

Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **4 May 2026**

The Weekly Planning Bulletin is organised by ward. Under each ward you will find the following sections:-

- Section 1 – Recently registered planning applications;
- Section 2 – Proposal of Application Notices received;
- Section 3 – Proposals for tree work in conservation areas;
- Section 4 – Proposals for tree works where there is a Tree Preservation Order;
- Section 5 – Prior Notification of Telecommunications.
- Section 6 – Certificate of Lawfulness Existing.
- Section 7 – Certificate of Lawfulness Proposed.

If there are no applications or notices in a ward, the space underneath will be blank.

Section 8 at the end of the document contains consultations from other planning authorities.

Planning decisions are on a separate document.

Wards – click on the links below

[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 B12 – Leith Walk](#)

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[Ward B14 – Craigmillar/Duddingston](#)

[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

[Ward B17 – Portobello/Craigmillar](#)

Where can I see the documents?

You can view the plans, forms and other documents at [Planning and Building Standards Online Services](#).

What Can I Comment on?

Under statutory legislation, you should only make comments to the City of Edinburgh Council on those applications appearing in Section 1 – recently registered planning applications.

Planning is about the development and use of land and buildings so any comments made on applications should be relevant to this. These are called 'material considerations'. If you submit comments which are non-material they will not be taken into account. This can be difficult to understand so we have given you some examples below. It should be noted that the legislation governing the control of advertisements does not include any provision for a period for representations to be submitted. Therefore, the Planning service may determine an application for advertisement consent prior to the date set out in this list

EXAMPLES

	Material		Non-Material
q	Contrary to the Development Plan (National Planning Framework 4 and Edinburgh Local Development Plan (City Plan 2030)).	q	Devaluation of property
q	Appearance (design, materials, scale, etc.)	q	Loss of private view
q	Residential amenity e.g. noise, overshadowing	q	Business issues relating to the applicant
q	Traffic, parking or access problems	q	Possible fire hazard

Comments on Section 2 proposals (Proposal of Application Notices) should be made directly to the applicant. There is no provision for the public to make comments on tree work and prior notifications and these details are for information only. This also applies to certificates of lawfulness where decisions are taken on the facts of the case in relation to planning law and public comments cannot be taken into account.

How Can I Comment?

Comments could be made online at [Planning and Building Standards Online Services](#).

The quickest and most secure way to make a comment is to use the Online Services. If you fill in your email address we can email you the decision on the application.

Your comments must be received within 21 days of the date of registration, neighbour notification or advertisement in the press, whichever is later. These periods are extended for public holidays. The Comments Due by Date appears in the bulletin although we cannot always guarantee it will include additional days for public holidays.

Anonymous comments will not be taken into account and we need your name and address as your representation will become part of the application record, which is a public document. **The comments you make will be made publicly available to view on the Council website.** Any comments that are racist will not be accepted and may be sent to the police for further investigation. Further advice on commenting on planning applications can be found on the Council website.

What Happens to my Comments?

You will receive an acknowledgement of your representation. You will also be informed of the decision.

Further detail on how to comment on planning proposals and how your comments are handled is available on our [Website](#). Our Published Privacy Notice is available here [Privacy Notice](#).

Most applications are processed by delegated decision whereby planning officers decide applications under a publicly accountable process. If, however, there are more than 20 material representations and these take an opposing view from the recommendation, then the application will be decided by the Development Management Sub-Committee.

Full details on the Schemes of Delegation are available on the [Council website](#).

Any Questions?

Email the Planning Help Desk at planning@edinburgh.gov.uk.

Ward No. B01 – Almond

1. Planning Applications

2. Proposal of Application Notice

	Proposed mixed-use development comprising sport and leisure facilities (Class 11) (including synthetic pitch, active loop and sports pavilion featuring gym, padel tennis and other associated uses); later living accommodation (Class 8/Class 9/flatted residential); Care Home (Class 8); Houses (Class 9); Flatted residential (sui generis); and other commercial facilities (including potential for Class 1A (Shops, financial and other professional services), Class 3 (Food and Drink) and Class 4 (Business); landscaping and open space; access; car parking and other associated works. at Land Adjacent To Former 34 Cramond Road North Edinburgh 26/01854/PAN	Smith Scott Mullan Associates. 10 Rutland Square Edinburgh EH1 2AS	AMA (Cramond) Ltd., 15 Coates Crescent Edinburgh Eh3 7AF	Additional Consultation Required Being assessed.	Registered on: 29/04/2026 Earliest date for planning application 22.07.2026	Jamie Carver jamie.carver@edinburgh.gov.uk Community Council: Cramond PAN submissions
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3. Trees in Conservation Area

4. Tree Preservation Orders

	Large leylandii conifer removal of leylandii and conifer. at 9 Barnton Park Crescent Edinburgh EH4 6ER 26/0304/TPO	Falcon Tree Management Ltd. FAO: Antonty Wood Roseace South Queensferry EH30 9SP	Ms Dawn Massie., 9 Barnton Park Crescent Edinburgh EH4 6ER	Delegated Decision	Registered on: 01/05/2026	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B02 – Pentland Hills

1. Planning Applications

	Extension to house. at 19 Johnsburn Haugh Balerno EH14 7ND 26/01843/FUL	Hardie Associates Ltd. FAO: Myra Hardie 78 Hopetoun Street Bathgate EH48 4PD	Mr & Mrs Fong., 19 Johnsburn Haugh Balerno EH14 7ND	Delegated Decision	Registered on: 29/04/2026 <u>Comments</u> <u>Due by</u> 22.05.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Balerno Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

1. Planning Applications

	Proposed part-garage conversion, internal alterations and new roof over previous sunroom. at 12 Barntongate Avenue Edinburgh EH4 8BB 26/01802/FUL	N7 Design Studio Ltd. FAO: Nick Walker 4 Catelbock Gardens Kirkliston EH29 9GR	Mr & Mrs Whitecross., 12 Barntongate Avenue Edinburgh Scotland EH4 8BB	Delegated Decision	Registered on: 28/04/2026 <u>Comments</u> <u>Due by</u> 19.05.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine East +West Craigs Householder Developments
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2. Proposal of Application Notice

