

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **25 May 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **25 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 – Craigtinny/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

26/0342/TCO (Treework Within a Conservation Area)	Eucalyptus tree - Removal of the tree at 41 Ashburnham Loan South Queensferry EH30 9LE	Mr Matthew Dunsmore., 41 Ashburnham Loan South Queensferry EH30 9LE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2026
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Community Council: Queensferry + District

26/0304/TPO (Treework)	Large leylandii conifer removal of leylandii and conifer. at 9 Barnton Park Crescent Edinburgh EH4 6ER	Ms Dawn Massie., 9 Barnton Park Crescent Edinburgh EH4 6ER	Delegated Decision	PERMISSION IS NOT REQUIRED	22 May 2026
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Community Council: Cramond, Barnton + Cammo

26/01854/PAN (Proposal of Application Notice)	Proposed mixed-use development comprising sport and leisure facilities (Class 11) (including synthetic pitch, active loop and sports pavilion featuring gym, padel tennis and other associated uses); later living accommodation (Class 8/Class 9/flatted residential); Care Home (Class 8); Houses (Class 9); Flatted residential (sui generis); and other commercial facilities (including potential for Class 1A (Shops, financial and other professional services), Class 3 (Food and Drink) and Class 4 (Business); landscaping and open space; access; car parking and other associated works. at Land Adjacent To Former 34 Cramond Road North Edinburgh	AMA (Cramond) Ltd., 15 Coates Crescent Edinburgh Eh3 7AF	Delegated Decision	PRE-APPLICATION CONSULTATION APPROVED.	20 May 2026
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Community Council: Cramond

26/01812/FUL (Planning Permission)	Change of use from 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	Local Delegated Decision	WITHDRAWN	20 May 2026
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Community Council: Queensferry + District

26/01177/FUL (Planning Permission)	Proposed rear extension, front porch and internal alterations. at 61 Riverside Newbridge EH28 8SU	Mr S. Pelowski., 61 Riverside Newbridge Edinburgh EH28 8SU	Local Delegated Decision	GRANTED	20 May 2026
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Community Council: Ratho + District

26/01188/FUL (Planning Permission)	Formation of a timber fence enclosure with fixed netting at 33 Main Street Davidson's Mains Edinburgh EH4 5BZ	Rutherford (Davidson Mains)., 29 York Place York Place Edinburgh United Kingdom EH1 3HP	Local Delegated Decision	GRANTED	22 May 2026
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Community Council: Davidson Mains+Silverknowes (Inactive)

26/01074/FUL (Planning Permission)	Erect new storage unit in rear yard of shop unit at 8 Macmillan Square Edinburgh EH4 4AB	Mr Anwar Ali., 8 Macmillan Square Edinburgh EH4 4AB	Local Delegated Decision	GRANTED	20 May 2026
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Community Council: Muirhouse + Salvesen (Inactive)

26/01080/LBC (Listed Building Consent)	Refurbishment and reglazing of existing sash windows with Fineo vacuum-sealed units. at 3 Corbiehill Park Edinburgh EH4 5EQ	Mr Steve Bruce., 3 Corbiehill Park Edinburgh EH4 5EQ	Delegated Decision	GRANTED	18 May 2026
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Community Council: Davidson Mains+Silverknowes (Inactive)

26/0192/TPO (Treework)	Lime - reduce overall stem to between 2 - 6m from existing ground level. at 2 Corbiehill Park Corbiehill Edinburgh EH4 5EQ	Mr George Cooper., 2 Corbiehill Park Edinburgh EH4 5EQ	Delegated Decision	GRANTED	19 May 2026
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Community Council: Davidson Mains+Silverknowes (Inactive)

26/00941/FUL (Planning Permission)	Demolition of existing rear conservatory with proposed rear single storey extension and upgrade of existing side connecting conservatory. at 4B Essex Road Edinburgh EH4 6LE	Aoife Burns., 4B Essex Road Edinburgh EH4 6LE	Local Delegated Decision	GRANTED	18 May 2026
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Community Council: Cramond, Barnton + Cammo

