch. Removal of shallow pitched hipped roof. Proposed gable end pitched roof to create developed roof space. Dormers front and back (as amended). at 54 Craiglockhart Road North Wester Craiglockhart Edinburgh EH14 1BT	Mr Josh Henderson., 54 Craiglockhart Road North Wester Craiglockhart Edinburgh EH14 1BT	Local Delegated Decision	GRANTED	16 April 2026
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Community Council: Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

26/0254/TCO (Treework Within a Conservation Area)	T1 Eucalyptus sectional fell to ground level. at 10 Braidburn Terrace Morningside Edinburgh EH10 6ES	Mrs Claire Brown., 10 Braidburn Terrace Edinburgh EH10 6ES	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 April 2026
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Community Council: Morningside

26/0256/TCO (Treework Within a Conservation Area)	1 cherry tree 1 conifer tree removal. at 21 Comiston Road Morningside Edinburgh EH10 6AA	L&j Forrest Ltd., FAO: Mr James Forrest 47 Salvsen Gardens Edinburgh EH4 5JS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 April 2026
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Community Council: Morningside

26/0247/TCO (Treework Within a Conservation Area)	G1 Weeping Pear x3 reducing / raising / shaping. G2 Maple x5 reducing in height and sides. T1 & T2 Fastigate Oak reducing height see document planning details for additional information. at 6 Abbotsford Park Morningside Edinburgh EH10 5DX	MGS Tree Services., FAO: Mr Elan Evans 39 Kellie Place Dunbar EH42 1GF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 April 2026
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Community Council: Merchiston

26/01415/WINP A (Prior Approval Windows)	Replacing timber, single-glazed sash and case bay, front bedroom window and rear bathroom window, with UVPC doubleglazed sash and case. UVPC sash and case windows will be white in colour, will match the current number, orientation, and colouring of panes, and will match the current astragal bars. However, the exact thickness of the frame may differ slightly from existing wooden sash and case. I am using the 'legacy UPVC sash and case' frame from 'celsius windows'. The rear patio door is also to be replaced. As far as I am aware the rear patio door, and rear bathroom window are covered under 'permissive development', but I have attached photos along of these also. at PF 80 Comiston Road Morningside Edinburgh EH10 5QJ	Dr Alexander Cotter., PF 80 Comiston Road Morningside Edinburgh EH10 5QJ	Delegated Decision	APPROVED	15 April 2026
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Community Council: Morningside

26/0228/TCO (Treework Within a Conservation Area)	t1 lime - reduce branches on south side from 12 to 9m, t2 lime - reduce branches from 9 to 6 m on the south side, t3 lime - reduce limb on South East side at 12m from 11 to 5m, T4 lime - reduce branches on Easterly side from 8 to 4 m at 49 Braid Avenue Morningside Edinburgh EH10 6DS	Mr Bill Byers., 49 Braid Hills Road Edinburgh EH10 6LD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2026
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Community Council: Morningside

26/0229/TCO (Treework Within a Conservation Area)	T1, T2, T3 and T4 (sycamores) - remove lowest limb from each tree at 32 Morningside Drive Morningside Edinburgh EH10 5LZ	Mr Andrew Hall., 32 Morningside Drive Edinburgh EH10 5LZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 April 2026
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Community Council: Morningside

26/0201/TCO (Treework Within a Conservation Area)	Silver Birch - Remove tree. at GF 17 Cluny Gardens Morningside Edinburgh EH10 6BH	Mr Paul Stimpson., 17 Cluny Gardens Morningside Edinburgh EH10 6BH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2026
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Community Council: Morningside

26/01112/WINP A (Prior Approval Windows)	To replace 3 timber sliding sash single glazed window bay facing the front of the house with like-for-like in appearance and function UPVC double glazed sliding sash windows. To replace a further 5 single glazed timber sliding sash windows with like-for-like in appearance and function UPVC double glazed sliding sash windows. at 1F 28 Braid Crescent Morningside Edinburgh EH10 6AU	Mrs Heather Keith., 28/2 Braid Crescent Edinburgh EH10 6AU	Local Delegated Decision	PRIOR APPROVAL NOT REQUIRED	16 April 2026
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Community Council: Morningside

26/0191/TCO (Treework Within a Conservation Area)	Tree 887 horse chestnut - reduction, Tree 890 sycamore - reduce dog leg limb and reshape/balance, Tree 888 Lime - remove epicormic growth and deadwood, Tree 889 elm - Deadwood at 10A Abbotsford Crescent Morningside Edinburgh EH10 5DY	Mr Dean Pope., 10A Abbotsford Crescent Morningside Edinburgh EH10 5DY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 April 2026
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Community Council: Merchiston

