

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **11 May 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **11 May 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 – Craightinny/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

26/0331/TPO (Treework)	Tree adjacent to A8 & Gogar Station Road, Edinburgh, within Royal Bank of Scotland land. TP0549. Tree 0549, removal of tree due to clash with proposed active travel route. at Treeworks Gogar Station Road Edinburgh	Places For People., FAO: Cameron Smith 1 - 2 St Andrew Square Edinburgh EH2 2BD	Delegated Decision	GRANTED	8 May 2026
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Community Council: Ratho + District

26/01811/LBC (Listed Building Consent)	Change of use of B&B dining room/tea room to B&B en suite bedroom. at 15 West Terrace South Queensferry EH30 9LL	Heritage Residences Ltd., 15 West Terrace South Queensferry EH30 9LL	Delegated Decision	PERMISSION IS NOT REQUIRED	5 May 2026
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Community Council: Queensferry + District

26/01269/FUL (Planning Permission)	Planning application for alterations to the entrance gate. at 44 Barnton Avenue Edinburgh EH4 6JL	Mike Mearns., The Stables Unit 2, Orwell Farm Kinross KY13 9HB	Local Delegated Decision	GRANTED	4 May 2026
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Community Council: Davidson Mains+Silverknowes (Inactive)

26/00982/FUL (Planning Permission)	Alterations and extensions to existing building to create 3 residential flats at first floor (as amended) at Development North Of Inchgarvie Lodge Society Road Port Edgar South Queensferry	Lar Projects Limited., Buchan House Enterprise Way Dunfermline KY11 8PL	Local Delegated Decision	GRANTED	8 May 2026
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Community Council: Queensferry + District

26/00984/LBC (Listed Building Consent)	Internal and external alterations to existing single storey building (as amended) at Development North Of Inchgarvie Lodge Society Road Port Edgar South Queensferry	Lar Projects Limited., Buchan House Enterprise Way Dunfermline KY11 8PL	Delegated Decision	GRANTED	8 May 2026
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Community Council: Queensferry + District

26/00732/LBC (Listed Building Consent)	Installation of secondary glazing. at 6 Cramond Village Edinburgh EH4 6NU	Mr Richard McRobbie., 6 Cramond Village The Laundry, Newliston House Edinburgh EH4 6NU	Delegated Decision	GRANTED	5 May 2026
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Community Council: Cramond, Barnton + Cammo

25/01411/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 5 High Street Queensferry South Queensferry EH30 9PP	Mr Cody O'Neill., 5 High Street Queensferry South Queensferry EH30 9PP	Local Delegated Decision	WITHDRAWN	8 May 2026
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Community Council: Queensferry & District (pre 28 March 2025)

[Wards](#)

Ward No. B02 – Pentland Hills

26/01889/WINP A (Prior Approval Windows)	Proposed replacement single glazed sliding sash white painted timber windows with slimline double glazed sliding sash white painted timber windows. at 56 Main Street Ratho Newbridge EH28 8RB	Miss C Finch., 56 Main Street Ratho Newbridge EH28 8RB	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	8 May 2026
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Community Council: Ratho + District

26/01529/FUL (Planning Permission)	Existing garage to be removed. New single storey pitched roof side extension to be formed. at 20 Baberton Mains Dell Baberton Mains Edinburgh EH14 3DQ	Mrs M Simpson., 20 Baberton Mains Dell Baberton Mains Edinburgh EH14 3DQ	Local Delegated Decision	GRANTED	6 May 2026
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Community Council: Juniper Green + Baberton Mains

26/01326/FUL (Planning Permission)	Proposed front porch and extension and raised patio to rear of dwelling house. at 7 Bryce Road Currie Edinburgh EH14 5LT	Mr And Mrs M Jones., 7 Bryce Road Currie Edinburgh UK EH14 5LT	Local Delegated Decision	GRANTED	6 May 2026
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Community Council: Currie

26/01347/FUL (Planning Permission)	Proposed extension and garage conversion. at 20 Baberton Mains Wood Baberton Mains Edinburgh EH14 3EZ	Mr G Carter., 20 Babertonmains Wood Edinburgh EH14 3EZ	Local Delegated Decision	GRANTED	8 May 2026
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Community Council: Juniper Green + Baberton Mains

26/00943/FUL (Planning Permission)	Install GF175 biomass boiler and automatic woodchip feed system. at Cockdurno Farm Cockburnhill Road Balerno	Glen Farrow UK Ltd., FAO: Andrius Lescinskas Glendum Close Pinchbeck Spalding PE11 3DQ	Local Delegated Decision	NOT DEVELOPMENT	8 May 2026
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Community Council: Balerno

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

26/01350/FUL (Planning Permission)	Single storey extension. at 25 Drum Brae Crescent Barnton Edinburgh EH4 7SD	Mrs E Ramsay., 25 Drum Brae Crescent Edinburgh EH4 7SD	Local Delegated Decision	GRANTED	8 May 2026
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Community Council: Corstorphine + Clermiston