	Demolition of existing primary school building and adjacent house and erection of new school building with associated parking, landscaping and playing field. at Fox Covert Primary School 12A Clerwood Terrace Clerwood Edinburgh EH12 8PG 26/01502/PAN	Jmarchitects. FAO: Phil Zoechbauer 50 Bell Street Glasgow G1 1LQ	The City of Edinburgh Council., FAO: Crawford McGhie Waverley Court 4 East Market Street Edinburgh EH8 8BG	Additional Consultation Required Confirm the date notice was served to relevant Community Councils, Ward Councillors and any other parties.	Registered on: 09/04/2026 Earliest date for planning application 01.07.2026	Sean Fallon sean.fallon@edinburgh.gov.uk Community Council: Corstorphine + Clermiston PAN submissions
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3. Trees in Conservation Area

4. Tree Preservation Orders

	<p>Sycamore T5078 remove. Lime T5080 Epicormic removal. Sycamore T5081 reduce to monolith. Lime T5092 Epicormic removal. Poplar T5097 remove. Common Ash T5113 remove deadwood greater than 25mm. Reduce crown laterally by 3m from over adjacent garden. Common Ash T5116 remove. Silver Fir T5138 (not Spruce) remove, Lime T5028 Epicormic removal. Oak T5030 reduce lowest branch laterally by 2m from adjacent garden. at Woodland Ashwood Gait Edinburgh</p> <p>26/0249/TPO</p>	<p>Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ</p>	<p>Hacking & Paterson Management Services., FAO: Cameron Edwards 2 Redheughs Rigg Edinburgh EH12 9DQ</p>	<p>Delegated Decision</p>	<p>Registered on: 01/05/2026</p>	<p>Tree Team planningtrees@edi nburgh.gov.uk</p> <p>Community Council: Corstorphine + Clermiston</p> <p>TCO and TPO submissions</p>
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B04 – Forth

1. Planning Applications

	<p>Retrospective change of use of premises to short term let accommodation. at 20 Fraser Avenue Edinburgh EH5 2AE</p> <p>26/01714/FULSTL</p>	<p>STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN</p>	<p>Chlodan Properties Limited. 20 Fraser Avenue Edinburgh EH5 2AE</p>	<p>Local Delegated Decision</p>	<p>Registered on: 27/04/2026</p> <p><u>Comments</u> <u>Due by</u> 20.05.2026</p>	<p>Improvement Team planning.improve ment@edinburgh. gov.uk</p> <p>Community Council: Granton + District</p> <p>Other Developments - Local</p>
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2. Proposal of Application Notice

3. Trees in Conservation Area

Trinity Conservation Area	Alnus - Crown reduction of 1.5m with 20% thin, Malus - Remove tree. at 5 Stirling Road Edinburgh EH5 3HZ 26/0266/TCO	Castle Trees Arborists LTD. FAO: Ryan Evans 26 Pincott Drive Edinburgh EH17 8ZQ	Ryan Evans - Castle Trees Arborists Ltd.,	Delegated Decision	Registered on: 29/04/2026	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed [Wards](#)

Ward No. B05 – Inverleith

1. Planning Applications

New Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at Flat 8 3 Haugh Street Edinburgh EH4 1LT 26/01475/FULSTL	STL Solutions. FAO: Craig Douglas 110-112 Buchanan Street Office 325 Glasgow G1 2JN	Mr Thomas Middlemiss., Flat 8 3 Haugh Street Edinburgh EH4 1LT	Local Delegated Decision	Registered on: 28/04/2026 <u>Site Notice posted on:</u> 08/05/2026 <u>Advertised on:</u> 08/05/2026 <u>Comments Due by</u> 29.05.2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Stockbridge + Inverleith Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: B Stockbridge Conservation Area	t1 eucalyptus - remove tree. at 18 Hugh Miller Place Edinburgh EH3 5JG 26/0294/TCO	Edinburgh Tree Surgeons. FAO: Alan Dewar 54 Penicuik Road Roslin EH25 9LH	Mr Chris Pearson., 18 Hugh Miller Place Edinburgh EH3 5JG	Delegated Decision	Registered on: 28/04/2026	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
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Listed Category: C New Town Conservation Area	5m Deciduous Tree - Remove tree. at 22 Eyre Crescent Edinburgh EH3 5EU 26/0297/TCO	Castle Trees Arborists LTD. FAO: Ryan Evans 26 Pincott Drive Edinburgh EH17 8ZQ	Mr Ryan Evans.,	Delegated Decision	Registered on: 28/04/2026	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

World Heritage Site Listed Category: A Dean Conservation Area	Application for the issue of a Certificate of Lawfulness confirming its existing use as short-term let accommodation is lawful. at 45 Well Court Edinburgh EH4 3BE 26/01737/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Fiona Stewart., 45 Well Court Edinburgh EH4 3BE	Delegated Decision	Registered on: 23/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: West End CLE and CLP submissions
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Listed Category: B New Town Conservation Area	Use of the flat as short term visitor accommodation (holiday letting) within a residential property, operating continuously for over 10 years. at Flat 6 7 Dean Street Edinburgh EH4 1LN 26/01823/CLESTL		Mr Ian Dougall., Wayside Park Corner Freshford Bath BA2 7UP	Delegated Decision	Registered on: 29/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Stockbridge + Inverleith CLE and CLP submissions
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World Heritage Site Dean Conservation Area	Use of entire flatted dwelling as short-stay residential accommodation, by single persons, or up to 4 persons together. at 3 Sunbury Mews Edinburgh EH4 3BX 26/01836/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Ms Alison Genet., 3 Sunbury Mews Edinburgh EH4 3BX	Delegated Decision	Registered on: 29/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: West End CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

	Dropped kerb extension, front fence alterations and permeable resin to front curtilage. at 12 Loch Road Edinburgh EH4 3PW 26/01822/CLP	Andrew Megginson Architecture. FAO: Andrew Megginson 128 Dundas Street Edinburgh EH3 5DQ	Mrs Katrina Bell., 12 Loch Road Edinburgh EH4 3PW	Delegated Decision	Registered on: 29/04/2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craighleith + Blackhall CLE and CLP submissions
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[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