26/0193/TCO (Treework Within a Conservation Area)	European lime as per report for 3 x European lime's. at 60 Spylaw Road Merchiston Edinburgh EH10 5BR	Edinburgh Steiners School., 60 Spylaw Road Edinburgh EH10 5BR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2026
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Community Council: Merchiston

26/00831/FUL (Planning Permission)	Installation of two roof lights. at 6A Bruntsfield Terrace Edinburgh EH10 4EX	Ms Nicola Johnston., 6A Bruntsfield Terrace Edinburgh EH10 4EX	Local Delegated Decision	GRANTED	16 April 2026
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Community Council: Merchiston

26/00682/LBC (Listed Building Consent)	Replacement window sashes with new slimline double-glazed units. Relocation of bathroom to a secondary room and 2no new roof penetrations. at 3F1 7 Alvanley Terrace Edinburgh EH9 1DU	Mr Timothy Saunders., 7-5 Alvanley Terrace Edinburgh EH9 1DU	Delegated Decision	GRANTED	14 April 2026
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Community Council: Marchmont + Sciennes

26/00688/FUL (Planning Permission)	Erection of single table tennis table to be installed on a concrete bed. at Bruntsfield Links Public Park Bruntsfield Place Edinburgh	FoMBL., FAO: James Orr 25/2 Roseneath Place Edinburgh EH9 1JD	Local Delegated Decision	GRANTED	17 April 2026
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Community Council: Tollcross

26/00602/FUL (Planning Permission)	Erection of bespoke hardwood glazed canopy. Removal of existing window to create new external doorway. at 19 Braidburn Crescent Morningside Edinburgh EH10 6EL	Mr Colin & Mrs Entwistle., 19 Braidburn Crescent Morningside Edinburgh EH10 6EL	Local Delegated Decision	GRANTED	14 April 2026
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Community Council: Morningside

26/00572/FUL (Planning Permission)	Proposed enlargement of opening to driveway. The proposals are to include the removal of a stone pillar and reconstruct the pillar in its new location. An electronic corner gate is also proposed. at 2A West Castle Road Merchiston Edinburgh EH10 5AU	Mr B Sherriff., 2A West Castle Road Edinburgh EH10 5AU	Local Delegated Decision	GRANTED	14 April 2026
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Community Council: Merchiston

26/00579/FUL (Planning Permission)	Combine 28 GF and 28 1F to restore the building's original single-dwelling layout. Works include preserving key architectural features, removing the later conservatory addition, and adapting the roof alteration to accommodate a internal stairwell. at GF, 1F 28 Nile Grove Edinburgh EH10 4RF	Mr Mohammad Afzal., 28 Nile Grove Edinburgh EH10 4RF	Local Delegated Decision	GRANTED	13 April 2026
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Community Council: Morningside

25/06547/FULS TL (Planning Permission STL)	Change of Use from office to serviced apartment (in retrospect). at 6C Canaan Lane Edinburgh EH10 4SY	Visser And Co., Office 2 30/2 Eskbank Office Complex Hardengreen Industrial Estate Dalkeith EH22 3NX	Local Delegated Decision	GRANTED	17 April 2026
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Community Council: Morningside

25/04657/FUL (Planning Permission)	New single storey extension to house, new flat roof single storey garage with solar panels and new timber security fence on southern boundary. at 24 Corrennie Gardens Edinburgh EH10 6DB	Mr & Mrs Davie., 24 Corrennie Gardens Edinburgh EH10 6DB	Local Delegated Decision	WITHDRAWN	14 April 2026
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Community Council: Morningside

25/03188/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 2F2 4 Springvalley Terrace Morningside Edinburgh EH10 4QD	Mr Allen Jack., 4 2f2 Springvalley Terrace Edinburgh EH10 4QD	Delegated Decision	REFUSED	17 April 2026
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Community Council: Morningside (pre 28 March 2025)

Ward No. B11 – City Centre

26/01559/LBC (Listed Building Consent)	The proposed works include the refurbishment of the tenant's current meeting suite into additional offices. The refurbishment includes: updating the current wall and floor finishes, replacing current light fittings with new and installing new pendant fittings, and inclusion of new workstations. at 1 George Street New Town Edinburgh EH2 2LL	Aberdeen., FAO: Mr Ian Smith 1 George Street Edinburgh EH2 2LL	Local Delegated Decision	PERMISSION IS NOT REQUIRED	15 April 2026
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Community Council: New Town + Broughton