26/01322/FUL (Planning Permission)	Alter dwelling house including conversion of roofspace to form bedroom and shower room. Install Velux roof lights to front pitch of roof and dormer window and Velux roof light to rear pitch of the roof. at 45 Clerwood Park Clerwood Edinburgh EH12 8PP	Mr And Ms Michael And Bathany Stewart And Valente., 45 Clerwood Park Edinburgh UK EH12 8PP	Local Delegated Decision	GRANTED	8 May 2026
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Community Council: Corstorphine + Clermiston

26/00876/FUL (Planning Permission)	Widening of a footpath and tram landing, installation of new railings and gates, and other associated works. at Land 25 Metres North Of 3 Lochside Way Edinburgh	Parabola Edinburgh Limited.,	Local Delegated Decision	GRANTED	5 May 2026
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Community Council: Corstorphine + Gyle

[Wards](#)

Ward No. B04 – Forth

26/01654/CLP (Certificate of Lawfulness (proposed))	Replace existing casement window (not original to the building) with new hardwood sash and case window. replace existing PVC patio doors, fanlight and glazed roof light with new hardwood doors, fanlight and roof light. at 32 Lomond Road Edinburgh EH5 3JL	Miss Helen Steele., 32 Lomond Road Edinburgh EH5 3JL	Delegated Decision	GRANTED	8 May 2026
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Community Council: Trinity

26/01297/FUL (Planning Permission)	Proposed alteration of existing ground floor side window. at 37 Stirling Road Trinity Edinburgh EH5 3JA	Mr & Mrs Matthew & Molly Zegleman., 142 Old Ford Road London E2 9PW	Local Delegated Decision	GRANTED	7 May 2026
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Community Council: Trinity

26/01250/FUL (Planning Permission)	Side extension + attic conversion including new dormer to rear elevation. at 44 Boswall Avenue Edinburgh EH5 2EB	Ms Christina And Ms Jenny Bryce., 44 Boswall Avenue Edinburgh EH5 2EB	Local Delegated Decision	GRANTED	6 May 2026
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Community Council: Granton + District

[Wards](#)

Ward No. B05 – Inverleith

26/0309/TPO (Treework)	Ravelston Park & Woods - Ravelston Park & Woods Order instruction 10558. at Ravelston Public Park Craigcrook Road Edinburgh	City Of Edinburgh Council., FAO: Roddy McKee Inverleith Farm House 5 Arboretum Place Edinburgh EH3 5NY	Delegated Decision	GRANTED	8 May 2026
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Community Council: Craighleith + Blackhall

26/01043/FUL (Planning Permission)	Proposed estates maintenance hub (as amended) at Land 80 Metres East Of 2 Carrington Road Edinburgh	Fettes College., Fettes College Carrington Road Edinburgh EH4 1QX	Local Delegated Decision	GRANTED	5 May 2026
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Community Council: Stockbridge + Inverleith

26/00990/FUL (Planning Permission)	Alterations to existing ground floor rear extension, extend house to side elevation, and additional window to first floor South elevation. at 42 Warriston Avenue Edinburgh EH3 5NB	Mr Miles., 42 Warriston Avenue Edinburgh EH3 5NB	Local Delegated Decision	GRANTED	8 May 2026
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Community Council: Stockbridge + Inverleith

26/00950/FUL (Planning Permission)	1.5 storey rear extension with new tiled roof and re-render external walls. at 39 House O'hill Avenue Edinburgh EH4 5DN	Mr & Mrs MacLean, 39 House O'hill Avenue Edinburgh EH4 5DN	Local Delegated Decision	GRANTED	8 May 2026
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Community Council: Davidson Mains+Silverknowes (Inactive)

26/00909/FUL (Planning Permission)	Proposed 1.5 storey side extension, attic conversion with rear box dormer and velux roof light to front. at 85 Craigleith Hill Gardens Craigleith Edinburgh EH4 2JQ	Mr & Mrs Douglas And Gillian Ross., 85 Craigleith Hill Gardens Craigleith Edinburgh EH4 2JQ	Local Delegated Decision	GRANTED	6 May 2026
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Community Council: Craigleith + Blackhall

26/00884/FUL (Planning Permission)	Erect new single storey conservatory onto rear of property. at 140 Wester Drylaw Place Wester Drylaw Edinburgh EH4 2TG	Miss E Martin., 140 Wester Drylaw Place Edinburgh EH4 2TG	Local Delegated Decision	GRANTED	8 May 2026
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Community Council: Drylaw +Telford

26/00700/FUL (Planning Permission)	Remodelling of and extension to existing detached single storey villa including demolition of existing conservatory. at 41 Craigcrook Avenue Blackhall Edinburgh EH4 3PY	Mr Euan And Mrs Emily Roger., 41 Craigcrook Avenue Edinburgh EH4 3PY	Local Delegated Decision	GRANTED	8 May 2026
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Community Council: Craigleith + Blackhall