1. Planning Applications

	Proposed extension to existing dwelling house. at 8 Castle Avenue Edinburgh EH12 7JY 26/01703/FUL	EK:JN Architects. FAO: Geoff MacLean 129 High Street Linlithgow EH49 7AQ	Claire Perier., 8 Castle Avenue Edinburgh EH12 7JY	Delegated Decision	Registered on: 27/04/2026 <u>Comments</u> <u>Due by</u> 19.05.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments
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Coltbridge And Wester Coates Conservation Area	Relocation of existing French doors and installation of new matching sash and case windows to either side on the rear elevation. at 3 Upper Coltbridge Terrace Edinburgh EH12 6AD 26/01797/FUL	IKAD Architects Ltd. FAO: Ian Forbes Studio 2, The Red Sandstone 130 Leith Walk Edinburgh EH6 5DT	Cameron & Victoria Murray., 3 Upper Coltbridge Terrace Edinburgh EH12 6AD	Delegated Decision	Registered on: 27/04/2026 <u>Site Notice posted on:</u> 08/05/2026 <u>Advertised on:</u> 08/05/2026 <u>Comments</u> <u>Due by</u> 29.05.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Murrayfield Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: B West Murrayfield Conservation Area	T1: Goat willow (salix caprea) tree is dead and in a dangerous condition. therefore, it is to be removed. T2: Cypress Lawson (chamaecyparis lawson) tree is approx 12m in height and 4m spread this is to be reduced in height by 4m. T3: Cypress lawson (chamaecyparis lawson) this is a row of Cypress originally a hedge this is to be removed. at St Leonards 11 Kinellan Road Edinburgh EH12 6ES 26/0303/TCO		Dalmore Tree Care., FAO: Mark Tynan Sommerville Cottage Auchendinny EH26 0RY	Delegated Decision	Registered on: 30/04/2026	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Murrayfield TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Proposed single storey flat roof extension on the rear of the property. at 23 Ravelston Dykes Edinburgh EH4 3JE 26/01842/CLP	Planning And Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DD	Mr Lloyd Vaughan., 23 Ravelston Dykes Edinburgh EH4 3JE	Delegated Decision	Registered on: 29/04/2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Murrayfield CLE and CLP submissions
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[Wards](#)

Ward No. B07 – Sighthill/Gorgie

1. Planning Applications

	Proposal to extend an existing motor retail showroom. at 1 Cultins Road Edinburgh EH11 4YY 26/01669/FUL	McLaren Murdoch & Hamilton. FAO: Stewart Graham 229 Balgreen Road Edinburgh EH11 2RZ	Peoples Limited., FAO: Lianne Dewar The Autocentre Callender Road Falkirk FK1 1SQ	Local Delegated Decision	Registered on: 20/04/2026 <u>Comments</u> <u>Due by</u> 19.05.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Sighthill, Broomhouse + Parkhead Other Developments - Local
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Listed Category: B Dalry Conservation Area	To retain the slimline double glazed that replaced the single glazing in the original timber sash and case window frames. at 1 Breadalbane Terrace Edinburgh EH11 2BW 26/01784/LBC		1 Breadalbane Terrace Edinburgh EH11 2BW	Delegated Decision	Registered on: 28/04/2026 <u>Site Notice posted on:</u> 08/05/2026 <u>Advertised on:</u> 08/05/2026 <u>Comments Due by</u> 29.05.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Gorgie + Dalry Listed building and Con Area Consents
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	Alteration and attic conversion. at 24 Sighthill Avenue Edinburgh EH11 4QP 26/01833/FUL	John Tod Associates. 59 Edinburgh Road Musselburgh EH21 6EE	Mr Romaio Michalari., 59 Edinburgh Road Musselburgh EH21 6EE	Delegated Decision	Registered on: 29/04/2026 <u>Comments Due by</u> 22.05.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Sighthill, Broomhouse + Parkhead Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

	Short term let accommodation. at PF1 5 Wheatfield Street Edinburgh EH11 2NZ 26/01900/CLESTL	KMC Planning. 75 Caldercruix Crescent Livingston EH54 7FS	Andrew Eltorkey., PF1 5 Wheatfield Street Edinburgh EH11 2NZ	Delegated Decision	Registered on: 04/05/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Gorgie + Dalry CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

1. Planning Applications

	Proposed removal of existing conservatory and replacement with new single storey rear and side extension. at 29 Oxgangs Farm Grove Edinburgh EH13 9PW 26/01835/FUL	MDA Studio (Edinburgh) Ltd. FAO: David Moore 65 Redford Avenue Edinburgh EH13 0BU	Andrea Veneruzzo & Siobhan Stewart., 29 Oxgangs Farm Grove Edinburgh EH13 9PW	Delegated Decision	Registered on: 30/04/2026 <u>Comments</u> <u>Due by</u> 22.05.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Firrhill (Inactive) Householder Developments
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Colinton Conservation Area	Installation of new gates to driveway and entrance footpaths. at 2 Pentland Road Edinburgh EH13 0JA 26/01866/FUL	Alexander Philip. 11 Dick Place Edinburgh EH9 2JS	Ms Fiona Davis., 63 Spylaw Bank Road Edinburgh EH13 0JB	Local Delegated Decision	Registered on: 30/04/2026 <u>Site Notice posted on:</u> 08/05/2026 <u>Advertised on:</u> 08/05/2026 <u>Comments</u> <u>Due by</u> 29.05.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Colinton Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B09 – Fountainbridge/Craiglockhart

1. Planning Applications

Craiglockhart Hills Conservation Area	Removal of shed and installation of garden room. at 25 Rattray Drive Edinburgh EH10 5TH 26/01849/FUL	Louise McBride Architect Ltd. 8 Brae Park Road Edinburgh EH4 6DN	Ms Sandra Blake., 25 Rattray Drive Edinburgh EH10 5TH	Local Delegated Decision	Registered on: 01/05/2026 <u>Site Notice posted on:</u> 08/05/2026 <u>Advertised on:</u> 08/05/2026 <u>Comments</u> <u>Due by</u> 29.05.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craiglockhart Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

	Use of the premises for short term let visitor accommodation (secondary letting). at 2F4 7 Ritchie Place Edinburgh EH11 1DT 26/01489/CLESTL		Dr Salvatore Caporale., 11 West Castle Road Edinburgh EH10 5AT	Delegated Decision	Registered on: 29/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Merchiston CLE and CLP submissions
	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 2F1 56 Grove Street Edinburgh EH3 8AT 26/01853/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Ms Claire Duguid., 56 Grove Street Edinburgh EH3 8AT	Delegated Decision	Registered on: 30/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Tollcross CLE and CLP submissions
	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at BF2 31 Angle Park Terrace Edinburgh EH11 2JT 26/01855/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Emeria Ltd., BF2 31 Angle Park Terrace Edinburgh EH11 2JT	Delegated Decision	Registered on: 30/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Gorgie + Dalry CLE and CLP submissions

