

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **18 May 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **18 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 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

26/0284/TCO (Treework Within a Conservation Area)	T3. Silver Birch, 1-2m Crown Reduction to rebalance canopy as tree is heavily weighted towards the house. T4. Rowan, remove damages stems. Tidy old pruning stubs. 1-2m CR of canopy towards house. T5. Hawthorn, 1-2m CR of growth toward house and height as crown significantly unbalanced toward house. T6 Laburnum, remove lateral branches to W to reduce lever arm. Reduce height by 2m. at 49 Cramond Glebe Road Edinburgh EH4 6NT	Future Tree Care., FAO: Melvin Landale Unit 1, The Old Sawmill Rigfoot Duns TD11 3SF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 May 2026
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Community Council: Cramond, Barnton + Cammo

26/01631/FUL (Planning Permission)	Single storey side and rear extension to dwelling house. at 30 Silverknowes View Edinburgh EH4 5PT	Peter MacFarlane & Katherine Walker., 30 Silverknowes View Edinburgh EH4 5PT	Local Delegated Decision	GRANTED	15 May 2026
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Community Council: Davidson Mains+Silverknowes (Inactive)

26/01595/FUL (Planning Permission)	Alterations to detached house, including raised deck at ground floor level to rear. at 3 Inveralmond Gardens Cramond Edinburgh EH4 6LP	Mr Iain And Mrs Jennifer Sanderson., 3 Inveralmond Gardens Edinburgh EH4 6LP	Local Delegated Decision	GRANTED	13 May 2026
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Community Council: Cramond, Barnton + Cammo

26/01465/CLE (Certificate of Lawfulness (existing))	The building has been used a vehicle servicing and repair centre under the name of East Coast Tyres from around 2009 and then an MOT test centre from 2011 under the same business name. Class 5 at 29 The Loan South Queensferry EH30 9SD	Borthwick Autoshop., FAO: Hugh Borthwick 29 The Loan South Queensferry EH30 9SD	Delegated Decision	GRANTED	11 May 2026
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Community Council: Queensferry + District

26/01404/CLP (Certificate of Lawfulness (proposed))	Installation of two electrical upstands for recharging vehicles as per Annex E - class 9F of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 also known as "the GPDO". at 3 Cliftonhall Road Newbridge EH28 8PW	Mx InstaVolt Ltd., 6 Cedarwood Chineham Park Basingstoke Hampshire RG24 8WD	Delegated Decision	GRANTED	12 May 2026
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Community Council: Ratho + District

26/01386/CLE (Certificate of Lawfulness (existing))	Application to clarify that the lawful use class of the site is Class 7. at 15 West Terrace Queensferry South Queensferry EH30 9LL	Heritage Residences Ltd., FAO: Mr Andrew Cramond 15 West Terrace South Queensferry Edinburgh EH30 9LL	Delegated Decision	GRANTED	15 May 2026
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Community Council: Queensferry + District

26/01081/FUL (Planning Permission)	Proposed side extension to existing property. at 9 Silverknowes Loan Edinburgh EH4 5HS	Mr & Mrs Shahnavaz Jiwa., 9 Silverknowes Loan Edinburgh EH4 5HS	Local Delegated Decision	GRANTED	12 May 2026
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Community Council: Davidson Mains+Silverknowes (Inactive)

26/01073/FUL (Planning Permission)	Convert existing garage and form first floor extension above. at 20 Standingstane Road Dalmeny South Queensferry EH30 9UB	Mr Iain Thomson., 20 Standingstane Road Dalmeny South Queensferry EH30 9UB	Local Delegated Decision	GRANTED	12 May 2026
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Community Council: Queensferry + District

26/00916/FUL (Planning Permission)	Removal of existing conservatory and construction of single storey rear extension with associated roof and chimney alterations. at 11 Barnton Park Gardens Edinburgh EH4 6HL	Gordon Buchanan & Cecilia Jane Langhorne., 11 Barnton Park Gardens Edinburgh EH4 6HL	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: Cramond, Barnton + Cammo

26/00162/FUL (Planning Permission)	Change of use Claylands Farmhouse from class 9 to class 8 childrens residential home and The Claylands Nursery from class 10 to class 8 childrens residential home. at Claylands Nursery Claylands Farm Claylands Road Newbridge Edinburgh EH28 8LZ	Mr Colin Gilbert., Old Dairy House Dundas Home Farm South Queensferry EH30 9SS	Local Delegated Decision	REFUSED	12 May 2026
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Community Council: Ratho + District

[Wards](#)

Ward No. B02 – Pentland Hills

26/01284/FUL (Planning Permission)	Extension of 2 storeys to side and 1 storey to Rear. at 173 Curriehill Castle Drive Balerno EH14 5TD	Mr Christopher Turnbull., 59 Edinburgh Road Musselburgh EH21 6EE	Delegated Decision	GRANTED	13 May 2026
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Community Council: Balerno

26/01025/FUL (Planning Permission)	Remove existing conservatory and replace with sun lounge. at 28 Newmills Road Curriehill Balerno EH14 5SU	Mrs Amy Horne., 28 Newmills Road Curriehill Balerno EH14 5SU	Local Delegated Decision	GRANTED	12 May 2026
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Community Council: Balerno

26/00845/FUL (Planning Permission)	Demolition of existing conservatory and lean-to utility; erection of a ground-floor rear extension with a roof terrace and glazed balustrade. at 6 Harlaw Road Harlaw Balerno EH14 7BA	Mr Jamie Vernon., 6 Harlaw Road Balerno EH14 7BA	Local Delegated Decision	GRANTED	13 May 2026
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Community Council: Balerno

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

26/01481/FUL (Planning Permission)	Erection of an extension. at 12 Craigmount Grove North Craigmount Edinburgh EH12 8BY	Mr & Mrs - Davenport., 12 Craigmount Grove North Edinburgh EH12 8BY	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: Corstorphine East +West Craigs

26/01395/FUL (Planning Permission)	Take down existing conservatory. Construct new single storey extension to the rear of the property. at 44 Parkgrove Drive Barnton Edinburgh EH4 7QG	Mrs Ann Laing., 44 Parkgrove Drive Edinburgh EH4 7QG	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: Corstorphine + Clermiston

26/01095/FUL (Planning Permission)	Replace the existing rear sunroom with a single storey rear extension with decking area and replace rear window with bi-fold doors and attic conversion with velux roof light to the front and rear. at 23 North Gyle Loan Edinburgh EH12 8JJ	Mr Andrew Ritchie., 23 North Gyle Loan Edinburgh EH12 8JJ	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: Corstorphine + Gyle

26/01018/FUL (Planning Permission)	Form new shopfront and widen an existing door opening. at Unit 25 - 30 Gyle Centre Gyle Avenue South Gyle Edinburgh EH12 9JT	C&R Retail 1 Limited., Stand Bridge House First Floor 1380142 Strand London WC2R 1HH	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: Corstorphine + Gyle

26/00826/FUL (Planning Permission)	Proposed change of use of existing Class 4 Business premises to Class 10 Place of Worship and associated facilities and erect new bike store (as amended). at 2 Lochside Avenue Edinburgh EH12 9DJ	Hope City Church Edinburgh/RR Bristol Ltd., Per Ness Planning Westfield Brae Of Cantray Croy IV2 5PW	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: Corstorphine + Gyle