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

<p>26/0236/TCO (Treework Within a Conservation Area)</p>	<p>Lime - Remove deadwood greater than 50mm , T2767 Common Lime - Remove deadwood greater than 50mm & remove limb interrupting cup union at 8m, T2770 Common Lime - Remove deadwood greater than 50mm , T2769 Common Lime - Remove deadwood greater than 50mm , T2784 English Elm - Remove deadwood greater than 50mm , T2786 Bird Cherry - Remove deadwood greater than 50mm , reduce height & span of tree > 2m south, T2787 Sycamore - Remove deadwood greater than 50mm , T2788 Bird Cherry - Remove deadwood greater than 50mm , T2791 Italian Maple - Remove deadwood greater than 50mm , T2793 Bird Cherry - Remove deadwood greater than 50mm & reduce stem to South > 2m vert & 1.5 horizontally, T2794 Crab Apple - reduce canopy by up to 0.75cm horizontally, T2795 Sycamore - Remove deadwood greater than 50mm , T2796 Sycamore - Remove deadwood greater than 50mm , T2798 Bird Cherry - prune broken limbs at 44.5m west over play area, T2799 Himalayan Birch - Cut to Stump, T2823 Himalayan Birch - Remove uppermost crossing limb at 5m east, T2824 Swedish Whitebeam - Remove deadwood greater than 50mm , T2825 Cultivar Apple - Cany Reduce by up to 1m to reduce end weight, T2826 Common Holly - Remove northern east stem, T2829 Ash - Cut to Stump, T2771 Swedish Whitebeam - Cut to Stump, T2773 Swedish Whitebeam - Cut to Stump, T2774 Swedish Whitebeam - Remove deadwood greater than 50mm , T2775 Swedish Whitebeam - Remove deadwood greater than 50mm , T2776 Swedish Whitebeam - Cut to Stump, T2777 Swedish Whitebeam - Remove deadwood greater than 50mm & reduce limb at North originating at 2.5m by 0.75m, T2778 Swedish Whitebeam - Remove</p>	<p>St Georges School For Girls., St George's School Garscube Terrace Edinburgh EH12 6BG</p>	<p>Delegated Decision</p>	<p>NOT MAKE A TREE PRESERVATION ORDER</p>	<p>8 May 2026</p>
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Community Council: Murrayfield

26/01249/FUL (Planning Permission)	Form two new dormers and three new roof lights. at 3F2 17 Roseburn Terrace Edinburgh EH12 5NG	Mr James Logan., 3F2 17 Roseburn Terrace Edinburgh EH12 5NG	Local Delegated Decision	GRANTED	7 May 2026
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Community Council: Murrayfield

26/01254/FUL (Planning Permission)	Proposed single storey rear extension, two new dormer constructions and internal alterations to the existing dwelling. at 41 Ormidale Terrace Edinburgh EH12 6EA	Mrs Lynne Brooks., 41 Ormidale Terrace Edinburgh EH12 6EA	Local Delegated Decision	GRANTED	4 May 2026
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Community Council: Murrayfield

26/01007/FUL (Planning Permission)	Work to convert existing attic into a habitable space, to form one bedroom with a roof light. at 13 Corstorphine Road Murrayfield Edinburgh EH12 6DB	Mr Ranald Tulloch., 13 Corstorphine Road Edinburgh EH12 6DB	Local Delegated Decision	GRANTED	5 May 2026
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

26/01019/FUL (Planning Permission)	Change of use from class 5 (General Industry) to class 11 (Gymnasium) (as amended) at Unit 1 Mandale Park 24 Russell Road Roseburn Edinburgh EH11 2LP	Mandale Investments Limited., Gateway House 55 Coniscliffe Road Darlington DL3 7EH	Local Delegated Decision	GRANTED	5 May 2026
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Community Council: Gorgie + Dalry

26/00931/CLP (Certificate of Lawfulness (proposed))	Erection of an extension. at 43 Parkhead Drive Edinburgh EH11 4SP	Mrs Challoner, 43 Parkhead Drive Edinburgh EH11 4SP	Local Delegated Decision	GRANTED	5 May 2026
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Community Council: Sighthill, Broomhouse + Parkhead

25/05328/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 5 30 Richmond Terrace Edinburgh EH11 2BY	Mr Stephen Delahunt., Flat 5 30 Richmond Terrace Edinburgh EH11 2BY	Local Delegated Decision	WITHDRAWN	8 May 2026
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Community Council: Gorgie + Dalry

25/04477/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 10 West Fairbrae Crescent Edinburgh EH11 3SX	Usman Maqbool., 10 West Fairbrae Crescent Edinburgh EH11 3SX	Local Delegated Decision	WITHDRAWN	6 May 2026
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Community Council: Sighthill, Broomhouse + Parkhead