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B10 – Morningside

1. Planning Applications

Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Advertisement: Fascia sign. at 126 - 128 Marchmont Road Edinburgh EH9 1AQ 26/01520/ADV	NCR Atleos. FAO: Natalie Gaunt Hope Street South Yorkshire S60 1LH	NCR. 9th Floor, 5 Merchant Square Paddington W2 1BQ	Delegated Decision	Registered on: 27/04/2026 <u>Comments</u> <u>Due by</u> 18.05.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Marchmont + Sciennes Advertisements
	Retrospective change of use from a main door duplex flat (sui generis) to short-term let (Sui Generis). at 12 Springvalley Gardens Edinburgh EH10 4QG 26/01635/FULSTL	Pearlsprings Ltd. FAO: Niyi Oludipe 23 Eilston Loan Kirkliston Edinburgh EH29 9FL	Pearlsprings Limited. 23 Eilston Loan Kirkliston Edinburgh EH29 9FL	Local Delegated Decision	Registered on: 29/04/2026 <u>Comments</u> <u>Due by</u> 20.05.2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Morningside Other Developments - Local
Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Refurbishment of existing timber sash and case windows on the East and West elevation, including replacement of single glazing with slimline double glazing. at 1F1 1 Roseneath Terrace Edinburgh EH9 1JS 26/01825/LBC	Ossian Architects. FAO: Martin Flett 80 George Street Edinburgh EH2 3BU	1F1 1 Roseneath Terrace Edinburgh EH9 1JS	Delegated Decision	Registered on: 29/04/2026 <u>Site Notice posted on:</u> 08/05/2026 <u>Advertised on:</u> 08/05/2026 <u>Comments</u> <u>Due by</u> 29.05.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Marchmont + Sciennes Listed building and Con Area Consents
Plewlands Conservation Area	Construct new flat roof extension to the rear of the property. Finishes and materials to match existing property. at 14 Plewlands Terrace Edinburgh EH10 5JZ 26/01827/FUL	Stuart Robinson. Flat 2 9 Jordan Lane Edinburgh EH10 4RB	Mr John MacConnell. 14 Plewlands Terrace Edinburgh EH10 5JZ	Local Delegated Decision	Registered on: 29/04/2026 <u>Site Notice posted on:</u> 08/05/2026 <u>Advertised on:</u> 08/05/2026 <u>Comments</u> <u>Due by</u> 29.05.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Morningside Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

	2 x acer pseudoplatanus of approx 20m crown lift and lateral reduction over neighbouring garden. at 20B Polwarth Terrace Edinburgh EH11 1NB 26/0278/TCO		Miss Rebecca Edser., 78 Polwarth Gardens Edinburgh EH11 1LJ	Delegated Decision	Registered on: 29/04/2026	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
Merchiston And Greenhill Conservation Area	T1 Willow, remove 4m height from FALLEN tree. at Flat 4 9 Ettrick Road Edinburgh EH10 5BJ 26/0295/TCO	Edinburgh Tree Surgeons. FAO: Alan Dewar 54 Penicuik Road Roslin EH25 9LH	Miss Jules Goodlet-Rowley., Flat 4 9 Ettrick Road Edinburgh EH10 5BJ	Delegated Decision	Registered on: 28/04/2026	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
Merchiston And Greenhill Conservation Area	T1 Willow - cut back to boundary by up to 5m removing thicker branches to main trunk, G1 various shrubs and trees (Cherry, Lilac, Elder and Goat Willow) bordering car park - cut back all growth to boundary by up to 2.5m. at 29A Polwarth Terrace Edinburgh EH11 1NH 26/0298/TCO	McLaren Tree Surgery Ltd. FAO: Crawford McLaren 51 Silverknowes View Edinburgh EH4 5PS	Mr Dermot McKeown., 29 Polwarth Terrace Edinburgh EH11 1NH	Delegated Decision	Registered on: 30/04/2026	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
Merchiston And Greenhill Conservation Area	Cherry tree - Removal, Ash Tree - Removal, Ash Tree - Removal at PF1 20 Mardale Crescent Edinburgh EH10 5AG 26/0301/TCO	Alba Tree Surgeons. FAO: Stanislav Kadura 102 Holyrood Road Edinburgh EH8 8AJ	Mr David Nicoll., 20 Mardale Crescent Edinburgh EH10 5AG	Delegated Decision	Registered on: 29/04/2026	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
Merchiston And Greenhill Conservation Area	Mature beech, reduce western crown by 8m. at Flat 1 17 Gillsland Road Edinburgh EH10 5DA 26/0305/TCO	Trees4Scotland - Tree Care Services. FAO: Angus Crabbie 39 Cammo Grove Edinburgh EH4 8HD	Hacking & Paterson., FAO: Chole Watts 17 Gillsland Road Edinburgh EH10 5DA	Delegated Decision	Registered on: 01/05/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions

Plewlans Conservation Area	Beech tree, reduce canopy by 2m. at 129 Morningside Drive Edinburgh EH10 5NR 26/0306/TCO	Ellie Ashford. 1 Blackloch House Wester Essendy Blairgowrie PH10 6RD	Mr Giovanni Mazzie., 129 Morningside Drive Edinburgh EH10 5NR	Delegated Decision	Registered on: 01/05/2026	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
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Merchiston And Greenhill Conservation Area	1. Sycamore, Height 10m spread 7m DBH 64cm. Wall moving due to root growth. Decay near ground level - Remove the trees to ground level., Norway maple, Height 10, spread 8, dbh 670mm. Wall moving due to root growth. - Remove the tree to ground level. 3. Cherry Height 12m, spread 11m, DBH 530mm. - Reduce height by 2.5m and spread by 2.5m radius., Laburnum Height 4.5m, spread 4m, DBH, multi-stem 60,60,75,80,110mm. - Remove the tree to ground level, due to poor condition and advanced decay at 3A Merchiston Avenue Edinburgh EH10 4NT 26/0310/TCO	Root & Branch Arboriculture Ltd. FAO: Duncan Brooks 2 Trevelyan Place Pencaitland East Lothian EH34 5AH	Mairi Murray., 3A Merchiston Avenue Edinburgh EH10 4NT	Delegated Decision	Registered on: 04/05/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
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Merchiston And Greenhill Conservation Area	T1 Plum - Remove included and end loaded stem - find full details in supporting documentation planning details, T2 Holly - Reduce and shape - find full details in supporting documentation planning details at 8 Abbotsford Park Edinburgh EH10 5DX 26/0311/TCO		MGS Tree Services., FAO: Elan Evans 39 Kellie Place Dunbar EH42 1GF	Delegated Decision	Registered on: 04/05/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