[Wards](#)

Ward No. B02 – Pentland Hills

26/01149/FUL (Planning Permission)	Create single storey rear and side extension and double storey side extension. at 25 Riccarton Drive Currie Edinburgh EH14 5PN	Mrs Kerry Miller., 25 Riccarton Drive Edinburgh EH14 5PN	Local Delegated Decision	GRANTED	20 May 2026
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Community Council: Currie

26/01130/FUL (Planning Permission)	Proposed extension to house. at 19 Riccarton Grove Currie Edinburgh EH14 5PD	Mr Ricky Hutton., 19 Riccarton Grove Edinburgh Lothians EH14 5PD	Local Delegated Decision	GRANTED	21 May 2026
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Community Council: Currie

26/01070/FUL (Planning Permission)	Alteration and erection of new hardwood orangery extension. alteration to existing raised terrace to suit new orangery. at 64 Johnsburn Road Johnsburn Balerno EH14 7BB	Mr Ben & Mrs Claire Molyneux., 64 Johnsburn Road Johnsburn Balerno EH14 7BB	Local Delegated Decision	GRANTED	19 May 2026
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Community Council: Balerno

26/01071/LBC (Listed Building Consent)	Alteration and erection of new hardwood orangery extension alteration to existing raised patio area to suit new orangery. at 64 Johnsburn Road Balerno EH14 7BB	Mr & Mrs Ben & Claire Molyneux., Johnsburn House 64 Johnsburn Road Balerno EH14 7BB	Delegated Decision	GRANTED	19 May 2026
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Community Council: Balerno

26/00942/FUL (Planning Permission)	Development of an adventure playground on an area of amenity grassland. (AS AMENDED) at Land 44 Metres North Of 10 Hailesland Grove Edinburgh	Wester Hailes Growing Communities., FAO: Greig Robertson Wester Hailes Healthy Living Centre 30 Harvesters Way Edinburgh EH14 3JF	Local Delegated Decision	GRANTED	22 May 2026
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Community Council: Westerhailes

26/00917/FUL (Planning Permission)	Proposed extensions off side of existing property & structural alterations to facilitate proposed layout. at Ratho Mains Farm Ratho Newbridge EH28 8NR	Mr & Mrs Barry., The Farmhouse Ratho Mains Newbridge EH28 8NR	Local Delegated Decision	WITHDRAWN	19 May 2026
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Community Council: Ratho + District

26/00918/LBC (Listed Building Consent)	Proposed alterations to existing building as part of proposals to extend off side of existing property. at Ratho Mains Farm Newbridge EH28 8NR	Mr & Mrs Barry., The Farmhouse Ratho Mains Newbridge EH28 8NR	Delegated Decision	WITHDRAWN	19 May 2026
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Community Council: Ratho + District

25/05544/CLE (Certificate of Lawfulness (existing))	The rear window was removed with french doors being fitted in its place, no alterations were made to the window size, all brick work is in original place and a decking area was attest to the rear of the house, there is approximately 10cm step out of the house. The kitchen load bearing wall was removed between the dining room and kitchen a concrete reinforced lintel was installed with concrete reinforced pads either side. at 4 Threipmuir Avenue Balerno EH14 7EY	Marc Gray., 4 Threipmuir Avenue Balerno EH14 7EY	Delegated Decision	GRANTED	22 May 2026
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Community Council: Balerno

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

[Wards](#)

Ward No. B04 – Forth

26/01088/FUL (Planning Permission)	Proposed wrap-around extension. at 35 Granton Mill Park Pilton Edinburgh EH4 4UU	Mr & Mrs J Speed., 35 Granton Mill Park Edinburgh EH4 4UU	Local Delegated Decision	GRANTED	21 May 2026
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Community Council: West Pilton + West Granton (Inactive)