26/00761/FUL (Planning Permission)	To install a 35m monopole supporting 6 No. antennas, 4 No. 0.6m transmission dishes, installation of 4 No. equipment cabinets, proposed 2.4m high mesh panel fence with 3m wide double gates and ancillary development thereto. at Proposed Telecoms Apparatus 120 Metres North Of 35 Clermiston Road North Edinburgh	MBNL Limited., Thames Tower 6 Station Road Reading United Kingdom RG1 1LX	Local Delegated Decision	GRANTED	12 May 2026
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Community Council: Corstorphine + Clermiston

[Wards](#)

Ward No. B04 – Forth

26/0343/TCO (Treework Within a Conservation Area)	Katsura tree in the rear garden. - Remove. at 14 Laverockbank Terrace Edinburgh EH5 3BL	Mr Niall Franklin., 14 Laverockbank Terrace Edinburgh EH5 3BL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 May 2026
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Community Council: Trinity

26/0266/TCO (Treework Within a Conservation Area)	Alnus - Crown reduction of 1.5m with 20% thin, Malus - Remove tree. at 5 Stirling Road Edinburgh EH5 3HZ	Mr Mr Ryan Evans - Castle Trees Arborists Ltd.,	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 May 2026
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

26/0297/TCO (Treework Within a Conservation Area)	5m Deciduous Tree - Remove tree. at 22 Eyre Crescent Edinburgh EH3 5EU	Mr Ryan Evans.,	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 May 2026
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Community Council: New Town + Broughton

26/01576/WINP A (Prior Approval Windows)	The existing, rotted, original window and balcony door on attic floor are to be replaced in detail to exactly replicate the existing profile in white painted red wood. The single glazed panes are to be replaced in slimline double glazed units with 4mm spacer. at 10 Inverleith Gardens Craigleith Edinburgh EH3 5PS	Mr Jonathan Macneal., 10 Inverleith Gardens Craigleith Edinburgh EH3 5PS	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	13 May 2026
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Community Council: Stockbridge + Inverleith

26/01271/LBC (Listed Building Consent)	Internal alterations to GF layout formation external double doors. at 8 Saxe-coburg Place Edinburgh EH3 5BR	Alex Arno., 8 Saxe-coburg Place Edinburgh EH3 5BR	Delegated Decision	WITHDRAWN	12 May 2026
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Community Council: Stockbridge + Inverleith

26/01126/FUL (Planning Permission)	Attic conversion including rooflights and rear dormer along with alterations to form access staircase. at 32 Eildon Street Warriston Edinburgh EH3 5JX	Mr N Murphy And A Lord., 32 Eildon Street Warriston Edinburgh EH3 5JX	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: Stockbridge + Inverleith

26/00343/FULS TL (Planning Permission STL)	Change of use of premises to Short Term Let. at 74 Hamilton Place Edinburgh EH3 5AZ	Ms Monica Sutcliffe., 148 9 Dundas Street Edinburgh EH3 5DQ	Local Delegated Decision	REFUSED	12 May 2026
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Community Council: Stockbridge + Inverleith

25/05497/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F1 21 Comely Bank Street Edinburgh EH4 1AP	Robert Bolton., 2F1 21 Comely Bank Street Edinburgh EH4 1AP	Committee Decision	REFUSED	13 May 2026
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Community Council: Stockbridge + Inverleith

25/04788/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 1 Eildon Street Warriston Edinburgh EH3 5JU	Ms Stephanie Walker., Glencairn Cottage 60 Main Street Gorebridge EH23 4BY	Delegated Decision	WITHDRAWN	14 May 2026
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Community Council: Stockbridge + Inverleith

25/03345/FULS TL (Planning Permission STL)	Change of use from residential flat to STL (retrospective). at Flat 12 3 St Bernard's Row Stockbridge Edinburgh EH4 1HW	Mrs Nicolette Wise., Whinnymuir Dalry Castle Douglas DG7 3TT	Committee Decision	REFUSED	15 May 2026
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Community Council: Stockbridge/Inverleith (pre 28 March 2025)

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

26/0303/TCO (Treework Within a 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	Dalmore Tree Care., FAO: Mark Tynan Sommerville Cottage Auchendinny EH26 0RY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 May 2026
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Community Council: Murrayfield

26/01842/CLP (Certificate of Lawfulness (proposed))	Proposed single storey flat roof extension on the rear of the property. at 23 Ravelston Dykes Edinburgh EH4 3JE	Mr Lloyd Vaughan., 23 Ravelston Dykes Edinburgh EH4 3JE	Delegated Decision	GRANTED	15 May 2026
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Community Council: Murrayfield

26/00834/FUL (Planning Permission)	Detached garage conversion and extension; new driveway access (as amended). at 68 Ravelston Dykes Ravelston Edinburgh EH12 6HF	Mr Paul Sullivan., Redhurst 68 Ravelston Dykes Edinburgh Eh126HF	Local Delegated Decision	GRANTED	13 May 2026
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Community Council: Murrayfield

Ward No. B07 – Sighthill/Gorgie

26/01578/PA (Prior Approval)	Renewal of timber deck including GRP ballast retention, back of wall drainage, and waterproofing. Installation of new edge protection system (a new handrail). Mechanical preparation and painting to all new steelwork and outer faces to match existing colour scheme. Condition-led repairs to steelwork and masonry. at Railway Bridge Westfield Road Slateford Edinburgh	Network Rail., FAO: Catherine Stewart Town Planning 151 St Vincent Street Glasgow G2 5NW	Delegated Decision	APPROVED	13 May 2026
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Community Council: Gorgie + Dalry

26/01017/LBC (Listed Building Consent)	Replacement of timber single glazing windows with uPVC double glazing windows. at 16 Walker Terrace Edinburgh EH11 2BH	Mrs Sukhaina Nijim Muhammad., The City Of Edinburgh Council 4 Level 1, Waverley Court, 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	REFUSED	11 May 2026
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Community Council: Gorgie + Dalry

26/00977/FUL (Planning Permission)	Change of Use from Class 4 office to Class 1A dentist. at 5 Cultins Road Edinburgh EH11 4DF	Ivy Group., FAO: Navid Dean Ivy Business Centre Ivy Mill Crown Street Failsworth Manchester M35 9BG	Local Delegated Decision	GRANTED	15 May 2026
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Community Council: Sighthill, Broomhouse + Parkhead

26/00499/FUL (Planning Permission)	Change of use from parking spaces to Class 6 (Storage) with self-storage units and associated works. at Land 30 Metres South Of 36 Russell Road Roseburn Edinburgh	Mackenzie Ventures Ltd., c/o Agent 7 Castle Street Edinburgh United Kingdom EH2 7AH	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: Gorgie + Dalry

25/05326/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 84 Sighthill Loan Sighthill Edinburgh EH11 4NS	Mr Lukasz Koscielniak., 84 Sighthill Loan Edinburgh EH11 4NS	Committee Decision	REFUSED	15 May 2026
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Community Council: Sighthill, Broomhouse + Parkhead