Marchmont, Meadows And Bruntsfield Conservation Area	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 2F1 25 Montpelier Edinburgh EH10 4LY 26/01807/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Mr Hamish Campbell., 2F1 25 Montpelier Edinburgh EH10 4LY	Delegated Decision	Registered on: 28/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Merchiston CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B11 – City Centre

1. Planning Applications

World Heritage Site Old Town Conservation Area	Installation of 1 No. 8m high pole accommodating 1 No. small cell antenna. at Proposed Telecoms Apparatus 10 Metres South Of 34 George Iv Bridge Edinburgh 26/01638/PATEL	Dalcour Maclaren. FAO: Katie Slape The Barn Bignell Park Barns Chesterton Bicester OX26 1TD	Wireless Infrastructure Group., Braidhurst House 2 Finch Way Strathclyde Business Park Bellshill Scotland ML4 3PE	Delegated Decision	Registered on: 17/04/2026 <u>Comments</u> <u>Due by</u> 21.05.2026	Conor MacGreevy conor.macgreevy@edinburgh.gov.uk Community Council: Old Town Telecommunications
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World Heritage Site Listed Category: B New Town Conservation Area	Totem sign. at 46A George Street Edinburgh EH2 2LE 26/01707/ADV	Cushman & Wakefield. FAO: Ruth Owen 1 Marsden Street Manchester M2 1HW	Estee Lauder Companies.,	Delegated Decision	Registered on: 27/04/2026 <u>Comments</u> <u>Due by</u> 18.05.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Advertisements
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World Heritage Site Listed Category: B New Town Conservation Area	Advertisement of the following types: Fascia sign. at 46A George Street Edinburgh EH2 2LE 26/01711/ADV	Cushman & Wakefield. FAO: Ruth Owen 1 Marsden Street Manchester M2 1HW	Estee Lauder Companies.,	Delegated Decision	Registered on: 27/04/2026 <u>Comments</u> <u>Due by</u> 18.05.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Advertisements
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World Heritage Site Listed Category: B New Town Conservation Area	Display of a totem advertisement. at 46A George Street Edinburgh EH2 2LE 26/01713/FUL	Cushman & Wakefield. FAO: Ruth Owen 1 Marsden Street Manchester M2 1HW	Estee Lauder Companies.,	Local Delegated Decision	Registered on: 27/04/2026 <u>Site Notice posted on:</u> 08/05/2026 <u>Advertised on:</u> 08/05/2026 <u>Comments Due by</u> 29.05.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: B West End Conservation Area	Formation of new timber-framed French doors to the rear elevation, replacing an existing window opening. Internal reconfiguration of the layout. Replacement of existing single-glazed windows with double-glazed timber units on a like-for-like basis. at Flat 2 27 Castle Terrace Edinburgh EH1 2EL 26/01781/LBC		Flat 2 27 Castle Terrace Edinburgh EH1 2EL	Delegated Decision	Registered on: 29/04/2026 <u>Site Notice posted on:</u> 08/05/2026 <u>Advertised on:</u> 08/05/2026 <u>Comments Due by</u> 29.05.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Tollcross Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Existing single glazed timber sash and case windows replaced with new single glazed timber sash and case windows to match existing. at 2F1 2 Gayfield Street Edinburgh EH1 3NR 26/01800/LBC	Robert Slaney. 48 3F2 Bruntsfield Gardens Edinburgh EH10 4DZ	2F1 2 Gayfield Street Edinburgh EH1 3NR	Delegated Decision	Registered on: 27/04/2026 <u>Site Notice posted on:</u> 08/05/2026 <u>Advertised on:</u> 08/05/2026 <u>Comments Due by</u> 29.05.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents

World Heritage Site Listed Category: A New Town Conservation Area	Replacement of existing timber sash window on a like-for-like basis with new window custom-fitted with Slimline IGUs. All historical detail to be matched / reinstated. at 2F 11 Northumberland Street Edinburgh EH3 6LL 26/01803/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	2F 11 Northumberland Street Edinburgh EH3 6LL	Delegated Decision	Registered on: 28/04/2026 <u>Site Notice posted on:</u> 08/05/2026 <u>Advertised on:</u> 08/05/2026 <u>Comments Due by</u> 29.05.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Installation of new office entrance - cover granite with metal cladding. at 2 South Charlotte Street Edinburgh EH2 4AW 26/01813/LBC	Form Design Consultants. FAO: Mollie Beresford 2nd Floor 27 George Street Edinburgh EH2 2PA	8 Pendreich Road Bridge Of Allen Stirling FK9 4LY	Delegated Decision	Registered on: 28/04/2026 <u>Site Notice posted on:</u> 08/05/2026 <u>Advertised on:</u> 08/05/2026 <u>Comments Due by</u> 29.05.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: West End Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Alter the internal layout to create a new bedroom, move the kitchen and upgrade all windows to double glazing. at 1F 9 Glencairn Crescent Edinburgh EH12 5BS 26/01826/LBC	Capital A Architecture Ltd. FAO: Niall Hedderman 8 Cameron Drive Falkland KY15 7DL	1F 9 Glencairn Crescent Edinburgh EH12 5BS	Delegated Decision	Registered on: 29/04/2026 <u>Site Notice posted on:</u> 08/05/2026 <u>Advertised on:</u> 08/05/2026 <u>Comments Due by</u> 29.05.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: West End Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Internal alterations and change of use from commercial to short term let visitor accommodation. at 3 Alva Street Edinburgh EH2 4PH 26/01838/FULSTL	Gilberts. FAO: Douglas Thomson 39 Grassmarket Edinburgh EH1 2HS	Mancher Limited., 4 Valentine Court Dundee Business Park Dundee DD2 3QB	Local Delegated Decision	Registered on: 29/04/2026 <u>Site Notice posted on:</u> 08/05/2026 <u>Advertised on:</u> 08/05/2026 <u>Comments Due by</u> 29.05.2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: West End Other Developments - Local

World Heritage Site Listed Category: A New Town Conservation Area	Removal of existing toilets and installation of new facilities, the formation of a new kitchen and partial removal of a wall for access, the erection of new partitioning to alter the configuration of the hall. at 3 Alva Street Edinburgh EH2 4PH 26/01840/LBC	Gilberts. FAO: Douglas Thomson 39 Grassmarket Edinburgh EH1 2HS	4 Valentine Court Dundee Business Park Dundee DD2 3QB	Delegated Decision	Registered on: 29/04/2026 Site Notice posted on: 08/05/2026 Advertised on: 08/05/2026 Comments Due by 29.05.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: West End Listed building and Con Area Consents
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World Heritage Site Listed Category: B New Town Conservation Area	Remove existing internal bathrooms and install new bathroom in its previous location to the rear of the flat. Minor internal alterations to doors. at 1F2 19 Gayfield Square Edinburgh EH1 3NX 26/01846/LBC	Fernandes Binns Architects Ltd. FAO: Justine Fernandes-Binns 52 Montrose Terrace Edinburgh EH7 5DL	1F2 19 Gayfield Square Edinburgh EH1 3NX	Delegated Decision	Registered on: 29/04/2026 Site Notice posted on: 08/05/2026 Advertised on: 08/05/2026 Comments Due by 29.05.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