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

26/0270/TCO (Treework Within a Conservation Area)	Betula pendula in front garden reduction of tree by 1m to bs3998 standard, fagus sylvatica purpurea in front garden reduction of tree by 1m to bs3998 standard, Ilex aquifolium in front garden removal of multi stemmed tree. at 68 Spylaw Bank Road Hailes Edinburgh EH13 0JB	Mr Malcolm Walkinshaw., 68 Spylaw Bank Road Edinburgh EH13 0JB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 May 2026
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Community Council: Colinton

26/01366/FUL (Planning Permission)	Move the existing garage doors forward to a new position to allow access from the house original door to the porch directly into the garage. at Flat 13 40 Woodhall Road Colinton Edinburgh EH13 0DU	Mrs Lin Li., Flat 13 40 Woodhall Road Colinton Edinburgh EH13 0DU	Local Delegated Decision	GRANTED	5 May 2026
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Community Council: Colinton

26/00588/FUL (Planning Permission)	Proposed side extension including converting existing garage. Replacement front porch. New doors and windows throughout. at 56 Swanston Avenue Swanston Edinburgh EH10 7DB	Mr Jamie & Mrs Jenifer Meldrum., 56 Swanston Avenue Edinburgh EH10 7DB	Local Delegated Decision	GRANTED	8 May 2026
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Community Council: Fairmilehead

26/00387/FUL (Planning Permission)	Proposed single storey extension and decked area to rear of dwelling house. at 370 Lanark Road Kingsknowe Edinburgh EH13 0LX	Mr And Mrs T Rutherford., 370 Lanark Road Edinburgh EH13 0LX	Local Delegated Decision	GRANTED	8 May 2026
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

26/01352/LBC (Listed Building Consent)	Upgrade to 4 existing windows at ground floor. Installation of slim double glazed units and reinstatement of putty. at Edinburgh Napier University Craiglockhart Campus 219 Colinton Road Edinburgh EH14 1DJ	Edinburgh Napier University., Mr Colin Gordon, Craiglockhart Campus 219 Colinton Rd Edinburgh EH14 1DJ	Delegated Decision	PERMISSION IS NOT REQUIRED	6 May 2026
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Community Council: Craiglockhart

26/01323/FUL (Planning Permission)	Retrospection creation of driveway. at 33 Hutchison View Slateford Edinburgh EH14 1RX	Ms Catherine Outram., 33 Hutchison View Slateford Edinburgh EH14 1RX	Local Delegated Decision	GRANTED	7 May 2026
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Community Council: Hutchison + Chesser (Inactive)

26/01224/CLP (Certificate of Lawfulness (proposed))	Existing window to rear and side elevations to be removed along with wall below, new external doors shown. at 13 Kingsknowe Terrace Edinburgh EH14 2JJ	Mrs Thomson, 13 Kingsknowe Terrace Edinburgh EH14 2JJ	Delegated Decision	GRANTED	4 May 2026
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Community Council: Longstone

26/01075/FULS TL (Planning Permission STL)	Change of use from Clubmasters' accommodation to short term let. at Merchants Of Edinburgh Golf Club 10 Craighill Gardens Edinburgh EH10 5PY	Merchants Of Edinburgh Golf Club., FAO: Paul Lightbody 10 Craighill Gardens Edinburgh EH10 5PY	Local Delegated Decision	GRANTED	5 May 2026
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Community Council: Craiglockhart

26/00978/FUL (Planning Permission)	Single storey side extension to dwelling to provide improved accessibility and accommodation for a disabled occupant. at 44 Craiglockhart Dell Road Edinburgh EH14 1JP	Jane Donoghue., 44 Craiglockhart Dell Road Edinburgh EH14 1JP	Local Delegated Decision	GRANTED	5 May 2026
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Community Council: Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

26/0316/TCO (Treework Within a Conservation Area)	T1 Ash Tree - Cut to Stump, T2 Ash Tree - crown lift over neighbour garden provide 5.5m clearance from ground at 1F 10 Morningside Gardens Edinburgh EH10 5LA	Mr Andrew Bruce., 10 Morningside Gardens Edinburgh EH10 5NS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 May 2026
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Community Council: Morningside

26/0317/TCO (Treework Within a Conservation Area)	Dead/dying Rowan in the front garden. - Remove.. at 22 Bruntsfield Gardens Edinburgh EH10 4EA	Mrs Maria Guilandivar., 22 Bruntsfield Gardens Edinburgh EH10 4EA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 May 2026
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Community Council: Merchiston

26/01362/FUL (Planning Permission)	Erection of a single storey rear extension to an existing dwellinghouse replacing rear additions including a conservatory and bay extension. Works include internal reconfiguration to form a new kitchen and dining space, relocation of utility, formation of a raised terrace, and associated alterations. All works are confined to the rear within the existing garden. at 2 St Margaret's Road Bruntsfield Edinburgh EH9 1AZ	Mr Mike Macleod., 2 St Margarets Road Edinburgh EH9 1AZ	Local Delegated Decision	GRANTED	8 May 2026
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Community Council: Merchiston