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

26/02006/WINP A (Prior Approval Windows)	Replace existing timber windows with new white PVC window profiles all to match existing. at 15 Bonaly Steading Edinburgh EH13 0HA	Miss Clapperton, 15 Bonaly Steading Edinburgh EH13 0HA	Delegated Decision	APPROVED	14 May 2026
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Community Council: Colinton

26/01665/FUL (Planning Permission)	Construct new single storey flat roof extension to the rear of the property. Proposed finishes to match existing. at 13 Caiystane Hill Edinburgh EH10 6SX	Mr Patrick Duffy., 13 Caiystane Hill Edinburgh EH10 6SX	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: Fairmilehead

26/01114/FUL (Planning Permission)	Erect new porch to front of existing property. at 65 Tryst Park Swanston Edinburgh EH10 7HB	Mr & Mrs M Cutt., 65 Tryst Park Edinburgh EH10 7HB	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: Fairmilehead

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

26/01109/CLP (Certificate of Lawfulness (proposed))	The conversion of the existing main stadium rugby field from natural grass to synthetic turf with the installation of a 1.2m high spectator rail around its perimeter. The resurfacing of the existing synthetic turf football pitch. at 4 Meggetland Wynd Slateford Edinburgh	City Of Edinburgh Council (CEC)., Mr Sean Webster. Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	11 May 2026
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Community Council: Craiglockhart

Ward No. B10 –Morningside

26/0355/TCO (Treework Within a Conservation Area)	All tree work within submitted notice - excluding T6114 which was determined under 26/0178/TPO and T6136 and T6134 which were with drawn from the notice. at Flat 1 45 Polwarth Terrace Edinburgh EH11 1NL	Trinity Factoring Services Ltd., FAO: Aryk Slupek 209 - 211 Bruntsfield Place Edinburgh EH10 4DH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 May 2026
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Community Council: Merchiston

26/0311/TCO (Treework Within a 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	MGS Tree Services., FAO: Elan Evans 39 Kellie Place Dunbar EH42 1GF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 May 2026
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Community Council: Merchiston

26/01629/WINP A (Prior Approval Windows)	The property currently has single glazed timber sash and case windows and the applicant would like to replace these with double glazed uPVC sliding sash and case windows. at PF1 12 Meadow Place Edinburgh EH9 1JZ	Mrs Dorothy Lawrence., 12/1 Meadow Place Edinburgh EH9 1JZ	Delegated Decision	APPROVED	12 May 2026
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Community Council: Marchmont + Sciennes

26/0278/TCO (Treework Within a Conservation Area)	2 x acer pseudoplatanus of approx 20m - lateral tip reduce canopy over garden of 20B by no more than 2.0m at 20B Polwarth Terrace Edinburgh EH11 1NB	Miss Rebecca Edser., 78 Polwarth Gardens Edinburgh EH11 1LJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 May 2026
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Community Council: Merchiston

26/0280/TCO (Treework Within a Conservation Area)	T1 willow partial removal of fallen tree. at Flat 4 9 Ettrick Road Edinburgh EH10 5BJ	Ms Jules Goodlet-Rowley., Flat 4 9 Ettrick Road Edinburgh EH10 5BJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 May 2026
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Community Council: Merchiston

26/01469/FUL (Planning Permission)	A single storey extension to a 2 storey semi detached property to form enhanced living accommodation. at 9 The Crescent Edinburgh EH10 5NX	Ms Anne MacLean., 9 The Crescent Morningside Edinburgh EH10 5NX	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: Morningside

26/01300/FUL (Planning Permission)	Replace existing driveway and footpath. This is a resubmission of an application that was granted in 2021 but never commenced, reference 21/02558/FUL. at 19 Merchiston Place Edinburgh EH10 4PL	Mr Mr Tim Barraclough., 19 Merchiston Place Bruntsfield Edinburgh EH10 4PL	Local Delegated Decision	GRANTED	12 May 2026
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Community Council: Merchiston

26/01296/FUL (Planning Permission)	Roof extension to form new first floor accommodation to dwelling house, including two front dormers and one rear dormer. at 22 Pentland Grove Pentland Edinburgh EH10 6NR	Ms Jennifer Holligan., 22 Pentland Grove Edinburgh UK EH10 6NR	Local Delegated Decision	GRANTED	12 May 2026
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Community Council: Fairmilehead

26/01107/FUL (Planning Permission)	Installation of PV solar panels on the flat roof area of the existing house. at 41 Cluny Drive Edinburgh EH10 6DU	Mr David Cruikshank., 41 Cluny Drive Edinburgh EH10 6DU	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: Morningside

26/01093/LBC (Listed Building Consent)	Existing single glazed timber sash and case windows replaced with new double glazed timber sash and case windows to match existing. at 4F 2 Marchmont Road Edinburgh EH9 1HZ	Mrs Jodie Hutchings., 4F 2 Marchmont Road Marchmont Edinburgh EH9 1HZ	Delegated Decision	GRANTED	14 May 2026
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Community Council: Marchmont + Sciennes

25/04800/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at Flat 4 75 Leamington Terrace Edinburgh EH10 4JT	Mrs Deborah Waulbaum., The Schoolhouse Broughton Biggar ML12 6HQ	Delegated Decision	WITHDRAWN	13 May 2026
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Community Council: Merchiston

25/03006/FUL (Planning Permission)	Change of use from existing guest house (Class 7) to form House in Multiple Occupation (up to 15 persons) (Sui Generis). at 47 Leamington Terrace Viewforth Edinburgh EH10 4JS	Alep Logistics Ltd., 47 Leamington Terrace Viewforth Edinburgh EH10 4JS	Committee Decision	GRANTED	15 May 2026
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Community Council: Tollcross (pre 28 March 2025)

24/05304/FUL (Planning Permission)	Form new garage to rear garden (as amended). at 1A Merchiston Crescent Merchiston Edinburgh EH10 5AN	Mr Stuart Stark., 1A Merchiston Crescent Edinburgh EH19 5AN	Local Delegated Decision	GRANTED	15 May 2026
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Community Council: Merchiston (pre 28 March 2025)

[Wards](#)

Ward No. B11 – City Centre

26/0288/TCO (Treework Within a Conservation Area)	Fagus sylvatica, Betula pendula - Remove 3 large dead limbs from mature beech, fell small, stunted birch. at Regent Royal And Carlton Terrace Gardens Regent Terrace Edinburgh	Regent Gardens., FAO: Charlotte Mallalieu 17A Royal Terrace Mews Edinburgh EH7 5BZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 May 2026
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Community Council: New Town + Broughton

26/01606/CLP (Certificate of Lawfulness (proposed))	Internal alterations to existing meeting rooms to form 3 new Guest Bedrooms at Holiday Inn Express 16 - 22 Picardy Place Edinburgh EH1 3JT	Edinburgh Proco Ltd.,	Delegated Decision	GRANTED	12 May 2026
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Community Council: New Town + Broughton

26/01610/CLE (Certificate of Lawfulness (existing))	Continued use as HMO accommodation. at Whitefoord House 53 Canongate Edinburgh EH8 8BS	Scottish Veterans Residences Whitefoord House., FAO: Kirsty Smeaton-Brown 53 Canongate Edinburgh EH8 8BS	Delegated Decision	GRANTED	11 May 2026
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Community Council: Old Town