World Heritage Site Listed Category: B Old Town Conservation Area	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 1F1 9 High Street Edinburgh EH1 1SR 26/01806/CLESTL	STL Solutions. FAO: Craig Douglas 110-112 Buchanan Street Office 325 Glasgow G1 2JN	Mr Marc Lambert., 1F1 9 High Street Edinburgh EH1 1SR	Delegated Decision	Registered on: 28/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Old Town CLE and CLP submissions
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World Heritage Site Old Town Conservation Area	Certificate of Lawfulness for non-material change of use of property to STL (short-term let). at Flat 3 12 Old Tolbooth Wynd Edinburgh EH8 8EQ 26/01708/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Colin McGregor., 17 Reidhaven Street Elgin IV30 1QG	Delegated Decision	Registered on: 22/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Old Town CLE and CLP submissions
World Heritage Site Listed Category: B Old Town Conservation Area	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at Flat 2 71 Canongate Edinburgh EH8 8BS 26/01731/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Ms Mhairi Kelly., Flat 2 71 Canongate Edinburgh EH8 8BS	Delegated Decision	Registered on: 23/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Old Town CLE and CLP submissions
World Heritage Site Listed Category: A New Town Conservation Area	Application for the issue of a Certificate of Lawfulness confirming its existing use as short-term let accommodation is lawful. at 3F2 4 Dundonald Street Edinburgh EH3 6RY 26/01736/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Jake Letham., 3F2 4 Dundonald Street Edinburgh EH3 6RY	Delegated Decision	Registered on: 23/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: New Town + Broughton CLE and CLP submissions
World Heritage Site Listed Category: A Old Town Conservation Area	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 1 Riddle's Court 322 Lawnmarket Edinburgh EH1 2PQ 26/01774/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Mr Andrew Mason., 1 Riddle's Court 322 Lawnmarket Edinburgh EH1 2PQ	Delegated Decision	Registered on: 27/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Old Town CLE and CLP submissions

World Heritage Site Listed Category: B Old Town Conservation Area	Application for the issue of a Certificate of Lawfulness confirming its existing use as short-term let accommodation is lawful. at Flat 8 1 New Assembly Close 142 High Street Edinburgh EH1 1QQ 26/01775/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Mr Andrew Barton., Flat 8 1 New Assembly Close 142 High Street Edinburgh EH1 1QQ	Delegated Decision	Registered on: 27/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Old Town CLE and CLP submissions
	The property is being used as a serviced apartment for short durations. at Flat 5 7 High Riggs Edinburgh EH3 9BW 26/01776/CLESTL		Mansley Serviced Apartment Limited., FAO: Colin Stone No 1 The Mansions 219 Earls Court Road London SW5 9BN	Delegated Decision	Registered on: 27/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Tollcross CLE and CLP submissions
	The property is used as a serviced apartment. at Flat 3 13 High Riggs Edinburgh EH3 9BW 26/01787/CLESTL		Mansley Serviced Apartment Limited., FAO: Colin Stone No 1 The Mansions 219 Earls Court Road London SW5 9BN	Delegated Decision	Registered on: 27/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Tollcross CLE and CLP submissions
	The property is being used as a serviced apartment. at Flat 4 13 High Riggs Edinburgh EH3 9BW 26/01788/CLESTL		Mansley Serviced Apartment Limited., FAO: Colin Stone No 1 The Mansions 219 Earls Court Road London SW5 9BN	Delegated Decision	Registered on: 27/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Tollcross CLE and CLP submissions
	The property is being used as a serviced apartment with stays of short durations. at Flat 5 13 High Riggs Edinburgh EH3 9BW 26/01790/CLESTL		Mansley Serviced Apartment Limited., FAO: Colin Stone No 1 The Mansions 219 Earls Court Road London SW5 9BN	Delegated Decision	Registered on: 27/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Tollcross CLE and CLP submissions

	The property is used as a serviced apartment. at Flat 10 15 High Riggs Edinburgh EH3 9BW 26/01791/CLESTL		Mansley Serviced Apartment Limited., FAO: Colin Stone No 1 The Mansions 219 Earls Court Road London SW5 9BN	Delegated Decision	Registered on: 27/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Tollcross CLE and CLP submissions
World Heritage Site Listed Category: B New Town Conservation Area	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 1F1 62 Thistle Street Edinburgh EH2 1EN 26/01808/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Kubrick Investments Ltd., 1F1 62 Thistle Street Edinburgh EH2 1EN	Delegated Decision	Registered on: 28/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: New Town + Broughton CLE and CLP submissions
World Heritage Site Listed Category: B New Town Conservation Area	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 3F2 135 Rose Street Edinburgh EH2 4LS 26/01837/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Ms Maria Brown., 3F2 135 Rose Street Edinburgh EH2 4LS	Delegated Decision	Registered on: 29/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: New Town + Broughton CLE and CLP submissions
World Heritage Site West End Conservation Area	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at Flat 9 36 Grindlay Street Edinburgh EH3 9AP 26/01852/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Mr Jeffrey Thornton., Flat 9 36 Grindlay Street Edinburgh EH3 9AP	Delegated Decision	Registered on: 30/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Tollcross CLE and CLP submissions

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B12 – Leith Walk

1. Planning Applications

Abbeyhill Conservation Area	Install new roof window. at 31 Regent Place Edinburgh EH7 5BG 26/01789/FUL	SHS Burrige Architects. FAO: Andrew Burrige 33 Ashley Terrace Edinburgh EH11 1RE	Mr Tom Nurick., 31 Regent Place Edinburgh EH7 5BG	Delegated Decision	Registered on: 27/04/2026 <u>Site Notice posted on:</u> 08/05/2026 <u>Advertised on:</u> 08/05/2026 <u>Comments Due by</u> 29.05.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Leith Central Householder Developments
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	Change of use of residential flat to short term let retrospective. This is a resubmission of application Ref: 25/02537/FULSTL. at Flat 15 159 Broughton Road Edinburgh EH7 4QH 26/01801/FULSTL		William Wilson., 40 Logie Green Road Edinburgh EH7 4HD	Local Delegated Decision	Registered on: 27/04/2026 <u>Comments Due by</u> 20.05.2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: A New Town Conservation Area	Rowan - Removal due to multiple reasons - see supporting documentation for planning details. at 41 East Claremont Street Edinburgh EH7 4HT 26/0313/TCO		MGS Tree Services., FAO: Elan Evans 39 Kellie Place Dunbar EH42 1GF	Delegated Decision	Registered on: 04/05/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