26/0261/TCO (Treework Within a Conservation Area)	Elm x2 - Removal - DED. at Street Record Queen Street Gardens East New Town Edinburgh	Royal Scots Club., Ms Caroline Roussot Queen Street East Gardens Edinburgh EH3 6HU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 April 2026
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Community Council: New Town + Broughton

26/01510/WINP A (Prior Approval Windows)	Replacing existing timber sash and case windows (single glass) with PVC vertical sliding sashes draft sealed and double glazed. at 1F1 36 Lochrin Buildings Tollcross Edinburgh EH3 9ND	Mr Findlay Ross., 1F1 36 Lochrin Buildings Edinburgh EH3 9ND	Delegated Decision	APPROVED	17 April 2026
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Community Council: Tollcross

26/01524/LBC (Listed Building Consent)	Installation of secondary glazing to two front windows. at Flat 7 27 Blair Street Old Town Edinburgh EH1 1QR	Ms Morag Hadow - Mullender., Flat 7-27 Blair Street Edinburgh EH1 1QR	Local Delegated Decision	PERMISSION IS NOT REQUIRED	14 April 2026
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Community Council: Old Town

26/0251/TCO (Treework Within a Conservation Area)	Single Ash tree in the communal mews lane garden behind 77 Cumberland Street prune ash from building to create 2-3m clearance, crown raise to 4-4.5m. at 2F1 77 Cumberland Street Stockbridge Edinburgh EH3 6RD	Dr Ian Shaw., 77 Cumberland Street Edinburgh EH3 6RD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 April 2026
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Community Council: New Town + Broughton

26/01438/LBC (Listed Building Consent)	Modernize the electrical supplies into all the flats in the building consisting of new metal trunking containment system in the communal area of the stairs, with the cables passing through the landings. at 17 Coates Gardens New Town Edinburgh	Mrs Alexandra Lyburn., South Gask Farmhouse South Gask Coupar Angus Blairgowrie PH13 9LD	Local Delegated Decision	PERMISSION IS NOT REQUIRED	14 April 2026
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Community Council: West End

26/01420/LBC (Listed Building Consent)	Installation of extract ventilation and replacement boiler flue. at 3F2 8 Dundas Street Edinburgh EH3 6HZ	Mr Gordon Alexander., 8-3 Dundas Street Edinburgh EH3 6HZ	Delegated Decision	PERMISSION IS NOT REQUIRED	14 April 2026
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Community Council: New Town + Broughton

26/01396/LBC (Listed Building Consent)	The proposal is to carefully restore defective masonry at St Andrew's House. These repairs will include repointing using limebased mortar, regrouting, repair of cracked stones, repair of select windows with defective mastic, removal and replacement of select stones & general cleaning/maintenance. at St Andrew's House 2 - 6 Regent Road Edinburgh EH1 3DG	Mitie On Behalf Of Scottish Government., St Andrews House 2 Regent's Road Edinburgh Scotland EH1 3DG	Delegated Decision	PERMISSION IS NOT REQUIRED	14 April 2026
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Community Council: New Town + Broughton

26/0231/TCO (Treework Within a Conservation Area)	20ft Ash Tree in back garden of property. The tree does have some damaged branches in the canopy. - Crown reduction of 20ft Ash tree, maximum reduction of 4-6 metres where physiologically appropriate. at 41 Drumsheugh Gardens New Town Edinburgh EH3 7SW	Mr Mark Kennedy., 41 Drumsheugh Gardens New Town Edinburgh EH3 7SW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 April 2026
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Community Council: West End

26/0219/TCO (Treework Within a Conservation Area)	Himalayan Birch target prune of deadwood and poor pruning cuts, 25% reduction / thin. at 25A Northumberland Street New Town Edinburgh EH3 6LR	Eskbank Tree Care., Scott Dunlop Eskbank Tree Care.	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 April 2026
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Community Council: New Town + Broughton

26/01267/LBC (Listed Building Consent)	Stonework and ICCP system repairs. at St Andrew's House 2 - 6 Regent Road Edinburgh EH1 3DG	Scottish Government., St Andrew's House 2 - 6 Regent Road Edinburgh EH1 3DG	Delegated Decision	PERMISSION IS NOT REQUIRED	14 April 2026
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Community Council: New Town + Broughton