26/0252/TCO (Treework Within a Conservation Area)	Tree 1 (ash) - Prune to provide vertical highway/ roads clearance 5.5m, as measured from road surface tree 2 (cherry) - tree removal in rear garden, tree 3 (cherry) - tree removal in rear gartree 1 (ash) - thinning/reduction of tree in front garden, tree 2 (cherry) - tree removal in rear garden, tree 3 (cherry) - tree removal in rear garden. (amended by email 13 May 2026) at Wester House 8 Osborne Terrace Wester Coates Edinburgh EH12 5HG	Mr Richard McEwan., Wester House 8 Osborne Terrace Edinburgh EH12 5HG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 May 2026
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Community Council: Murrayfield

26/01351/FULS TL (Planning Permission STL)	Retrospective change of use from and alterations to former Joiner's store (Class 6) to serviced apartment (sui generis). at 5B Fettes Row Edinburgh EH3 6SF	RentirPro Limited., FAO: Mr Chris Gray 5 Maude Place Kirkliston EH29 9FH	Local Delegated Decision	WITHDRAWN	14 May 2026
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Community Council: New Town + Broughton

26/01353/LBC (Listed Building Consent)	Internal and external alterations to form a serviced apartment. at 5B Fettes Row Edinburgh EH3 6SF	RentirPro Limited., Mr Chris Gray. 5 Maude Place Kirkliston Scotland EH29 9FH	Delegated Decision	WITHDRAWN	14 May 2026
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Community Council: New Town + Broughton

26/01275/ADV (Advert Consent)	Proposed advertisements (as amended). at 102 Hanover Street Edinburgh EH2 1DR	Aspiga., Ms Vanya Cole Office 49 Spaces Business Centre 15-17 Ingate Place London SW8 3NS	Delegated Decision	GRANTED	14 May 2026
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Community Council: New Town + Broughton

26/01225/FULS TL (Planning Permission STL)	Retrospective change of use from flatted dwelling to short term let accommodation. at 2F1 30 Forth Street Edinburgh EH1 3LH	Michele Knight., Invermay Cottage Craig Road Easthaven DD7 6LQ	Local Delegated Decision	REFUSED	12 May 2026
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Community Council: New Town + Broughton

26/01567/PNTE L (Prior Notification)	The installation of 1 No. ground-based equipment cabinet. The removal of an existing street lighting column and the deployment of a taller, replacement street lighting column in the same location. The installation of 1 No. small cell antenna on to the replacement street lighting column. at Proposed Telecoms Apparatus 10 Metres West Of 19 Frederick Street Edinburgh	Wireless Infrastructure Group.,	Delegated Decision	PERMITTED DEVELOPMENT	15 May 2026
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Community Council: New Town + Broughton

26/01206/LBC (Listed Building Consent)	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with IGU's. at GF 31 Heriot Row Edinburgh EH3 6ES	Ms Kathleen Stewart., Flat 1 31 Heriot Row Edinburgh EH3 6ES	Delegated Decision	GRANTED	14 May 2026
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Community Council: New Town + Broughton

26/01183/FULS TL (Planning Permission STL)	Retrospective change of use from residential property to short-term let accommodation (sui generis). at 21 King's Stables Lane Edinburgh EH1 2LQ	Ms Ei Phyo Han., 21 King's Stables Lane Edinburgh EH1 2LQ	Local Delegated Decision	REFUSED	12 May 2026
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Community Council: Tollcross

26/01059/ADV (Advert Consent)	Canopy 3x signs on canopy at high level made up of individual illuminated letters, and 4x hotel signage at ground floor entrance. at Mercure 53 Princes Street Edinburgh EH2 2DG	Jupiter Hotel Limited., 2nd Floor 90 St Vincent Street Glasgow G2 5UB	Delegated Decision	GRANTED	14 May 2026
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Community Council: New Town + Broughton

26/01067/ADV (Advert Consent)	LED screens (in retrospect) at Omni Centre 61 Leith Street New Town Edinburgh	ECF Omni S.A.R.L., Mr Scott Dwyer 4A Rue Henri Schnadt Gasperich Luxembourg L-2530	Delegated Decision	GRANTED	12 May 2026
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Community Council: New Town + Broughton

26/01035/LBC (Listed Building Consent)	Existing single glazed timber sash and case windows replaced with new double glazed timber sash and case windows to match existing. at 3F2 35 Scotland Street Edinburgh EH3 6PY	Mrs Kate Macintosh., 3F2 35 Scotland Street Edinburgh EH3 6PY	Delegated Decision	GRANTED	15 May 2026
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Community Council: New Town + Broughton

26/01039/LBC (Listed Building Consent)	Reconfiguration of internal bathroom layout and alteration of existing window. at Flat 4 140 Rose Street Edinburgh EH2 3JD	Honea Ltd., 272 Bath Street Glasgow G2 4JR	Delegated Decision	WITHDRAWN	14 May 2026
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Community Council: New Town + Broughton

26/01013/ADV (Advert Consent)	Advertisement: Hoarding. at 16 Multrees Walk New Town Edinburgh EH1 3DQ	Alo Yoga., FAO: Mr Douglas Deptula 12 New Fetter Lane London EC4A 1JP	Delegated Decision	GRANTED	15 May 2026
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Community Council: New Town + Broughton

26/00986/LBC (Listed Building Consent)	Removal of existing 1960's extension and replace with new extension. (IN RETROSPECT) at 6 Wester Coates Gardens Edinburgh EH12 5LT	Mr & Mrs McGhee, 6 Wester Coates Gardens Edinburgh EH12 5LT	Delegated Decision	GRANTED	15 May 2026
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Community Council: Murrayfield

26/00967/LBC (Listed Building Consent)	Create new vestibule at the entrance by erecting a new partition wall in the corridor, and installation of utility set out in existing external stores, including replacement of existing doors and installation of new inner doors. at 23B Drumsheugh Gardens Edinburgh EH3 7RN	Edward & Laura Bower-Booth., 23B Drumsheugh Gardens Edinburgh EH3 7RN	Delegated Decision	GRANTED	11 May 2026
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Community Council: West End

26/00881/FUL (Planning Permission)	Installation of an external air conditioning unit at the basement / cellar level of the property. at 22 Coates Crescent Edinburgh EH3 7AF	KJ Edinburgh Ltd., FAO: Mr Jinsu Bae 22 Coates Crescent Edinburgh UK EH3 7AF	Local Delegated Decision	WITHDRAWN	15 May 2026
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Community Council: West End

26/00855/LBC (Listed Building Consent)	Erection of new fence for security measures. Fence fixed to existing external wall. at Hunter Building Lauriston Place Edinburgh EH3 9DF	The University Of Edinburgh The University Court., Old College South Bridge Edinburgh EH8 9YL	Delegated Decision	WITHDRAWN	11 May 2026
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Community Council: Tollcross