26/00716/FUL (Planning Permission)	Alterations to an existing semi-detached dwelling, including a rear dormer extension and internal modifications to accommodate an additional single bedroom / home office. at 2 Rosebank Gardens Trinity Edinburgh EH5 3QR	Mr Fraser Paterson., 2 Rosebank Gardens Edinburgh EH5 3QR	Local Delegated Decision	GRANTED	22 May 2026
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Community Council: Trinity

25/06261/FUL (Planning Permission)	Refurbishment of the Granton Lighthouse building including continued Class 4 business use and partial change of use from Class 6 storage to Class 3 cafe and Class 10 non-residential institution, external repairs and adaptations to the building and adjacent outbuildings to improve access and upgrade building performance (as amended). at 22 West Harbour Road Granton Edinburgh	The City Of Edinburgh Council., FAO: Ms Michelle Fraser City Chambers High Street Edinburgh EH1 1YJ	Local Delegated Decision	GRANTED	22 May 2026
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Community Council: Granton + District

25/06262/LBC (Listed Building Consent)	Refurbishment of the Granton Lighthouse building including continued Class 4 business use and partial change of use from Class 6 storage to Class 3 cafe and Class 10 non-residential institution, external repairs and adaptations to the building and adjacent outbuildings to improve access and upgrade building performance. Partial demolition of walls and roof of negative to moderate significance of the outhouse building (as amended). at 22 West Harbour Road Granton Edinburgh	The City Of Edinburgh Council., FAO: Ms Michelle Fraser City Chambers High Street Edinburgh EH1 1YJ	Delegated Decision	GRANTED	22 May 2026
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Community Council: Granton + District

[Wards](#)

Ward No. B05 – Inverleith

26/0318/TCO (Treework Within a Conservation Area)	Coronus mas - Remove small tree, Berberis derwinii - Remove small tree, Fagus sylvatica - Remove small tree, Ilex aquafolium - Remove small tree, Griselinia littoralis - Reduce by 1.5m away from fixed structure, Mixed hedge - Reduce height from approx 4m to 2m at 15 Arboretum Road, 2 Kinnear Road Edinburgh EH3 5PN	Mr Ryan Evans For Castle Trees Arborists Ltd.,	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2026
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Community Council: Stockbridge + Inverleith

26/0294/TCO (Treework Within a Conservation Area)	t1 eucalyptus - remove tree. at 18 Hugh Miller Place Edinburgh EH3 5JG	Mr Chris Pearson., 18 Hugh Miller Place Edinburgh EH3 5JG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 May 2026
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Community Council: Stockbridge + Inverleith

26/01633/FUL (Planning Permission)	Conversion of attic space, formation of dormer window positions and installation of velux roof windows along with all associated works. at 8 Orchard Brae Gardens West Edinburgh EH4 2HL	Mr Nicholas Nicholson., 8 Orchard Brae Gardens West Edinburgh EH4 2HL	Local Delegated Decision	GRANTED	20 May 2026
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Community Council: Craighleith + Blackhall

26/01458/FUL (Planning Permission)	Provision of garden room within rear garden of dwelling house. at 44 Strachan Road Blackhall Edinburgh EH4 3RG	Mr and Mrs Andrew Fowler, 44 Strachan Road Edinburgh EH4 3RG	Local Delegated Decision	GRANTED	18 May 2026
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Community Council: Craigleith + Blackhall

26/01277/LBC (Listed Building Consent)	Proposed jibb door to GF living room and new WC (as amended). at 10 St Bernard's Crescent Edinburgh EH4 1NP	Mr And Mrs D. Whitmey., 10 St Bernard's Crescent Edinburgh EH4 1NP	Delegated Decision	GRANTED	21 May 2026
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Community Council: Stockbridge + Inverleith