26/00999/FUL (Planning Permission)	Minor alterations to rear elevation. Replacement of existing windows and doors. at 54 Braid Road Edinburgh EH10 6AL	Andrew Christie., 54 Braid Road Edinburgh EH10 6AL	Local Delegated Decision	GRANTED	5 May 2026
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Community Council: Morningside

26/00811/FUL (Planning Permission)	Rooftop extension to an existing end of terrace house. at 10E Jordan Lane Edinburgh EH10 4RB	Mr P Lyons., 10E Jordan Lane Edinburgh EH10 4RB	Local Delegated Decision	GRANTED	6 May 2026
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Community Council: Morningside

26/00645/FUL (Planning Permission)	Form new extension to rear of existing ground floor flat. Partially demolish existing extension and other internal work. at 28 Plewlands Gardens Edinburgh EH10 5JP	Mr Murray & Mrs Alison Strachan., 28 Plewlands Gardens Edinburgh EH10 5JP	Local Delegated Decision	GRANTED	5 May 2026
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Community Council: Morningside

25/06658/FUL (Planning Permission)	Replacement of existing roof finishes, formation of dormer windows to the rear (west) elevation, alterations to ground floor window, formation of new roof light over stairwell, installation of small PV array on existing flat roof (as amended). at 10 Midmar Drive Edinburgh EH10 6BU	Mr Gordon Brebner., 10 Midmar Drive Edinburgh EH10 6BU	Local Delegated Decision	GRANTED	6 May 2026
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Community Council: Morningside

25/04926/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 1 68 Craighouse Gardens Edinburgh EH10 5UN	Ms Ann Marie Fraser., Flat 1 68 Craighouse Gardens Edinburgh EH10 5UN	Local Delegated Decision	WITHDRAWN	8 May 2026
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Community Council: Morningside

25/02025/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F2 100 Thirlestane Road Marchmont Edinburgh EH9 1AS	Mr Rory Young., 2F2 100 Thirlestane Road Marchmont Edinburgh EH9 1AS	Local Delegated Decision	WITHDRAWN	6 May 2026
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Community Council: Marchmont + Sciennes

Ward No. B11 – City Centre

26/01217/LBC (Listed Building Consent)	Internal and external alterations and conversion of offices to short term lets. at 9 Forrest Road Edinburgh EH1 2QH	Ms Jemima Elliott., Broughton Place Farmhouse Broughton ML12 6HJ	Delegated Decision	GRANTED	5 May 2026
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Community Council: Old Town

26/01058/LBC (Listed Building Consent)	Installation of a replacement roof and safety access ladder. at 9 - 10 St Andrew Square New Town Edinburgh	RAAG St Andrew Hotel Limited., 3rd Floor 247 Cromwell Road London SW5 9GA	Delegated Decision	GRANTED	8 May 2026
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Community Council: New Town + Broughton

26/01028/CLE (Certificate of Lawfulness (existing))	Certificate of Lawfulness confirming its existing use as a restaurant and coffee shop (Class 3). at 39 Home Street Tollcross Edinburgh EH3 9JP	ST Peter Edinburgh II Ltd., Ms Weiping Wang 39 Home Street Tollcross Edinburgh EH3 9JP	Delegated Decision	GRANTED	5 May 2026
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Community Council: Tollcross

26/00929/LBC (Listed Building Consent)	Internal alterations and improvements to facilitate change of use from class 4 (Business) to serviced apartments (Sui Generis) (as amended). at 1F 8 Frederick Street Edinburgh EH2 2HB	Thistle Peat Ltd., 21 - 23 Thistle Street Edinburgh EH2 1DF	Delegated Decision	GRANTED	7 May 2026
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Community Council: New Town + Broughton

26/00930/FUL (Planning Permission)	Change of use from class 4 (business) to 2 No. serviced apartments (as amended). at 1F 8 Frederick Street Edinburgh EH2 2HB	Thistle Property Holding Co Ltd., Thistle House 21 - 23 Thistle Street Edinburgh EH2 1DF	Local Delegated Decision	GRANTED	6 May 2026
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Community Council: New Town + Broughton

26/00882/CLP (Certificate of Lawfulness (proposed))	The client proposes to install a new window on their rear elevation. at 4 New Broughton Broughton Edinburgh EH3 6PA	Mr Neil Cunningham., 4 New Broughton 36 York Road Edinburgh EH3 6PA	Delegated Decision	GRANTED	4 May 2026
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Community Council: New Town + Broughton

26/00883/FUL (Planning Permission)	Single storey rear extension to a mid terrace dwelling with minor internal alterations. No proposed works to the street facing elevation. at 19 West Catherine Place Edinburgh EH12 5HZ	Mrs Amy Ramage-Collins., 19 West Catherine Place Edinburgh EH12 5HZ	Local Delegated Decision	GRANTED	4 May 2026
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Community Council: Murrayfield