26/0196/TCO (Treework Within a Conservation Area)	T1 Walnut - remove lowest limb reduce lowest limb back to first fork reduce remaining crown by 0.5-1.5m at GF 23 Northumberland Street New Town Edinburgh EH3 6LR	Mrs Sue Prentice., 23 Northumberland Street Edinburgh EH3 6LR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2026
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Community Council: New Town + Broughton

26/00939/LBC (Listed Building Consent)	Replacement, installation and removal of certain equipment from the site at Waverley TE. at 12 - 14 East London Street Edinburgh EH7 4BH	Cellnex UK Limited., 2 R+, 4th Floor 2 Blagrove Street Reading RG1 1AZ	Delegated Decision	WITHDRAWN	14 April 2026
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Community Council: New Town + Broughton

26/00946/FUL (Planning Permission)	Replacement of 3 No. antennas at 15.4m height with 3 No. antenna at 15.4 and 15.7m height. Installation of 1 No. GPS node at 16.9m height on existing support pole. Removal of 3 No. mast head amplifiers (MHAs) and installation of 3 No. radios (ERSs) and 1 No. breakout bob (BOB). Replacement of 1 No. BTS3900A Huawei cabinet with 1 No. Airo cabinet on steel grillage. Installation of ancillary equipment and steelwork. at 12 - 14 East London Street Broughton Edinburgh EH7 4BH	Cellnex UK Limited., 2 R+, 4th Floor 2 Blgrave Street Reading RG1 1AZ	Local Delegated Decision	WITHDRAWN	14 April 2026
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Community Council: New Town + Broughton

26/00726/LBC (Listed Building Consent)	Replace the existing single glazed sash and case windows with heritage 'slimlite' double glazing. at 30 Regent Terrace Edinburgh EH7 5BS	Mr Robert Fabbro., 30 Regent Terrace Edinburgh EH7 5BS	Delegated Decision	GRANTED	17 April 2026
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Community Council: New Town + Broughton

26/00658/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 3F1 28 Scotland Street Edinburgh EH3 6PX	Mr Edmund Yung., 3F1 28 Scotland Street Edinburgh EH3 6PX	Delegated Decision	GRANTED	14 April 2026
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Community Council: New Town + Broughton

26/00641/FUL (Planning Permission)	Erecting a new timber fence and gate along the property boundaries in the rear court (as amended). at 23B Drumsheugh Gardens New Town Edinburgh EH3 7RN	Mrs Laura Bower And Mr Edward Booth., 23B Drumsheugh Gardens Edinburgh EH3 7RN	Local Delegated Decision	REFUSED	17 April 2026
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Community Council: West End

26/00642/LBC (Listed Building Consent)	Erection of a rear court timber gate and fence (amended). at 23B Drumsheugh Gardens New Town Edinburgh EH3 7RN	Mrs Laura Bower And Mr Edward Booth., 23B Drumsheugh Gardens Edinburgh EH3 7RN	Delegated Decision	REFUSED	17 April 2026
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Community Council: West End

26/00570/ADV (Advert Consent)	Fascia sign. at Unit 23 Waverley Mall 3 Waverley Bridge Old Town Edinburgh EH1 1BQ	Leading Edge., FAO: Mr Damian Richardson 146 BMK Industrial Estate Liversedge Wakefield WF15 6BS	Delegated Decision	REFUSED	16 April 2026
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Community Council: Old Town

26/00591/LBC (Listed Building Consent)	Proposed upgrade to double glazing, roof light replacement, window frame improvements and internal alterations to annexe. at 6A Wester Coates Road Wester Coates Edinburgh EH12 5LU	Mr Saeed Hashmi., 6A Wester Coates Road Edinburgh EH12 5LU	Delegated Decision	GRANTED	14 April 2026
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Community Council: Murrayfield

26/00553/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 Flat 2 60 Candlemaker Row Edinburgh EH1 2QE	Mr Andrew Hay., Flat 2 60 Candlemaker Row Edinburgh EH1 2QE	Delegated Decision	GRANTED	14 April 2026
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Community Council: Old Town

26/00519/FULS TL (Planning Permission STL)	Use of student accommodation as short term let accommodation from 1 June to 31 August annually. at 18 Haymarket Yards New Town Edinburgh EH12 5BH	L&S Edinburgh Ltd., The Maltings 2 Anderson Road Birmingham B66 4AR	Local Delegated Decision	GRANTED	14 April 2026
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Community Council: West End (pre 28 March 2025)