26/00860/LBC (Listed Building Consent)	Internal alterations to change use from commercial to Class 7 guesthouse including forming new ensuites in ancillary rooms and minor alterations for fire regulations compliance (as amended) at 1F 53 Frederick Street Edinburgh EH2 1LH	Appin Property Investments C/o Appin Holiday Lets Ltd., 5 South Charlotte Street Edinburgh EH2 4AN	Delegated Decision	GRANTED	12 May 2026
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Community Council: New Town + Broughton

26/00789/LBC (Listed Building Consent)	Internal and external alterations, forming of kitchen and bathrooms, removal of steel bars from windows, replacement sash and case double glazed windows. at 43 Moray Place Edinburgh EH3 6BT	43MP Limited., FAO: Mr George Northam C/O Brodies LLP 58 Morrison Street Edinburgh Scotland EH3 8BP	Delegated Decision	GRANTED	14 May 2026
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Community Council: New Town + Broughton

26/00791/FUL (Planning Permission)	Part change of use of area of basement from commercial office to residential flat; replacement of windows. at 43 Moray Place Edinburgh EH3 6BT	43MP Limited., FAO: George Northam C/O Brodies LLP 58 Morrison Street Edinburgh EH3 8BP	Local Delegated Decision	GRANTED	15 May 2026
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Community Council: New Town + Broughton

26/00764/LBC (Listed Building Consent)	Remove an existing window, lower cill and replace with double doors of a traditional appearance. at BF 18 Coates Crescent Edinburgh EH3 7AF	Mr Jaffer Jamroz., 22 Black Road Dollar FK14 7EA	Delegated Decision	REFUSED	11 May 2026
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Community Council: West End

26/00659/FUL (Planning Permission)	Change of use from commercial office use to residential townhouse. at 36 Atholl Crescent Lane Edinburgh EH3 8ET	UK Bar Ltd., Mr Blair Pringle 60 Constitution Street Edinburgh EH6 6RR	Local Delegated Decision	GRANTED	12 May 2026
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Community Council: West End

26/00667/LBC (Listed Building Consent)	Refurbishment of the existing sash windows and the installation of Fineo8 Vacuum-Selaed IGUs. W6 reinstated to a 6-over-6 style. Large door to the rear is to be replaced on a like-for-like basis. at 2F 2 William Street Edinburgh EH3 7NH	Ms Katie Llewelin., 2F 2 William Street New Town Edinburgh EH3 7NH	Delegated Decision	GRANTED	14 May 2026
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Community Council: West End

26/00614/LBC (Listed Building Consent)	Replacement of existing bituminous felt roof covering in traditional lead sheet. at Watchtower Regent Road Edinburgh	City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	12 May 2026
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Community Council: Old Town

26/00314/FUL (Planning Permission)	Installation of ventilation plant on the roof. at 7 Old Assembly Close 172 High Street Edinburgh EH1 1QX	The City Of Edinburgh Council., FAO: Mr Crawford McGhie Waverley Court 4 East Market Street Edinburgh EH8 8BG	Local Delegated Decision	GRANTED	12 May 2026
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Community Council: Old Town

26/00284/LBC (Listed Building Consent)	Formation of new ensembles serving the proposed bedrooms, minor alterations and refurbishment of existing ensembles, the formation of a new internal lift and an external lift to improve accessibility, and the formation of two new openings at ground floor level to link both properties. (AS AMENDED) at 27 York Place, 29 York Place Edinburgh EH1 3HP	K&S Mir Ltd., Mr Kamran Akbar 8 Johns Place Edinburgh EH6 7EL	Delegated Decision	GRANTED	11 May 2026
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Community Council: New Town + Broughton

26/00285/FUL (Planning Permission)	Proposed change the use of No 29 York Place from Office to Hotel Use and combine with no. 27 York Place to create a hotel annex. (AS AMENDED) at 27 York Place, 29 York Place Edinburgh EH1 3HP	K&S Mir Ltd., Mr Kamran Akbar 8 Johns Place Edinburgh EH6 7EL	Local Delegated Decision	GRANTED	12 May 2026
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Community Council: New Town + Broughton

25/06707/LBC (Listed Building Consent)	Internal alterations for fit out, and external alterations including display of signage and installation of mechanical plant (as amended). at 14 Hanover Street Edinburgh EH2 2EN	Lemon Pepper Holdings Ltd.,	Delegated Decision	GRANTED	12 May 2026
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Community Council: New Town + Broughton

25/06708/FUL (Planning Permission)	External alterations, installation of external mechanical plant, and display of illuminated signage (as amended). at 14 Hanover Street Edinburgh EH2 2EN	Lemon Pepper Holdings Ltd.,	Local Delegated Decision	GRANTED	11 May 2026
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Community Council: New Town + Broughton

25/06709/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, projecting sign (as amended). at 14 Hanover Street New Town Edinburgh EH2 2EN	Lemon Pepper Holdings Ltd.,	Delegated Decision	GRANTED	12 May 2026
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Community Council: New Town + Broughton

25/06678/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 1 2 Ainslie Place Edinburgh EH3 6AR	Ms Jane Fearnhead., 2 1 Ainslie Place Edinburgh EH3 6AR	Committee Decision	REFUSED	13 May 2026
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Community Council: New Town + Broughton

25/06549/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 3F2 23 Dublin Street Edinburgh EH1 3PG	Dr Sharmini Ramasami., 23 3F2, Dublin Street Edinburgh EH1 3PG	Local Delegated Decision	WITHDRAWN	12 May 2026
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Community Council: New Town + Broughton

25/06555/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 3F3 8 Jeffrey Street Edinburgh EH1 1DT	Ms Lindsey Manson., 3F3 8 Jeffrey Street Old Town Edinburgh EH1 1DT	Committee Decision	REFUSED	15 May 2026
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Community Council: Old Town

25/06421/FULS TL (Planning Permission STL)	Retrospective change of use of property to short-term let (STL). at 10B Union Street Edinburgh EH1 3LU	Mrs Sonia Miller., 46 Patriothall Edinburgh EH3 5AY	Committee Decision	REFUSED	15 May 2026
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Community Council: New Town + Broughton

25/06423/FULS TL (Planning Permission STL)	Retrospective change of use of property to short term let. at 10A Union Street Edinburgh EH1 3LU	Mrs Anna Stephen., 1 Muirton Of Barra Oldmeldrum AB51 0DZ	Committee Decision	REFUSED	15 May 2026
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Community Council: New Town + Broughton

25/06326/FULS TL (Planning Permission STL)	Proposed change of use from coffee shop (retail) to form two short term lets (sui generis) and alterations (partially in retrospect). at 81 Rose Street Edinburgh EH2 3DT	Mr Calum Young-Smith., 81 Rose Street Edinburgh EH2 3DT	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: New Town + Broughton

25/06287/LBC (Listed Building Consent)	Replace window and internal alterations (in retrospect). at 81 Rose Street Edinburgh EH2 3DT	Mr Calum Young-Smith., 81 Rose Street Edinburgh EH2 3DT	Delegated Decision	GRANTED	14 May 2026
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Community Council: New Town + Broughton

25/06242/FULS TL (Planning Permission STL)	Retrospective change of use from flatted dwelling to short term let accommodation (sui generis). at Flat 1 19 Palmerston Place Edinburgh EH12 5AF	JGH Investment Co Ltd.,	Committee Decision	REFUSED	15 May 2026
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Community Council: West End