26/00820/FUL (Planning Permission)	Change of use from office (Class 4) to form two residential flats (sui generis) and internal alterations. at 1F 19 Manor Place Edinburgh EH3 7DX	Bonnie Builders Ltd., Unit 4B Gateway Business Park Beancross Road Grangemouth FK3 8WX	Local Delegated Decision	GRANTED	4 May 2026
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Community Council: West End

26/00821/LBC (Listed Building Consent)	Refurbishment and conversion of 1st floor office to provide two flats for residential accommodation. at 1F 19 Manor Place Edinburgh EH3 7DX	Bonnie Builders Ltd., Unit 4B Gateway Business Park Beancross Road Grangemouth FK3 8WX	Delegated Decision	GRANTED	4 May 2026
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Community Council: West End

26/00804/FUL (Planning Permission)	Alterations to existing shop front. retaining existing awning, new door, glazing bars and hand made glass to replace existing glazed panels. Strip paint from shop front, stain and polish wood. at 231 High Street Edinburgh EH1 1PE	Merchants Leisure., Mr Arthur Mustard Old Merchants Hunter Square Edinburgh EH1 1QW	Local Delegated Decision	GRANTED	4 May 2026
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Community Council: Old Town

26/00604/CLES TL (Certificate of Lawfulness Existing STL)	Short term let (change of use to short term let took place within the last 10 years but is not material change of use). at Flat 2 8 High Riggs Tollcross Edinburgh EH3 9BX	ZENLET., FAO: Mr Akhtar Ali Business Centre Mitchelston Drive Kirkcaldy Scotland KY1 3NB	Delegated Decision	WITHDRAWN	8 May 2026
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Community Council: Tollcross

26/00497/LBC (Listed Building Consent)	Replacing the existing single glazed timber windows with the double glazed similar windows with the same style /profile of frames (as amended). at Flat 1 265 Canongate Edinburgh EH8 8BQ	Mrs Sukhaina Nijim Muhammad., The City Of Edinburgh Council 4 Level 1, Waverley Court, 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	5 May 2026
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Community Council: Old Town

26/00492/LBC (Listed Building Consent)	Replacing the existing single glazed timber windows with the double glazed similar windows with the same style /profile of frames (as amended). at Flat 3 265 Canongate Edinburgh EH8 8BQ	Mrs Sukhaina Nijim Muhammad., The City Of Edinburgh Council 4 Level 1, Waverley Court, 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	5 May 2026
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Community Council: Old Town

26/00402/ADV (Advert Consent)	Fascia sign, projecting sign. at 16 Multrees Walk New Town Edinburgh EH1 3DQ	Alo Yoga., Mr Douglas Deptula 12 New Fetter Lane London EC4A 1JP	Delegated Decision	GRANTED	4 May 2026
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Community Council: New Town + Broughton

26/00403/FUL (Planning Permission)	Alterations to facade including new shopfront. at 16 Multrees Walk Edinburgh EH1 3DQ	Alo Yoga., Mr Douglas Deptula 12 New Fetter Lane London EC4A 1JP	Local Delegated Decision	GRANTED	4 May 2026
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Community Council: New Town + Broughton

26/00137/LBC (Listed Building Consent)	Internal alterations to close off stair between ground and basement. at 22A Chester Street Edinburgh EH3 7RA	Mrs Mary Calder., 22 Chester Street Edinburgh EH3 7RA	Delegated Decision	GRANTED	5 May 2026
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Community Council: West End

25/06087/FULS TL (Planning Permission STL)	Retrospective change of use from HMO (Sui Generis) to short term let (Sui Generis). at 15 Gilmore Place Edinburgh EH3 9NE	Ms Stephanie Szeng., 15 Gilmore Place Edinburgh EH3 9NE	Local Delegated Decision	REFUSED	4 May 2026
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Community Council: Tollcross

25/05341/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 4 Portsburgh Square Tollcross Edinburgh EH1 2JB	Mr Colin Rolland., 4 Portsburgh Square Tollcross Edinburgh EH1 2JB	Local Delegated Decision	WITHDRAWN	8 May 2026
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Community Council: Tollcross

25/04677/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 10 35 Leith Street Edinburgh EH1 3AT	Ms Alicia Thomas., Flat 10 35 Leith Street Edinburgh EH1 3AT	Local Delegated Decision	WITHDRAWN	8 May 2026
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Community Council: New Town + Broughton

25/04401/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 3F2 44 South Bridge Edinburgh EH1 1LL	Mr Jamie Gallacher., 3F2 44 South Bridge Edinburgh EH1 1LL	Local Delegated Decision	WITHDRAWN	8 May 2026
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Community Council: Old Town

25/03583/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F3 73 Lothian Road Edinburgh EH3 9AW	SHQ Properties Ltd., 73 2F3 Lothian Road Edinburgh EH3 9AW	Local Delegated Decision	WITHDRAWN	6 May 2026
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Community Council: Tollcross (pre 28 March 2025)