26/00526/LBC (Listed Building Consent)	Install a new through-the-floor glass lift in the entrance hall connecting to the upper landing. at Signet Library 12 Parliament Square Old Town Edinburgh EH1 1RF	The WS Society., The Signet Library Parliament Square Edinburgh EH1 1RF	Delegated Decision	GRANTED	16 April 2026
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Community Council: Old Town

26/00446/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 2F1 25 St James Square Edinburgh EH1 3AY	Mrs Denise Humphries., 25 St James Square 2F1 Edinburgh EH1 3AY	Delegated Decision	GRANTED	14 April 2026
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Community Council: New Town + Broughton

26/00447/FUL (Planning Permission)	Replace existing door with glazed screen, infilling. Replace existing screen with new double door and screen. at 1 Grassmarket Edinburgh EH1 2HY	Cool Britannia Limited., FAO: Mr A Syed 1 Grassmarket Edinburgh EH1 2HY	Local Delegated Decision	GRANTED	17 April 2026
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Community Council: Old Town

26/00451/LBC (Listed Building Consent)	Replace existing door with glazed screen, infilling. Replace existing screen with new double door and screen. at 1 Grassmarket Edinburgh EH1 2HY	Cool Britannia Limited., FAO: Mr A Syed 1 Grassmarket Edinburgh EH1 2HY	Delegated Decision	GRANTED	17 April 2026
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Community Council: Old Town

26/00338/LBC (Listed Building Consent)	Graffiti removal and external stonework cleaning. at 31 Lothian Road Edinburgh EH1 2DJ	JD Wetherspoon PLC., FAO: Mr Paul Curran Wetherspoon House Reeds Cr Watford WD24 4QL	Delegated Decision	REFUSED	14 April 2026
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Community Council: Tollcross

26/00139/FUL (Planning Permission)	Replacement of existing performer accommodation units with like-for-like units of the same size and number to align with retained temporary steelwork, including change of external finish from sage green to navy blue (RAL 5003 'Sargasso Blue') to match existing accommodation beneath the grandstand. at Edinburgh Castle 362 Castlehill Edinburgh EH1 2NG	The Royal Edinburgh Military Tattoo., FAO: Mr Nigel Macgregor The Tattoo Office 1-3 Cockburn Street Edinburgh Scotland EH1 1QB	Local Delegated Decision	WITHDRAWN	14 April 2026
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Community Council: Old Town

25/06653/FUL (Planning Permission)	Repainting of facade. Installation of new signage (as amended). at 36 - 38 Victoria Street Edinburgh EH1 2JW	Kiltane Properties Ltd., FAO: Mark Keane Third Floor, 39 George Street Edinburgh EH2 2HN	Local Delegated Decision	GRANTED	14 April 2026
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Community Council: Old Town

25/06655/LBC (Listed Building Consent)	Installation of new service /dining counter. Repainting of facade. Installation of new signage (as amended). at 36 - 38 Victoria Street Edinburgh EH1 2JW	Kiltane Properties Ltd., FAO: Mark Keane Third Floor, 39 George Street Edinburgh EH2 2HN	Delegated Decision	GRANTED	14 April 2026
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Community Council: Old Town

25/06226/FUL (Planning Permission)	Redevelopment of existing floor space for serviced apartment use including associated alterations and extensions (as amended) at 72 - 77 Princes Street, 1 - 5 Hanover Street Edinburgh EH2 2DF	Destiny Scotland Group., FAO: Mr Stuart Moffat 28 Thistle Street Edinburgh EH2 1EN	Local Delegated Decision	GRANTED	16 April 2026
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Community Council: New Town + Broughton

25/05716/FUL (Planning Permission)	Removal of existing single storey structure (retaining stone wall to part front elevation (south facing) and stone wall to neighbouring west facing elevation). Erection of new single storey extension. at 9A Hampton Terrace Edinburgh EH12 5JD	Mr & Mrs Dan & Eva Ablett., 9A Hampton Terrace Wester Coates Edinburgh EH12 5JD	Delegated Decision	GRANTED	14 April 2026
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Community Council: Murrayfield

25/05565/FULS TL (Planning Permission STL)	Retrospective change of use from residential property to short term let. at Flat 1 3 Heriot Bridge Edinburgh EH1 2HR	Edinburgh Homes Limited., FAO: Marta Michna-Kawale 52 East Claremont Street Edinburgh Edinburgh EH74JR	Local Delegated Decision	REFUSED	14 April 2026
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Community Council: Old Town