25/06169/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 11 King's Stables Lane Edinburgh EH1 2LQ	Mr Martin Mellor., 11 King Stables Lane Edinburgh EH1 2LQ	Committee Decision	REFUSED	15 May 2026
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Community Council: Tollcross

25/05456/LBC (Listed Building Consent)	Sub-division, internal alterations, replacement windows and door (as amended). at 78C Queen Street Edinburgh EH2 4NF	Zahid Ali., 78 Queen Street Edinburgh EH2 4NF	Delegated Decision	GRANTED	15 May 2026
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Community Council: New Town/Broughton (pre 28 March 2025)

25/05408/FULS TL (Planning Permission STL)	Change of use from residential use to short term let use in retrospect. at Flat 4 126 High Street Edinburgh EH1 1QS	Cati Raczowski., 126-4 High Street Edinburgh Scotland EH1 1QS	Committee Decision	REFUSED	14 May 2026
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Community Council: Old Town

25/05037/LBC (Listed Building Consent)	Proposed internal alterations, rear extension and 2 rear dormer windows, the reinstatement of the fire exit (as amended). at 12, 14 Forrest Road Edinburgh EH1 2QN	Signature Pubs Ltd., Mr Nic Wood 6 Albyn Place Edinburgh EH2 4NL	Delegated Decision	GRANTED	11 May 2026
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Community Council: Old Town

25/04972/CLES TL (Certificate of Lawfulness Existing STL)	Short term let which has been operating in excess of 10 years. at Flat 1 32 William Street New Town Edinburgh EH3 7LJ	Ms Sarah Cosgrove., Flat 1 32 William Street New Town Edinburgh EH3 7LJ	Delegated Decision	GRANTED	11 May 2026
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Community Council: West End

25/04917/CLES TL (Certificate of Lawfulness Existing STL)	Continued use as short term let. at 1F1 107 Broughton Street Broughton Edinburgh EH1 3RZ	Mrs Evgeniya Finegan., 29/1 Regent Terrace Edinburgh Edinburgh EH7 5BS	Delegated Decision	REFUSED	11 May 2026
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Community Council: New Town + Broughton

25/04790/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at Flat 4 12 Old Tolbooth Wynd Old Town Edinburgh EH8 8EQ	Mr Tim Buxbaum., Brook Cottage The Avenue Lower Ufford Suffolk IP13 6DZ	Delegated Decision	WITHDRAWN	13 May 2026
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Community Council: Old Town

25/04797/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 2F2 41A Broughton Street Broughton Edinburgh EH1 3JU	Mr Devan Kaloo., 55 Harper Road London SE1 6AP	Delegated Decision	WITHDRAWN	13 May 2026
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Community Council: New Town + Broughton

25/04801/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at Flat 75 89 Holyrood Road Old Town Edinburgh EH8 8BA	Mr Peter Barnes., 44 Woodsome Road London NW5 1RZ	Delegated Decision	WITHDRAWN	13 May 2026
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Community Council: Old Town

25/04744/CLES TL (Certificate of Lawfulness Existing STL)	Short term let (sui generis). at Flat 1 37B William Street New Town Edinburgh EH3 7LW	Mr Daniel Gregor., 4 Drumsheugh Gardens Edinburgh EH3 7QJ	Delegated Decision	REFUSED	14 May 2026
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Community Council: West End

25/04473/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 3F 8 Grassmarket Edinburgh EH1 2JU	Derek Gibb., 3F 8 Grassmarket Edinburgh EH1 2JU	Local Delegated Decision	WITHDRAWN	12 May 2026
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Community Council: Old Town

25/04422/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 8 53 Lothian Street Edinburgh EH1 1HB	Morrison Milne Estates Ltd., FAO: Keith Milne 43 Pentland View Edinburgh Scotland EH10 6PY	Committee Decision	REFUSED	15 May 2026
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Community Council: Old Town

25/04322/CLES TL (Certificate of Lawfulness Existing STL)	The property has been operating as a furnished self catering unit (STL) for over 10 years. at 2F3 15 St Mary's Street Edinburgh EH1 1TA	Mrs Daniela Forbes., 55 Whitehouse Road Edinburgh EH4 6PE	Delegated Decision	GRANTED	14 May 2026
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Community Council: Old Town

25/04198/FULS TL (Planning Permission STL)	Change of use of premises to short-term let accommodation. at Flat 5 5 Old Fishmarket Close 190 High Street Edinburgh EH1 1RW	Tim Cocking., Flat 5 5 Old Fishmarket Close 190 High Street Edinburgh EH1 1RW	Committee Decision	REFUSED	15 May 2026
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Community Council: Old Town

25/03922/FULS TL (Planning Permission STL)	Resubmission of application for change of use of basement property to STL (application 25/00227/FULSTL). at 14A Stafford Street Edinburgh EH3 7AU	Mr Forbes Geekie., 14 Stafford Street Edinburgh EH3 7AU	Committee Decision	REFUSED	15 May 2026
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Community Council: West End

25/03305/FULS TL (Planning Permission STL)	Retrospective change of use of flat to STL. at Flat 2 9 Gilmore Place Tollcross Edinburgh EH3 9NE	Mr Ashira Mohamed., 4A East Suffolk Road Edinburgh EH16 5PH	Committee Decision	REFUSED	14 May 2026
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Community Council: Tollcross (pre 28 March 2025)

25/03308/FULS TL (Planning Permission STL)	Proposed change of use of residential flat to STL (sui generis). at Flat 1 9 Gilmore Place Tollcross Edinburgh EH3 9NE	Mr Ashira Mohamed., 4A East Suffolk Road Edinburgh EH16 5PH	Committee Decision	REFUSED	13 May 2026
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Community Council: Tollcross (pre 28 March 2025)

25/03272/FULS TL (Planning Permission STL)	Change of use from residential (sui generis) to short term visitor accommodation (sui generis) retrospective. at 26 Valleyfield Street Tollcross Edinburgh EH3 9LR	Ms Joan McAuley., 26 Valleyfield Street Edinburgh EH3 9LR	Committee Decision	REFUSED	15 May 2026
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Community Council: Tollcross (pre 28 March 2025)

25/02977/FULS TL (Planning Permission STL)	Change of use from residential flat (sui generis) to short term let (sui generis) in retrospect. at Flat 10 127 Lothian Road Edinburgh EH3 9AD	Mr Glen Passingham., 3A Cossington Road Westcliff On Sea Essex SS0 7NJ	Committee Decision	REFUSED	15 May 2026
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Community Council: Tollcross (pre 28 March 2025)

25/02967/FULS TL (Planning Permission STL)	Change of use (retrospective) from residential to short term let accommodation (sui generis). at 21A Queen Street New Town Edinburgh EH2 1JX	Deanna Dobosz., FAO. Deanna Dobosz. C/o Destiny Scotland 2B Thistle Street Thistle Street Edinburgh EH2 1EN	Committee Decision	REFUSED	15 May 2026
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01792/FULS TL (Planning Permission STL)	Retrospective change of use from office to short term let (sui generis). at 1 Coinyie-house Close Edinburgh EH1 1NL	Coinyie House Properties Ltd., FAO: Ms Veenu Sharma 3 Cleekim Drive Edinburgh EH15 3HT	Committee Decision	REFUSED	13 May 2026
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Community Council: Old Town (pre 28 March 2025)