	Short Term Let for holiday or business guests to Edinburgh. Maximum stay of 30 nights and minimum 3 nights. at Flat 3 82 Logie Green Road Edinburgh EH7 4HQ 26/01637/CLESTL		Ms Janice Milloy., 24 Bells Burn Ave Linlithgow EH49 7LB	Delegated Decision	Registered on: 28/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: New Town + Broughton CLE and CLP submissions
	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 1F3 107 Broughton Road Edinburgh EH7 4EG 26/01773/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Tendresse Limited., 1F3 107 Broughton Road Edinburgh EH7 4EG	Delegated Decision	Registered on: 27/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: New Town + Broughton CLE and CLP submissions
	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 11 Sloan Street Edinburgh EH6 8PL 26/01777/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	BOS Property Limited., 11 Sloan Street Edinburgh EH6 8PL	Delegated Decision	Registered on: 27/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Leith Central CLE and CLP submissions
Pilrig Conservation Area	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 1F4 30 Balfour Street Edinburgh EH6 5EP 26/01783/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	BOS Property Limited., 1F4 30 Balfour Street Edinburgh EH6 5EP	Delegated Decision	Registered on: 27/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Leith Central CLE and CLP submissions

Leith Conservation Area	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 23 Iona Street Lane Edinburgh EH6 8SX 26/01863/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Ms Isabelle Gall., 23 Iona Street Lane Edinburgh EH6 8SX	Delegated Decision	Registered on: 30/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Leith Central CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

	Proposed garage conversion with new front windows and attic conversion with new front and rear roof lights. at 42 Connaught Place Edinburgh EH6 4RN 26/01876/CLP	Kyla Martin Architectural Service. 97 Newington Road Edinburgh EH9 1QW	Mr Patrick McAuley., 42 Connaught Place Edinburgh EH6 4RN	Delegated Decision	Registered on: 01/05/2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Leith Central CLE and CLP submissions
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[Wards](#)

Ward No. B13 – Leith

1. Planning Applications

Listed Category: B Leith Conservation Area	Change of use for part of the basement and an outshoot of an existing office building to form 1 No. studio apartment and 1 No. 2 bed apartment for short term let purposes. at 60 Constitution Street Edinburgh EH6 6RR 26/01724/FULSTL	DRD Architects. FAO: Glen Wade 3 Tolbooth Wynd Edinburgh EH6 6DN	Mathew Gillies., 60 Constitution Street Edinburgh EH6 6RR	Local Delegated Decision	Registered on: 24/04/2026 Site Notice posted on: 08/05/2026 Advertised on: 08/05/2026 Comments Due by 29.05.2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Other Developments - Local
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Listed Category: B Leith Conservation Area	Internal alterations and change of use from office to serviced short term let apartments. at 1F30 2 Commercial Street Edinburgh EH6 6JA 26/01848/LBC	Christine Leeman Architect. Flat 3 26 Thirlestane Road Edinburgh EH9 1AW	29 Royal Terrace Edinburgh EH7 5AH	Delegated Decision	Registered on: 30/04/2026 Site Notice posted on: 08/05/2026 Advertised on: 08/05/2026 Comments Due by 29.05.2026	Anna Simpson anna.simpson@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: B	Cherry tree - Removal of dead wood, Katalpa tree - Crown reduction.	Alba Tree Surgeons. FAO: Stanislav Kadura	Ms Kathrin Hamilton., 61 Queen Charlotte Street Edinburgh EH6 7EY	Delegated Decision	Registered on: 29/04/2026	Alastair Barnes alastair.barnes@edinburgh.gov.uk
Leith Conservation Area	Current height 9m, proposed height 8m. Current width 8m, proposed width 7m. at 61 Queen Charlotte Street Edinburgh EH6 7EY	102 Holyrood Road Edinburgh EH8 8AJ				Community Council: Leith Links TCO and TPO submissions
	26/0302/TCO					

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

1. Planning Applications

New Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at Flat 5A 1 West Norton Place Edinburgh EH7 5AW		Miss Anisa Hussein., 2 Mountwise Newquay TR7 2BD	Local Delegated Decision	Registered on: 29/04/2026 <u>Site Notice posted on:</u> 08/05/2026 <u>Advertised on:</u> 08/05/2026 <u>Comments Due by</u> 29.05.2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Leith Central Other Developments - Local
	26/01753/FULSTL					
	Proposed garage conversion to create a family room. Proposed attic conversion with associated dormers. at 3 Findlay Grove Edinburgh EH7 6HF	LAB/04 Architects. FAO: Lee Johnson 17 Dean Park Longniddry EH32 0QR	Mrs Claire Craig., 3 Findlay Grove Edinburgh EH7 6HF	Delegated Decision	Registered on: 29/04/2026 <u>Comments Due by</u> 21.05.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank Householder Developments
	26/01821/FUL					

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 1F3 10 Dalgety Avenue Edinburgh EH7 5UE 26/01718/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Mr Valentino Volante., 1F3 10 Dalgety Avenue Edinburgh EH7 5UE	Delegated Decision	Registered on: 28/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank CLE and CLP submissions
	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 1F1 23 Milton Street Edinburgh EH8 8HA 26/01719/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Mr Valentino Volante., 1F1 23 Milton Street Edinburgh EH8 8HA	Delegated Decision	Registered on: 28/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank CLE and CLP submissions
	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 1F1 18 Waverley Park Edinburgh EH8 8ET 26/01778/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	BOS Property Limited., 18 Waverley Park Edinburgh EH8 8ET	Delegated Decision	Registered on: 27/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank CLE and CLP submissions
	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 1F2 21 Milton Street Edinburgh EH8 8HA 26/01782/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	BOS Property Limited., 1F2 21 Milton Street Edinburgh EH8 8HA	Delegated Decision	Registered on: 27/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank CLE and CLP submissions