25/05080/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 3F2 4 Dundonald Street New Town Edinburgh EH3 6RY	Mr Jake Letham, 4 3f2 Dundonald Street Edinburgh UK EH3 6RY	Local Delegated Decision	WITHDRAWN	15 April 2026
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Community Council: New Town + Broughton

25/04940/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. at Flat 2 53 Lothian Street Old Town Edinburgh EH1 1HB	Locke And Key., Mr Wayne Locke Onyx House 12 Phoenix Business Park Birmingham B7 4NU	Delegated Decision	REFUSED	17 April 2026
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Community Council: Old Town

25/04909/ADV (Advert Consent)	Internal or externally applied non-illuminated vinyl advertisements. at 101 - 103 St James Crescent New Town Edinburgh EH1 3AD	Nuveen Real Estate., 201 Bishopgate London EC2M 3BN	Delegated Decision	WITHDRAWN	14 April 2026
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Community Council: New Town + Broughton

25/04843/CLES TL (Certificate of Lawfulness Existing STL)	Existing use of a dwelling for short term residential. at Flat 7 50 West Port Old Town Edinburgh EH1 2LD	Mr Matthew Green., 14 Almondhill Steading EH29 9LA Kirkliston EH29 9LA	Delegated Decision	REFUSED	17 April 2026
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Community Council: Tollcross

25/04789/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at Flat 3 6 King's Stables Road Old Town Edinburgh EH1 2JY	Mrs Penny Calder., Communications House 3 Lower Joppa Edinburgh EH15 2ER	Delegated Decision	WITHDRAWN	15 April 2026
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Community Council: Tollcross

25/04577/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting use. at Flat 3 7 Castle Wynd South Edinburgh EH1 2JT	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	REFUSED	17 April 2026
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Community Council: Old Town

25/04585/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting use. at 17 Dublin Street Lane North Edinburgh EH3 6NT	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	REFUSED	17 April 2026
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Community Council: New Town + Broughton

25/04550/CLES TL (Certificate of Lawfulness Existing STL)	Use as short term let. at 2F1A 12 Union Street Edinburgh EH1 3LU	Cara Norfolk., 2F1A 12 Union Street Edinburgh EH1 3LU	Delegated Decision	REFUSED	14 April 2026
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Community Council: New Town + Broughton

25/04560/FULS TL (Planning Permission STL)	Change of use from Class 3 restaurant seating area and toilets to sui generis short term let accommodation. at 1F1 99 Shandwick Place Edinburgh EH2 4SD	Mr T Pia., 97 Shandwick Place Edinburgh EH2 4SD	Local Delegated Decision	GRANTED	16 April 2026
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Community Council: West End

25/04365/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 Flat 8 2 Lady Stair's Close 477 Lawnmarket Edinburgh EH1 2PA	Reid Residential Ltd., Mr Lewis Reid Lady Stair Close 2-8 2/8 Lady Stair Close Edinburgh Scotland EH12PA	Delegated Decision	REFUSED	13 April 2026
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Community Council: Old Town

25/04317/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 21 Scotland Street Edinburgh EH3 6PU	Mr Stuart Spence., 301 Hedwig Road Houston USA TX 77024	Delegated Decision	REFUSED	14 April 2026
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Community Council: New Town + Broughton

25/01610/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 for a period over 10 years. at Flat 17 10 Blair Street Old Town Edinburgh EH1 1QR	MBP Bailie., Flat 17 10 Blair Street Old Town Edinburgh EH1 1QR	Delegated Decision	GRANTED	15 April 2026
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

26/0255/TCO (Treework Within a Conservation Area)	T1 Elm sectional fell to ground level. at 1F1 21 Dalmeny Street Leith Edinburgh EH6 8PG	Scotmid Co-Operative., FAO: Mrs Mandy Forrest 2 Harvest Drive Edinburgh EH28 8QJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 April 2026
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Community Council: Leith Central

26/0221/TCO (Treework Within a Conservation Area)	T1 - Maple, Sycamore - Fell to ground level. at Tree Works Broughton Road Warriston Edinburgh	Scottish Power Energy Network., Debra Geddes SP Energy Networks Broughton Road Edinburgh EH7 4EQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 April 2026
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Community Council: New Town + Broughton

26/01049/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short-term let accommodation is lawful. at 6 Hillside Crescent Hillside Edinburgh EH7 5DY	Ms Jane Lindsay., 6 Hillside Crescent Hillside Edinburgh EH7 5DY	Delegated Decision	REFUSED	16 April 2026
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Community Council: Leith Central