26/01154/LBC (Listed Building Consent)	Replacement double glazed sash and case windows, with a return to historic fenestration patterns. at 10 St Bernard's Crescent Edinburgh EH4 1NP	Mr David Whitmey., 10 St Bernard's Crescent Edinburgh EH4 1NP	Delegated Decision	GRANTED	22 May 2026
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Community Council: Stockbridge + Inverleith

26/01155/FUL (Planning Permission)	Replacement double glazed sash windows reinstating historic glazing pattern throughout. at 10 St Bernard's Crescent Edinburgh EH4 1NP	Mr David Whitmey., 10 St Bernard's Crescent Edinburgh EH4 1NP	Local Delegated Decision	NOT DEVELOPMENT	22 May 2026
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Community Council: Stockbridge + Inverleith

26/01087/LBC (Listed Building Consent)	Replacement of existing single glazed sashes on a like-for-like basis with new sashes custom-fitted with IGU's. Existing cases to be refurbished. at 4H Canon Street Edinburgh EH3 5HE	Ms Rachel Wade., 4H Canon Street Edinburgh EH3 5HE	Delegated Decision	GRANTED	19 May 2026
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Community Council: New Town + Broughton

26/01024/FUL (Planning Permission)	Single storey kitchen extension at the rear side. at 25 Wester Drylaw Place Wester Drylaw Edinburgh EH4 2TN	Mr Bibu Lukose & Mrs. Johnsy Joseph., 25 Wester Drylaw Place Edinburgh EH4 2TN	Local Delegated Decision	GRANTED	21 May 2026
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Community Council: Drylaw + Telford

26/00706/FUL (Planning Permission)	Change of use from office to medical clinic (class 1A) (as amended). at 14 Belford Road Edinburgh EH4 3BL	Dr Liliana Ramirez., 12A Castle Terrace Edinburgh EH1 2DP	Delegated Decision	GRANTED	21 May 2026
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Community Council: West End

26/00448/LBC (Listed Building Consent)	Alterations and extension at lower ground floor level (as revised). at 5 - 7 Hamilton Place Edinburgh	The Owners Group., 59 Edinburgh Road Musselburgh EH21 6EE	Delegated Decision	GRANTED	22 May 2026
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Community Council: Stockbridge + Inverleith

25/04707/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting use. at 4F1 11 Rodney Street Broughton Edinburgh EH7 4EN	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	REFUSED	22 May 2026
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Community Council: New Town + Broughton

25/04614/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting use. at Flat 9 5 Dean Bank Lane Edinburgh EH3 5BS	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	REFUSED	22 May 2026
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Community Council: Stockbridge + Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

26/02065/WINP A (Prior Approval Windows)	CR Smith are proposing to replace the existing aluminium tilt and turn, tilt and turn next to fixed and fixed windows with new PVCu tilt and turn, tilt and turn next to fixed and fixed windows. at 22B Corstorphine Road Edinburgh EH12 6HP	Ms Liesa Spiller., 22B Corstorphine Road Edinburgh EH12 6HP	Delegated Decision	APPROVED	20 May 2026
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Community Council: Murrayfield

26/0341/TCO (Treework Within a Conservation Area)	T1 Beech - reduce height by approx. 1.5m and sides to match (0.5m) , T2 Willow - crown reduce / rebalance removing 1.5-2.5m to contain. , T3 Weeping Willow (dead) - sectional take down leaving a monolith trunk at 16 Corstorphine High Street Edinburgh EH12 7ST	Mr David Purser., 16 Corstorphine High Street Edinburgh EH12 7ST	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 May 2026
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Community Council: Corstorphine + Clermiston

26/01754/FUL (Planning Permission)	Alterations to house to form new accommodation to first floor. Front and rear dormers proposed. at 1 Pearce Road Edinburgh EH12 8ST	Ms Olive Taylor., 1 Pearce Road Edinburgh EH12 8ST	Local Delegated Decision	GRANTED	20 May 2026
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Community Council: Corstorphine + Clermiston