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B15 – Southside/Newington

1. Planning Applications

	Proposed formation of rear dormer extension to rear of property. at 91 St Alban's Road Edinburgh EH9 2PQ 26/01794/FUL	Kyla Martin Architectural Service. 97 Newington Road Edinburgh EH9 1QW	Mr Chris Misslin., 91 St Albans Road Edinburgh EH9 2PQ	Delegated Decision	Registered on: 27/04/2026 <u>Comments</u> <u>Due by</u> 20.05.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Grange + Prestonfield Householder Developments
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Grange Conservation Area	Extend single storey dwelling to rear of property to form new kitchen and bedroom with en-suite bathroom. at 3 Grange Crescent Edinburgh EH9 2EH 26/01815/FUL	Pentland Design Partnership Ltd. FAO: Andrew Scott 28A Newbattle Abbey College Annexe Dalkeith EH22 3LJ	Mr Andrew Scott., 3 Grange Crescent Edinburgh EH9 2EH	Delegated Decision	Registered on: 28/04/2026 <u>Site Notice</u> <u>posted on:</u> 08/05/2026 <u>Advertised</u> <u>on:</u> 08/05/2026 <u>Comments</u> <u>Due by</u> 29.05.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Marchmont + Sciennes Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Grange Conservation Area	Bird cherry approx 25-30% crown reduction and canopy thin. at 15 Dalrymple Crescent Edinburgh EH9 2NX 26/0282/TCO		Ms Ragne Low., 15 Dalrymple Crescent Edinburgh EH9 2NX	Delegated Decision	Registered on: 01/05/2026	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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Craigmillar Park Conservation Area	S no more than 1.m. at 4 Blackbarony Road Edinburgh EH16 5QP 26/0300/TCO	Verdant Tree Services. 408-7 Morningside Road Edinburgh EH10 5HY	Michael Peace Of Verdant Tree Services.,	Delegated Decision	Registered on: 28/04/2026	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
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Grange Conservation Area	Katsura Acer (A1) - 20% crown reduction = 6-7 feet, Large cherry tree (C2) - Full removal of tree. at 40 Hope Terrace Edinburgh EH9 2AR 26/0315/TCO	Special Branch Scotland. FAO: Steven Purdie 6 Craigleith Hill Crescent Edinburgh EH4 2JE	Arne Staal., 40 Hope Terrace Edinburgh EH9 2AR	Delegated Decision	Registered on: 04/05/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

Listed Category: B Southside Conservation Area	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 17A Montague Street Edinburgh EH8 9QT 26/01834/CLESTL	STL Solutions. FAO: Craig Douglas 110 - 112 Buchanan Street Office 325 Glasgow G1 2RN	Ms Maria Brown., 17A Montague Street Edinburgh EH8 9QT	Delegated Decision	Registered on: 29/04/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Southside CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

	Advertisement Hoarding. at Proposed Advertising Hoarding 10 Metres West Of 47 Old Burdiehouse Road Edinburgh 26/01702/ADV	David Bell Associates. 1 John's Place Edinburgh EH6 7EL	Almond Valley Homes., FAO: Jahja Kupa 66 Old Burdiehouse Road Edinburgh EH17 8BL	Delegated Decision	Registered on: 27/04/2026 <u>Comments</u> <u>Due by</u> 18.05.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Liberton + District Advertisements
	Change of use from flat (sui generis) to short term let (sui generis). at Flat 10 93 Liberton Gardens Edinburgh EH16 6ND 26/01752/FULSTL		Mr Piotr Frackiewicz., 1 Harper Place Edinburgh Scotland EH17 8BG	Local Delegated Decision	Registered on: 28/04/2026 <u>Comments</u> <u>Due by</u> 20.05.2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Liberton + District Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Side extension to form new utility room for existing dwelling house and turn existing garage into store. at 21 Venturefair Drive Edinburgh EH17 8WD 26/01814/CLP	HAB Architecture Ltd 9 Greendykes Road Broxburn EH52 5AF	Andrew & Sophie Johnston., 21 Venturefair Drive Edinburgh EH17 8WD	Delegated Decision	Registered on: 28/04/2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Gilmerton + District CLE and CLP submissions
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[Wards](#)

Ward No. B17 – Portobello/Craigmillar

1. Planning Applications

	Change of use from house (Class 9) to short term let (sui generis) for accessible and specialised accommodation for guests with disabilities and neurodivergent needs. at 9 Bailie Terrace Edinburgh EH15 3BT 26/01817/FULSTL		Sapphire Keys Property Limited., FAO: Anthony Kelly 64 Devon Road North Shields NE29 8PP	Local Delegated Decision	Registered on: 01/05/2026 <u>Comments</u> <u>Due by</u> 25.05.2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Craigmillar (Inactive) Other Developments - Local
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	New rear infill extension, new rear picture window to existing rear outshot, conversion of half the existing garage to a garden room including 2 No. new windows, minor landscaping works. at 67 Brunstane Road Edinburgh EH15 2QS 26/01857/FUL	K-ARC. FAO: Kyle Cowper 76 Ravelston Dykes Edinburgh EH12 6HF	Mrs Lauren McFarlane., 67 Brunstane Road Edinburgh EH15 2QS	Delegated Decision	Registered on: 30/04/2026 <u>Comments</u> <u>Due by</u> 22.05.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Portobello (Inactive) Householder Developments
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2. Proposal of Application Notice

	<p>Proposed mixed-use development comprising Class 4 (Business) office, research and development floorspace including laboratory and life sciences uses; ancillary Class 6 storage and distribution; healthcare, clinical, hospital and medical research facilities (Class 8) including training and innovation centres; education uses (Class 10); residential development (Class 9 and Sui Generis) including houses, flats, affordable housing, build-to-rent and specialist accommodation; purpose-built student accommodation and co-living (Sui Generis); hotel accommodation (Class 7) with ancillary conferencing and leisure facilities; retail (Class 1A); Leisure (Class 11), at Land South 240 Metres South East Of 9 Little France Road Edinburgh</p> <p>26/01477/PAN</p>	<p>Ryden LLP, Exchange Crescent. Robert Evans Conference Square 7 Exchange Crescent Edinburgh EH3 8AN</p>	<p>Scottish Enterprise., Atrium Court, 50 Waterloo Street Glasgow G2 6HQ, UK</p>	<p>Additional Consultation Required None.</p>	<p>Registered on: 07/04/2026 Earliest date for planning application 30.06.2026</p>	<p>Kenneth Bowes kenneth.bowes@edinburgh.gov.uk Community Council: Craigmillar (Inactive) PAN submissions</p>
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3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

[Wards](#)