25/02437/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 3F4 9 Holyrood Road Edinburgh EH8 8AE	Mr Tim Griffiths., 9 3F4, Holyrood Road Edinburgh EH8 8AE	Local Delegated Decision	WITHDRAWN	8 May 2026
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

26/0313/TCO (Treework Within a Conservation Area)	Rowan - Removal due to multiple reasons - see supporting documentation for planning details. at 41 East Claremont Street Edinburgh EH7 4HT	MGS Tree Services., FAO: Elan Evans 39 Kellie Place Dunbar EH42 1GF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 May 2026
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Community Council: New Town + Broughton

26/01876/CLP (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	Mr Patrick McAuley., 42 Connaught Place Edinburgh EH6 4RN	Delegated Decision	GRANTED	8 May 2026
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Community Council: Leith Central

26/01379/FUL (Planning Permission)	Single storey flat roofed rear house extension. at 10 Logie Green Gardens Warriston Edinburgh EH7 4HE	Mr Stephen & Mrs Hanna Coyle., 10 Logie Green Gardens Edinburgh EH7 4HE	Local Delegated Decision	GRANTED	4 May 2026
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Community Council: New Town + Broughton

26/00859/FUL (Planning Permission)	Erection of a single-storey rear extension. at 30 Cambridge Avenue Edinburgh EH6 5AP	Mr Kenny MacLeod., 30 Cambridge Avenue Edinburgh EH6 5AP	Local Delegated Decision	GRANTED	5 May 2026
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Community Council: Leith Central

26/00375/FULS TL (Planning Permission STL)	Change of use to short term let for a maximum of 6 weeks in a calendar year (the last 2 weeks of June and 4 weeks during the last 2 weeks of August and first 2 weeks of September) (as amended). at 1F1 108 Mcdonald Road Broughton Edinburgh EH7 4NQ	Mr Stuart Simpson., Flat 1F1 108 McDonald Road Edinburgh EH7 4NQ	Local Delegated Decision	GRANTED	8 May 2026
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Community Council: New Town + Broughton

25/05333/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 2 11 Arthur Street Pilrig Edinburgh EH6 5DA	Ms Deborah Skpper., 11 Flat 2 Arthur Street Edinburgh UK EH6 5DA	Local Delegated Decision	WITHDRAWN	8 May 2026
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Community Council: Leith Central

25/02491/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 89 Brunswick Street Hillside Edinburgh EH7 5HS	Ms Olivia Harriott., 89 Brunswick Street Edinburgh EH7 5HS	Local Delegated Decision	WITHDRAWN	8 May 2026
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Community Council: Leith Central

25/02435/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F2 67 Brunswick Street Edinburgh EH7 5HT	Mr Andrew Johnson., 67 2F2, Brunswick Street Edinburgh EH7 5HT	Local Delegated Decision	WITHDRAWN	5 May 2026
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

26/01251/FUL (Planning Permission)	A single-storey extension to an existing residential property. at 12 Fletcher Crescent Edinburgh EH6 6AS	Mr Will Dunn., 12 Fletcher Crescent Edinburgh EH6 6AS	Local Delegated Decision	GRANTED	7 May 2026
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Community Council: Leith Harbour + Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

26/01558/FUL (Planning Permission)	Remove existing conservatory and erect a flat roof extension to rear of dwellinghouse. at 7 Northfield Circus Mountcastle Edinburgh EH8 7PY	Mr & Mrs Barry & Nicola McCardle., 7 Northfield Circus Edinburgh EH8 7PY	Local Delegated Decision	GRANTED	8 May 2026
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Community Council: Northfield + Willowbrae

26/01374/FUL (Planning Permission)	Installation of semi permanent modular galvanised steel disabled access ramp. at PF1 9 Craigentinny Road Craigentinny Edinburgh EH7 6LY	Miss Skye Sorrie., Pf1 9 Craigentinny Road Edinburgh EH7 6LY	Local Delegated Decision	GRANTED	4 May 2026
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Community Council: Craigentinny + Meadowbank

26/01257/CLP (Certificate of Lawfulness (proposed))	Dormer extension to rear of dwelling house to form ensuite. at 1B Northfield Avenue Edinburgh EH8 7PR	Mr Jack Smith., 1B Northfield Avenue Edinburgh EH8 7PR	Delegated Decision	REFUSED	7 May 2026
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Community Council: Northfield + Willowbrae

26/00084/FUL (Planning Permission)	Demolish existing rear outbuildings and erect new side and rear single storey extension (as amended). at 14 Bryce Avenue Craigentenny Edinburgh EH7 6TX	Mr Richard Weir., 14 Bryce Avenue Edinburgh EH7 6TX	Local Delegated Decision	GRANTED	4 May 2026
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Community Council: Craigentenny + Meadowbank

[Wards](#)