26/01703/FUL (Planning Permission)	Proposed extension to existing dwelling house. at 8 Castle Avenue Edinburgh EH12 7JY	Claire Perier., 8 Castle Avenue Edinburgh EH12 7JY	Local Delegated Decision	GRANTED	22 May 2026
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Community Council: Corstorphine + Clermiston

26/01133/FUL (Planning Permission)	Raise existing flat roof section to main roof, convert attic space into 2 No. bedrooms, 1 No. games room and associated works. at 16 Henderland Road Edinburgh EH12 6BB	Mr Jay Crawford., 16 Henderland Road Edinburgh EH12 6BB	Local Delegated Decision	GRANTED	19 May 2026
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Community Council: Murrayfield

26/01125/CLP (Certificate of Lawfulness (proposed))	Removal of the existing high pressure laminate cladding from both gable ends of the existing residential building. Cladding is to be replaced with a non-combustible cladding system of similar appearance. at 12 - 23 Ravelston Terrace Ravelston Edinburgh	Simply Factors Ltd., 17A Academy Street Leith Edinburgh EH6 7EE	Delegated Decision	GRANTED	19 May 2026
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Community Council: Craighleith + Blackhall

26/01030/FUL (Planning Permission)	Alterations to form side and rear extension. at 14 Hillview Road Corstorphine Edinburgh EH12 8QN	Mr Henry Robertson., 14 Hillview Road Corstorphine Edinburgh EH12 8QN	Local Delegated Decision	GRANTED	20 May 2026
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Community Council: Corstorphine + Clermiston

26/00332/FUL (Planning Permission)	Proposed two storey extension to the East of the existing property with partial wrap around to the rear (South). Application seeks to reduce the footprint of the previously approved application 22/05474/FUL. at 13 Ravelston Park Edinburgh EH4 3DX	Mr Ross Mickel., 13 Ravelston Park Edinburgh EH4 3DX	Local Delegated Decision	GRANTED	22 May 2026
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

26/01684/FUL (Planning Permission)	New attic conversion. at 60 Parkhead Avenue Edinburgh EH11 4SE	Mr Liam Taylor., 60 Parkhead Avenue Edinburgh EH11 4SE	Local Delegated Decision	GRANTED	18 May 2026
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Community Council: Sighthill, Broomhouse + Parkhead

26/01580/LBC (Listed Building Consent)	Down take internal wall. at 5 Atholl Terrace Edinburgh EH11 2BP	Mr Christopher Green., 5 Atholl Terrace Edinburgh EH11 2BP	Delegated Decision	GRANTED	19 May 2026
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Community Council: Gorgie + Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

26/01167/FUL (Planning Permission)	Proposed single storey rear extension. at 6 Firrhill Crescent Edinburgh EH13 9EL	Mrs Reid, 6 Firrhill Crescent Edinburgh EH13 9EL	Local Delegated Decision	GRANTED	20 May 2026
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Community Council: Firrhill (Inactive)

26/00483/FUL (Planning Permission)	Replace existing rear lean-to with single storey rear extension, new patio with kitchen and fire; Alter rear dormer with new window and cladding; Replace windows; Form new opening to front elevation with patio; Replace the existing garage with new garage, realign driveway and remove shed to rear. at 54 Spylaw Bank Road Edinburgh EH13 0JB	Mr Martin McLaren., 54 Spylaw Bank Road Edinburgh EH13 0JB	Local Delegated Decision	GRANTED	22 May 2026
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

26/01392/CLP (Certificate of Lawfulness (proposed))	New external ramp and decking for disabled access. at 17 Kingsknowe Avenue Kingsknowe Edinburgh EH14 2JL	Ms Jean Halligan., 17 Kingsknowe Avenue Edinburgh Scotland EH14 2JL	Delegated Decision	WITHDRAWN	20 May 2026
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Community Council: Longstone