Ward No. B13 – Leith

26/01003/LBC (Listed Building Consent)	Replace single glazed sash and case windows with slimline double glazed sash and case units. at 87 Restalrig Road Edinburgh EH6 8BQ	Mr Baqar Haider., 87 Restalrig Road Edinburgh EH6 8BQ	Delegated Decision	GRANTED	16 April 2026
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Community Council: Leith Links

26/00734/CLP (Certificate of Lawfulness (proposed))	The conversion of an existing unhabitable loft space into a habitable loft space (loft conversion) to consist of 2 bedrooms and a bathroom. at 3 Ryehill Grove Lochend Edinburgh EH6 8ET	Miss Paige Boxshall., 3 Ryehill Grove Edinburgh EH6 8ET	Delegated Decision	GRANTED	17 April 2026
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Community Council: Leith Links

Ward No. B14 – Craigentenny/Duddingston

26/0248/TCO (Treework Within a Conservation Area)	Ash tree removal. at 24 Old Church Lane Duddingston Edinburgh EH15 3PX	Mr Steven Turner., 24 Old Church Lane Duddingston Edinburgh EH15 3PX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 April 2026
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Community Council: Northfield + Willowbrae

26/00731/FUL (Planning Permission)	Refurbish the existing rear extension with addition of a new raised deck. at 40 Ulster Crescent Willowbrae Edinburgh EH8 7LD	Ms Laura Simpson., 40 Ulster Crescent Edinburgh EH8 7LD	Local Delegated Decision	GRANTED	14 April 2026
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Community Council: Northfield + Willowbrae

25/04944/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. at Flat 2 3 Lochend Park View Edinburgh EH7 5FB	Locke And Key., FAO: Mr Wayne Locke Onyx House 12 Phoenix Business Park Birmingham B7 4NU	Delegated Decision	REFUSED	16 April 2026
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Community Council: Craigentenny + Meadowbank

Ward No. B15 – Southside/Newington

26/0268/TCO (Treework Within a Conservation Area)	Monkey puzzle tree to rear back garden removal of tree given proximity to the rear elevations of 5&6 East Savile Road. at 6 East Savile Road Mayfield Edinburgh EH16 5ND	I Mrs I Thompson., 6 East Savile Road Edinburgh EH16 5ND	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 April 2026
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Community Council: Grange + Prestonfield

26/0243/TCO (Treework Within a Conservation Area)	T1 Oak reduce the height from 12m to 10m spread from 14m to 11m. at 8 Alfred Place Newington Edinburgh EH9 1RX	Mrs Lydia Plowman., 8 Alfred Place Edinburgh EH9 1RX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 April 2026
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Community Council: Grange + Prestonfield

26/0237/TCO (Treework Within a Conservation Area)	12ft Cherry tree in front garden of property crown reduction max reduction by no more than 1.0 - 1.5m to suitable growth points. at 6 Mentone Terrace Prestonfield Edinburgh EH9 2DG	Ms Rachael McGrurer., 6 Mentone Terrace Edinburgh EH9 2DG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2026
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Community Council: Grange + Prestonfield

26/01287/WINP A (Prior Approval Windows)	New sash astrigal bars replace existing astrigals which are 19 x 20 mm. at 1F1 11 Lutton Place Newington Edinburgh EH8 9PD	Mr Derek McDonald., 50 Sheriffs Park Linlithgow EH49 7SS	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	16 April 2026
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Community Council: Southside

26/0132/TCO (Treework Within a Conservation Area)	T1 Yew crown reduce all over by 20% removing 1.5- 2.5m in branch length. at 19 Bright's Crescent Prestonfield Edinburgh EH9 2DA	Mr Duncan Ferguson., 19 Bright's Crescent Edinburgh EH9 2DA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 April 2026
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Community Council: Grange + Prestonfield

26/00719/FUL (Planning Permission)	Single storey porch extension to front elevation. at 6 Relugas Place Grange Edinburgh EH9 2PY	Mr Ryan Atha., 6 Relugas Place Edinburgh EH9 2PY	Local Delegated Decision	GRANTED	16 April 2026
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Community Council: Grange + Prestonfield

26/00721/FUL (Planning Permission)	Change of use to six person HMO. at 3F2 1 South Oxford Street Edinburgh EH8 9QF	Southside DBM Ltd., 20 Nicolson Street Edinburgh EH8 9DH	Local Delegated Decision	GRANTED	14 April 2026
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Community Council: Southside