25/01793/FULS TL (Planning Permission STL)	Retrospective change of use from office to short term let (sui generis). at 2 Coinyie-house Close Edinburgh EH1 1NL	Coinyie House Properties Ltd., Ms Veenu Sharma 3 Cleekim Drive Edinburgh Scotland EH15 3HT	Committee Decision	REFUSED	13 May 2026
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Community Council: Old Town (pre 28 March 2025)

Ward No. B12 – Leith Walk

26/01553/LBC (Listed Building Consent)	Replacement of deteriorated (non-original) sash windows as slimline, timber, double glazed sashes on a like-for-like basis. at 11A Pilrig Street Edinburgh EH6 5AN	Ms Jo Dunn., 11A Pilrig Street Edinburgh EH6 5AN	Delegated Decision	GRANTED	11 May 2026
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Community Council: Leith Central

26/01331/LBC (Listed Building Consent)	Internal alterations removal of walls / floor over stair. at 26 Pilrig Street Pilrig Edinburgh EH6 5AJ	Ms Jane Maley., 26 Pilrig Street Edinburgh EH6 5AJ	Delegated Decision	GRANTED	12 May 2026
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Community Council: Leith Central

26/01334/FUL (Planning Permission)	Alterations and change of use to form single dwellinghouse (Class 9) from Guest House. at 26 Pilrig Street Edinburgh EH6 5AJ	Ms Jane Maley., 26 Pilrig Street Edinburgh EH6 5AJ	Local Delegated Decision	GRANTED	12 May 2026
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Community Council: Leith Central

26/01094/FUL (Planning Permission)	Installation of replacement greenhouse. at 2 Rosslyn Terrace Edinburgh EH6 5AU	Mr Craig MacLaren., 2 Rosslyn Terrace Edinburgh EH6 5AU	Local Delegated Decision	GRANTED	12 May 2026
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Community Council: Leith Central

26/00730/LBC (Listed Building Consent)	Remove window to the rear of the property, Install a door (in retrospect). at GF 7 Bonnington Terrace Edinburgh EH6 4BP	Mr Mark Wilson., (GF) 7 Bonnington Terrace, Edinburgh EH6 4BP	Delegated Decision	GRANTED	12 May 2026
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Community Council: Leith Central

26/00255/FUL (Planning Permission)	Change of use to form residential town house on upper floors with a separate residential flat on the lower ground floor level. at 26 Pilrig Street Pilrig Edinburgh EH6 5AJ	Ms Jane Maley., 26 Pirig Street Edinburgh EH6 5AJ	Local Delegated Decision	WITHDRAWN	13 May 2026
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Community Council: Leith Central

25/06681/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 38 Springfield Edinburgh EH6 5SE	Ms Lien Ta., 38 Springfield Edinburgh UK EH5 6SE	Committee Decision	REFUSED	15 May 2026
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Community Council: Leith Central

25/04200/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 2F1 6 West Montgomery Place Edinburgh EH7 5EZ	Sabia Morrison., 2F1 6 West Montgomery Place Edinburgh EH7 5EZ	Committee Decision	REFUSED	15 May 2026
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Community Council: Leith Central

25/03617/PPP (Planning Permission in Principle)	Demolition of existing office building to erect new residential development (Class 9 and sui generis residential flat) at 19B Graham Street Bonnington Edinburgh EH6 5QN	Pottie Wilson., FAO: Mr Mike Armstrong 19B Graham Street Edinburgh EH6 5QN	Local Delegated Decision	WITHDRAWN	13 May 2026
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Community Council: Leith Central

25/02714/FULS TL (Planning Permission STL)	Change of use of premises to short-term let accommodation. at 7 Brunton Place Edinburgh EH7 5EG	Mr Fabio Crolla., 1F1 85 Hanover Street Edinburgh EH2 1EE	Committee Decision	REFUSED	13 May 2026
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

26/02022/WINP A (Prior Approval Windows)	Existing dark timber reversible casement windows to be replaced with upvc reversible casement windows in rosewood finish. at Flat 5 12 Sandport Edinburgh EH6 6PL	Mr Adam Gordon., Flat 5 12 Sandport Edinburgh EH6 6PL	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	15 May 2026
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Community Council: Leith Harbour + Newhaven

26/01014/LBC (Listed Building Consent)	Replace existing sash and case windows with slimline hardwood double glazed windows to match existing windows. Replace / refurbish window frames where necessary to match existing window frames. at 11 Hermitage Place Lochend Edinburgh EH6 8AF	Mr Chris Winter., 11 Hermitage Place Edinburgh EH6 8AF	Delegated Decision	GRANTED	11 May 2026
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Community Council: Leith Links

25/04793/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at Flat 9 39 Ocean Drive North Leith Edinburgh EH6 6JL	Ms Lindsey Fyffe., The Nook 1 Watson Street Banchory AB31 5UB	Delegated Decision	WITHDRAWN	13 May 2026
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Community Council: Leith Harbour + Newhaven

25/02104/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 12 200 Great Junction Street Edinburgh EH6 5LW	Mr Barry Grant., Flat 12 200 Great Junction Street Edinburgh EH6 5LW	Local Delegated Decision	WITHDRAWN	12 May 2026
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

26/01698/FUL (Planning Permission)	Single storey extension to rear of property. at 1 Fillyside Avenue Edinburgh EH7 6QU	Mr Lachlan Thom., 1 Fillyside Avenue Edinburgh EH7 6QU	Local Delegated Decision	GRANTED	15 May 2026
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Community Council: Craigentinny + Meadowbank

26/01317/CLP (Certificate of Lawfulness (proposed))	Installation of solar PV panels to one roof. at 18 Seafield Road East Craigentinny Edinburgh EH15 1ED	Porty Community Energy Ltd., 16 Park Avenue Edinburgh EH15 1JT	Delegated Decision	GRANTED	12 May 2026
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Community Council: Craigentinny + Meadowbank

26/01034/FUL (Planning Permission)	Extend the roof ridge to the gable, introduce dormers and rooflights to front and rear, strip and replace existing roof tiles, widen opening and replace existing patio doors at ground level and form new window opening onto garden at ground level. at 6 Paisley Avenue Duddingston Edinburgh EH8 7LB	Mr Edward Patton., 6 Paisley Avenue Edinburgh EH8 7LB	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: Northfield + Willowbrae

[Wards](#)

Ward No. B15 – Southside/Newington

26/0351/TCO (Treework Within a Conservation Area)	Eucalyptus lifting the crown by 2m via secondary and tertiary branches. at 1 Hope Terrace Edinburgh EH9 2AP	Mr Jo Elliot., 1 Hope Terrace Edinburgh EH9 2AP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 May 2026
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Community Council: Marchmont + Sciennes