26/01163/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at 3F1 16 Upper Grove Place Edinburgh EH3 8AU	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Local Delegated Decision	REFUSED	19 May 2026
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Community Council: Tollcross

[Wards](#)

Ward No. B10 – Morningside

26/0366/TCO (Treework Within a Conservation Area)	G1 Holly Trees x2, reduce height by approx. 3m, cut back by approx. 1m all round lifting the lower limbs by 1m. at 94 Montpelier Park Edinburgh EH10 4NG	Cate Nelson-Shaw., 94 Montpelier Park Edinburgh EH10 4NG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 May 2026
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Community Council: Merchiston

26/0356/TCO (Treework Within a Conservation Area)	Cherry remove the tree and stump. at 13 Braid Road Edinburgh EH10 6AE	MGS Tree Services., FAO: Elan Evans 39 Kellie Place Dunbar EH42 1GF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2026
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Community Council: Morningside

26/0354/TCO (Treework Within a Conservation Area)	Acer palmatum in good condition 73mm dia. at 1.5m removed using chainsaw and excavator, magnolia x soulangeana removed using chainsaw and excavator, Laurus nobilis tree in good condition removed using chainsaw and excavator. at 22 Westhall Gardens Edinburgh EH10 4JQ	Stephen Ogilvie Ltd., FAO: Alan MacInnes The Clubhouse 106 Biggar Road Edinburgh EH10 7DU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2026
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Community Council: Merchiston

26/0333/TCO (Treework Within a Conservation Area)	T1 Rowan, remove too big for area, affecting overhead cables, proximity to boundary wall and dwelling. T2 Rowan, remove too big for area, affecting overhead cables, proximity to boundary wall and dwelling. at 77 Craiglea Drive Edinburgh EH10 5PE	Lawrence & Irene Hall., 77 Craiglea Drive Edinburgh EH10 5PE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 May 2026
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Community Council: Morningside

26/0306/TCO (Treework Within a Conservation Area)	Beech tree reduce canopy by 2m. at 129 Morningside Drive Edinburgh EH10 5NR	Mr Giovanni Mazzie., 129 Morningside Drive Edinburgh EH10 5NR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 May 2026
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Community Council: Morningside

26/0295/TCO (Treework Within a Conservation Area)	T1 Willow, remove 4m height from FALLEN tree. at Flat 4 9 Ettrick Road Edinburgh EH10 5BJ	Miss Jules Goodlet-Rowley., Flat 4 9 Ettrick Road Edinburgh EH10 5BJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 May 2026
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Community Council: Merchiston

26/01519/FUL (Planning Permission)	The installation of an automated teller machine. at 126 - 128 Marchmont Road Edinburgh EH9 1AQ	NCR., 9th Floor, 5 Merchant Square Paddington W2 1BQ	Delegated Decision	WITHDRAWN	22 May 2026
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Community Council: Marchmont + Sciennes

[Wards](#)

Ward No. B11 – City Centre

26/0379/TCO (Treework Within a Conservation Area)	Ash tree, removal. at 3 Lauriston Gardens Edinburgh EH3 9HH	Sean Boath., 3 Lauriston Gardens Edinburgh EH3 9HH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 May 2026
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Community Council: Tollcross

26/0340/TCO (Treework Within a Conservation Area)	T1 Lawson Cypress - fell to ground level. at 12 Royal Terrace Edinburgh EH7 5AB	Armstrong Gardens., FAO: Fraser Armstrong 23 Bankhead Terrace Edinburgh EH11 4DY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 May 2026
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Community Council: New Town + Broughton

26/01990/CLP (Certificate of Lawfulness (proposed))	Remove a small section of stone cladding and replace with curtain walling. at 1 George Iv Bridge Edinburgh EH1 1AD	Sir Robert McAipline Ltd., FAO: Simon Lisk St Nicholas Building St Nicholas Street Newcastle Upon Tyne NE1 1TH	Delegated Decision	GRANTED	21 May 2026
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Community Council: Old Town