26/00411/FUL (Planning Permission)	Creation of driveway including partial removal of boundary wall. at 8 Savile Terrace Edinburgh EH9 3AD	Mrs Maryam Zabihifard & Sara Kheradmand., 8 Savile Terrace Mayfield Edinburgh EH9 3AD	Committee Decision	DEEMED REFUSAL	14 April 2026
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Community Council: Grange + Prestonfield

26/00204/FUL (Planning Permission)	New glazed lantern and replacement roof and kitchen window. at 3 Queen's Crescent Newington Edinburgh EH9 2AZ	Mr Scott Semple., 3 Queen's Crescent Newington Edinburgh EH9 2AZ	Local Delegated Decision	GRANTED	14 April 2026
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Community Council: Grange + Prestonfield

26/00205/LBC (Listed Building Consent)	New attic stair, roof lantern, internal downtakings to hall and replacement roof window and kitchen windows. at 3 Queen's Crescent Newington Edinburgh EH9 2AZ	Mr Scott Semple., 3 Queens Crescent Edinburgh United Kingdom EH9 2AZ	Delegated Decision	GRANTED	14 April 2026
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Community Council: Grange + Prestonfield

25/04912/CLES TL (Certificate of Lawfulness Existing STL)	Use as short term let visitor's accommodation. at Flat 3 4 East Suffolk Road Mayfield Edinburgh EH16 5PH	Crown Properties (Edinburgh) Limited., Mr Kamran Mirza 4 East Suffolk Road Edinburgh EH16 5PH	Delegated Decision	REFUSED	17 April 2026
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Community Council: Grange + Prestonfield

Ward No. B16 – Liberton/Gilmerton

26/0257/TPO (Treework)	Elm with Dutch Elm Disease. Marked as 1.24 on attached map. - Remove. at 72 Carnbee Avenue Hyvots Bank Edinburgh EH16 6FF	Walker Healthcare., Mr William Horne. 72 Carnbee Avenue Hyvots Bank Edinburgh EH16 6FF	Delegated Decision	GRANTED	14 April 2026
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Community Council: Liberton + District

26/00460/FUL (Planning Permission)	Alter dwelling house to form 2 No. dormer windows to rear elevation, serving converted attic. Install slate vents to existing roof and new ventilated ridge. Build up existing window on rear elevation at first floor level and form ne enlarged window to rear elevation to first floor hallway. at 34 Claverhouse Drive Liberton Edinburgh EH16 6BU	Mrs Ashley Burns., 34 Claverhouse Drive Edinburgh EH16 6BU	Local Delegated Decision	GRANTED	13 April 2026
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Community Council: Liberton + District

25/06669/FUL (Planning Permission)	2 Storey dwelling extension. at 41 East Kilngate Place Hyvots Bank Edinburgh EH17 8UR	Mrs Wing Hung Lui., 41 East Kilngate Place Edinburgh EH17 8UR	Local Delegated Decision	GRANTED	15 April 2026
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Community Council: Gilmerton + District

Ward No. B17 – Portobello/Craigmillar

26/00701/FUL (Planning Permission)	Replacing internal door of dwelling with new door (as amended) at GF1 6 Abercorn Terrace Edinburgh EH15 2DQ	Ms Katrina Gibson., 6-1 Abercorn Terrace Edinburgh EH15 2DQ	Delegated Decision	NOT DEVELOPMENT	17 April 2026
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Community Council: Portobello (Inactive)

26/00705/ADV (Advert Consent)	Fascia sign, box sign. Elements of building to be re-sprayed; various elements of illuminated and non-illuminated signage to both the building and site. at 1 Whitehill Road Edinburgh EH15 3HR	KFC UKI., KFC Head Office Orion Gate Guilford Road Woking Surrey GU22 7NJ	Delegated Decision	GRANTED	15 April 2026
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Community Council: Craigmillar (Inactive)

25/05006/FUL (Planning Permission)	From new single storey extension to rear of house. Remove existing house roof and form new roof configuration over existing ground floor plan to allow new bedroom accommodation with ensuite (as amended). at 3 Coillesdene Crescent Joppa Edinburgh EH15 2JH	Mr Alan Gillam., 3 Coillesdene Crescent Joppa Edinburgh EH15 2JH	Local Delegated Decision	GRANTED	13 April 2026
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Community Council: Portobello (Inactive)

[Wards](#)