Ward No. B15 – Southside/Newington

26/01205/CLP (Certificate of Lawfulness (proposed))	Replacement driveway gates due to existing ones being in a dilapidated state, exacerbated by recent wind damage. I am trying to keep the appearance very close to the existing appearance, so the dimensions and opening direction are the same, and style and general colour are being kept as close to the existing ones as is feasible (same railheads etc.). The new material would be composite but should have the same effect as the existing wood infill. at 35 Dick Place Edinburgh EH9 2JA	Mr Jonathan Thomas., 35 Dick Place Edinburgh EH9 2JA	Delegated Decision	REFUSED	7 May 2026
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Community Council: Marchmont + Sciennes

26/00908/FUL (Planning Permission)	Proposed alterations to existing mid-terrace dwellinghouse including proposed window cill cut-down to form French door to rear elevation. at 25 Gilmour Road Edinburgh EH16 5NS	Mr A Burrett & Mrs J Hodge., 25 Gilmour Road Mayfield Edinburgh EH16 5NS	Local Delegated Decision	GRANTED	5 May 2026
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Community Council: Grange + Prestonfield

26/00495/CLP (Certificate of Lawfulness (proposed))	Proposed demolition of existing building on site at 27 - 29 Ratcliffe Terrace Newington Edinburgh EH9 1SX	SDR Property Developments Ltd., 93-101 Gorgie Road Edinburgh EH11 1TE	Delegated Decision	GRANTED	6 May 2026
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Community Council: Grange + Prestonfield

25/06690/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F1 70 South Clerk Street Edinburgh EH8 9PT	Ms Kate Stevenson., 70 2f1 South Clerk Street Edinburgh EH8 9PT	Local Delegated Decision	WITHDRAWN	8 May 2026
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Community Council: Southside

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

26/01356/FUL (Planning Permission)	Installation of semi permanent modular galvansied steel disabled access ramp. at 31 Southhouse Road Burdiehouse Edinburgh EH17 8EW	Mrs Sarah Laing., 31 Southhouse Road Edinburgh EH17 8EW	Local Delegated Decision	GRANTED	4 May 2026
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Community Council: Gilmerton + District

26/00871/CLP (Certificate of Lawfulness (proposed))	Proposed single storey rear extension with sunken patio and remodelling of lower ground floor forming bedroom and shower. at 42 Liberton Brae Alnwickhill Edinburgh EH16 6AF	Mr Mike And Mrs Julia Bell., 42 Liberton Brae Edinburgh EH16 6AF	Delegated Decision	GRANTED	4 May 2026
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Community Council: Liberton + District

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

26/01321/FUL (Planning Permission)	Formation of new deck area at existing first floor flat roof and new door access. at 10 Eastfield Place Joppa Edinburgh EH15 2PL	Ms Barbara Stevenson., 10 Eastfield Place Joppa Edinburgh EH15 2PL	Local Delegated Decision	GRANTED	8 May 2026
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Community Council: Portobello (Inactive)

26/00951/FUL (Planning Permission)	Replacement of existing timber frame and uPVC windows with new timber frame vacuum glazed sash and case windows. Replacement of existing concrete stair with new timber effect stair to rear. Additional steel stair to rear. Internal alterations including a knock through to create a new dining area, the relocation of the utility room, and the amalgamation of the WC and bathroom to the 1st floor. at 40 Argyle Crescent Edinburgh EH15 2QD	Heather Wiggin., 40 Argyle Crescent Edinburgh EH15 2QD	Local Delegated Decision	GRANTED	6 May 2026
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Community Council: Portobello (Inactive)

26/00915/FUL (Planning Permission)	Single storey extension to house. at 16 Stanley Street Edinburgh EH15 1JJ	Simon Shields., 16 Stanley Street Edinburgh EH15 1JJ	Local Delegated Decision	GRANTED	8 May 2026
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Community Council: Portobello (Inactive)

26/00669/FULS TL (Planning Permission STL)	Change of use from residential to short-term let (Sui Generis). at 51A Wisp Green Newcraighall Edinburgh EH15 3QY	Lothian Plans., Mr Stephen Lothian 18 Laidlaw Gardens Tranent EH33 2QH	Local Delegated Decision	REFUSED	4 May 2026
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Community Council: Craigmillar (Inactive)

25/05822/FUL (Planning Permission)	New garden shed (part retrospective). at 1 Duntreath Crescent Edinburgh EH16 4BQ	Ping On Family Office., FAO: Lee Wong 1 Duntreath Crescent Edinburgh EH16 4BQ	Local Delegated Decision	REFUSED	7 May 2026
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Community Council: Craigmillar (Inactive)

24/05859/FUL (Planning Permission)	Alter and substantially demolish the existing bungalow to create a new bungalow with a first floor extension (as amended). at 5 Seaview Crescent Edinburgh EH15 2LU	Mr Keith Mitchell., 72 Dovecote Way Haddington EH41 4HY	Local Delegated Decision	WITHDRAWN	8 May 2026
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Community Council: Portobello (pre 28 March 2025)

[Wards](#)