26/0345/TCO (Treework Within a Conservation Area)	T1 Silver birch remove tree. at 42 South Oswald Road Edinburgh EH9 2HH	Royal College Of Nursing., FAO: Jason Leung 42 South Oswald Road Edinburgh EH9 2HH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 May 2026
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Community Council: Grange + Prestonfield

26/01957/WINP A (Prior Approval Windows)	Upgrade three existing rotten single glazed sash timber windows to double glazed UPVC sash windows, with identical overall width and height within the frame. The new windows will match the existing double glazed sash windows of the other flats in the same tenement elevation and block. at 2F2 30 Lutton Place Edinburgh EH8 9PG	Mr Joshua Taylor., 2F2 30 Lutton Place Edinburgh EH8 9PG	Delegated Decision	APPROVED	13 May 2026
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Community Council: Southside

26/0296/TCO (Treework Within a Conservation Area)	Conifer - Remove small fir tree, Conifer - Reduce overgrown conifer back to height of maintained hedge. at 21 Blackford Road Edinburgh EH9 2DT	Mr Ryan Evans.,	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 May 2026
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Community Council: Marchmont + Sciennes

26/0244/TCO (Treework Within a Conservation Area)	T1 - Silver Birch - Withdrawn at 60 St Alban's Road Grange Edinburgh EH9 2LX	Hardie., FAO: Mr Greg Hardie 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	WITHDRAWN	11 May 2026
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Community Council: Grange + Prestonfield

26/01162/FUL (Planning Permission)	Removal of existing single storey utility room to rear garden elevation and replacement with new utility room and extension to existing Family Room complete with upgrade of remaining South East Elevation walls and replacement of existing raided deck and walling with new extended deck and stepped stone planter walling. at 67 St Alban's Road Grange Edinburgh EH9 2PQ	Mr Franco Margiotta., 67 St Alban's Road Edinburgh EH9 2PQ	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: Grange + Prestonfield

26/01079/LBC (Listed Building Consent)	Like-for-like replacement of the existing timber sash windows, on the main building with new windows custom-fitted with slimline IGUs. Windows on the rear extension are proposed to be replaced in uPVC of similar outward appearance. at 10 Palmerston Road Edinburgh EH9 1TN	Ms Susan Agnew., 10 Palmerston Road Edinburgh EH9 1TN	Delegated Decision	GRANTED	14 May 2026
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Community Council: Marchmont + Sciennes

26/00856/FUL (Planning Permission)	Works to rear fenestration of existing villa. Including forming enlarged openings for sliding doors and replacement windows. at 38 St Alban's Road Edinburgh EH9 2LU	Colin And Jacqui Mitchell., 38 St Alban's Road Edinburgh EH9 2LU	Local Delegated Decision	GRANTED	13 May 2026
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Community Council: Grange + Prestonfield

26/00478/LBC (Listed Building Consent)	Revised front garden landscaping, including a reduction in hard landscaping, material palette, design layout, protection of RPA, and enhanced planting. Gate and fence between the front and rear gardens, bin store, like-for-like replacement of the front gate and fencing, and boundary planting between Nos. 61 and 63. at 61 Fountainhall Road Edinburgh EH9 2LH	Ms Amanda Killen., 61 Fountainhall Road Edinburgh EH9 2LH	Delegated Decision	GRANTED	11 May 2026
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Community Council: Grange + Prestonfield

25/06646/FULS TL (Planning Permission STL)	Change of use from Hospital (Class 8 / Non-Residential Institution) to Serviced Apartments (Sui Generis). at Former NHS Offices 14 - 18 Rillbank Terrace, 2, 3, 4 Rillbank Crescent Edinburgh EH9 1LJ	Rillbank Developments LLP., 18 Walker Street Edinburgh EH3 7LP	Committee Decision	GRANTED	15 May 2026
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Community Council: Marchmont + Sciennes

25/04075/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at PF1 13 Gladstone Terrace Edinburgh EH9 1LT	Emma Gray., PF1 13 Gladstone Terrace Edinburgh EH9 1LT	Committee Decision	REFUSED	14 May 2026
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Community Council: Marchmont + Sciennes

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

26/01814/CLP (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	Andrew & Sophie Johnston., 21 Venturefair Drive Edinburgh EH17 8WD	Delegated Decision	GRANTED	14 May 2026
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Community Council: Gilmerton + District

26/01609/FUL (Planning Permission)	Proposed single storey rear extension and alterations. at 28 Alnwickhill Terrace Edinburgh EH16 6YD	Kristopher Kournavos & Saina Reza., 28 Alnwickhill Terrace Edinburgh EH16 6YD	Local Delegated Decision	GRANTED	13 May 2026
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Community Council: Liberton + District

26/01545/LBC (Listed Building Consent)	Replacement of existing mortar fillet detail at junction of roof slates and upstand gables with lead watertight, addition of two roof access hatches. at Liberton Parish Church Kirkgate Edinburgh EH16 6RX	SEECOS., Liberton Parish Church Kirkgate Liberton Edinburgh EH16 6RX	Delegated Decision	PERMISSION IS NOT REQUIRED	12 May 2026
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Community Council: Liberton + District

26/01360/FUL (Planning Permission)	6 & 8 Southhouse Grove Balcony removal under structural Engineers recommendation of existing balconies and replace with French Doors & Juliette Balconies. 6 & 8 Southhouse Grove, properties, 6/3, 6/4, 6/5, 6/6, 6/7, 6/8, 6/9 & 6/10, also 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9 & 8/10. at Flats 3-10, 6 Southhouse Grove And Flats 3-10, 8 Southhouse Grove Burdiehouse Edinburgh EH17 8EJ	City Of Edinburgh Council., FAO: Mr Sean McGuire The City Of Edinburgh Council Level 1.6 4 East Market Street Edinburgh EH8 8BG	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: Gilmerton + District

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

26/01617/FUL (Planning Permission)	Rear extension and garage conversion. at 12 Longwall Crescent Newcraighall Musselburgh EH21 8SZ	Ms Michelle Mckenzie., 12 Longwall Crescent Newcraighall Musselburgh EH21 8SZ	Local Delegated Decision	GRANTED	14 May 2026
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Community Council: Craigmillar (Inactive)

26/01318/CLP (Certificate of Lawfulness (proposed))	Installation of solar PV panels to the roof as shown in the drawings. at Edinburgh College Milton Road Campus 24 Milton Road East Joppa Edinburgh EH15 2PP	Porty Community Energy Ltd., 16 Park Avenue Edinburgh EH15 1JT	Delegated Decision	GRANTED	12 May 2026
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Community Council: Portobello (Inactive)

26/00854/CLP (Certificate of Lawfulness (proposed))	Window to door. at 41 King's Road Portobello West Edinburgh EH15 1UE	Ms Lisa Mackenzie., 41 Kings Road Edinburgh EH15 1UE	Local Delegated Decision	GRANTED	13 May 2026
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Community Council: Portobello (Inactive)

26/00801/FUL (Planning Permission)	Rear and side extensions and new porch. at 23 Niddrie Marischal Grove Edinburgh EH16 4LD	Mr David Brown., 23 Niddrie Marischal Grove Edinburgh EH16 4LD	Local Delegated Decision	GRANTED	15 May 2026
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Community Council: Craigmillar (Inactive)

[Wards](#)