26/0326/TCO (Treework Within a Conservation Area)	1 Buddleia, fell to ground level and remove from site. at 4 Forres Street Edinburgh EH3 6BJ	Mitie., FAO: Graeme Smith Unit 1, Cawburn Works Broxburn EH52 5FG	Delegated Decision	PERMISSION IS NOT REQUIRED	20 May 2026
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Community Council: New Town + Broughton

26/01440/LBC (Listed Building Consent)	Proposed rear demolition, internal alterations and new extension. at The Place Hotel 34 - 38 York Place Edinburgh EH1 3HU	K&S Mir Ltd., FAO: Mr Kamran Akbar 8 Johns Place Edinburgh EH6 7EL	Delegated Decision	WITHDRAWN	21 May 2026
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Community Council: New Town + Broughton

26/01243/LBC (Listed Building Consent)	Alter existing windows to Rose Street elevation by introducing opening sections to one pair of windows. at 18B Frederick Street Edinburgh EH2 2HB	Mr Aman Singh., 18B Frederick Street Edinburgh EH2 2HB	Delegated Decision	GRANTED	20 May 2026
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Community Council: New Town + Broughton

26/01208/LBC (Listed Building Consent)	Replacement of existing single glazed sash and case windows with new double glazed hardwood sash and case windows. at 2F1 19 India Street Edinburgh EH3 6HE	Mr & Mrs A And T Castell., 2F1 19 India Street Edinburgh EH3 6HE	Delegated Decision	GRANTED	21 May 2026
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Community Council: New Town + Broughton

26/01190/ADV (Advert Consent)	Fascia Sign. at GF 107 George Street New Town Edinburgh EH2 3ES	RM Williams Ltd., Mr Paul Giannangeli 102 New Bond St London W1S 1SS	Delegated Decision	GRANTED	19 May 2026
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Community Council: New Town + Broughton

26/01076/FULS TL (Planning Permission STL)	Retrospective change of use from flatted dwelling to short term let accommodation (sui generis). at GF 6 Northumberland Street Edinburgh EH3 6LW	Mrs Pamela Mcdonough- Brown., GF 6 Northumberland Street Edinburgh EH3 6LW	Local Delegated Decision	REFUSED	18 May 2026
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Community Council: New Town + Broughton

26/01021/FUL (Planning Permission)	New timber framed timber clad garden room in rear garden. at 27B Royal Terrace Edinburgh EH7 5AH	Mr David Crawley., 27B Royal Terrace Edinburgh EH7 5AH	Local Delegated Decision	GRANTED	19 May 2026
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Community Council: New Town + Broughton

26/00837/ADV (Advert Consent)	Advertisement of the following types: Fascia sign (illuminated) projecting sign. (AS AMENDED) at 9 - 13 Niddry Street Old Town Edinburgh EH1 1LG	Encore Bars Ltd., 9-13 Niddry Street Edinburgh EH1 1LG	Delegated Decision	GRANTED	19 May 2026
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Community Council: Old Town

26/00723/LBC (Listed Building Consent)	Minor internal alterations to the interior of existing entrance vestibule to form internal draft lobby. at 2 York Buildings Edinburgh EH2 1HY	Thistle Residential Ltd., Thistle House 21-23 Thistle Street Edinburgh EH2 1DF	Delegated Decision	GRANTED	19 May 2026
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Community Council: New Town + Broughton

26/00714/FULS TL (Planning Permission STL)	Change of use from residential dwellinghouse (Class 9) to short-term holiday let (Sui Generis). at 9 York Lane Edinburgh EH1 3HY	Mr Callum Wallace., 1F2 30 Queensferry Street New Town Edinburgh EH2 4QS	Local Delegated Decision	REFUSED	22 May 2026
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Community Council: New Town + Broughton

26/00609/FUL (Planning Permission)	Install two new gates at the entrance points serving 11-23 Old Fishmarket Close. The existing low walls on the north side would be raised with integrated planters. at 11, 17, 19, 21, 23 Old Fishmarket Close 190 High Street Edinburgh	Caley Water., 2A King's Stables Road Edinburgh EH1 2JY	Local Delegated Decision	GRANTED	22 May 2026
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Community Council: Old Town

26/00596/LBC (Listed Building Consent)	Replace the existing fascia signage and projecting sign. Install new tricoya panels to cover stallriser. Remove window-bed walls and gates (as amended). at 69 George Street New Town Edinburgh EH2 2JG	FatFace Ltd., FAO: Miss Julia Williams 3 Ridgeway Havant PO91QJ	Delegated Decision	GRANTED	19 May 2026
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Community Council: New Town + Broughton

26/00423/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 8 19 Old Fishmarket Close 190 High Street Edinburgh EH1 1AE	Mr Avishek Gupta., Flat 8 19 Old Fishmarket Close Edinburgh EH1 1AE	Local Delegated Decision	REFUSED	19 May 2026
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Community Council: Old Town

26/00414/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 6 Northumberland Place Lane New Town Edinburgh EH3 6LD	Ms Sarah Ross., 6 Northumberland Place Lane New Town Edinburgh EH3 6LD	Local Delegated Decision	WITHDRAWN	21 May 2026
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Community Council: New Town + Broughton

26/00388/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 4 29 King's Stables Road Old Town Edinburgh EH1 2AP	Mr Kwanghee Lee., 29 Flat 4 Kings Stable Road Edinburgh EH1 2AP	Local Delegated Decision	WITHDRAWN	21 May 2026
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Community Council: Tollcross

25/06578/LBC (Listed Building Consent)	Form new internal secondary glazing with gecko panes through compression fit and coloured to match existing windows (as amended) at 8 Leven Street Edinburgh EH3 9LG	Kilderkin Group., FAO: Jacqueline Nisbet Creagan Inn Appin Argyll PA38 4BQ	Delegated Decision	GRANTED	19 May 2026
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Community Council: Tollcross

25/05749/LBC (Listed Building Consent)	Proposals include internal alterations to areas within a 2 storey flatted dwelling. The dwelling additionally inhabits the tenement block's attic space however layout alterations are confined to second and third floors. Windows to be replaced throughout with vacuum glazed heritage timber sash units (as amended). at 2 Nelson Street Edinburgh EH3 6LG	Mr Angus Turnbull., 2 Nelson Street Edinburgh EH3 6LG	Delegated Decision	GRANTED	19 May 2026
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Community Council: New Town + Broughton

25/05651/CLES TL (Certificate of Lawfulness Existing STL)	Short term let visitors accommodation. at Flat 14 18 Simpson Loan Edinburgh EH3 9GB	Mrs Anne McKenzie., Romany The Loan West Linton EH46 7HE	Delegated Decision	REFUSED	22 May 2026
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Community Council: Tollcross

25/04961/FULS TL (Planning Permission STL)	Change of use to short term let for a maximum of 6 weeks in a calendar year (4 weeks in August and 2 weeks over Christmas and New Year annually). at 9 Riddle's Court 322 Lawnmarket Edinburgh EH1 2PQ	Mrs Sangita Bhandari Sapkota., 40 Muirhouse Avenue Edinburgh Scotland EH4 4PL	Local Delegated Decision	GRANTED	22 May 2026
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Community Council: Old Town

25/04848/CLES TL (Certificate of Lawfulness Existing STL)	We are applying for a certificate of lawfulness for existing short term accommodation use, operational since 2021. at Flat 4 108A West Bow Old Town Edinburgh EH1 2HH	Bonjour Investments Limited., FAO: Miss Fan Zhang 85 Great Portland Street London W1W 7LT	Delegated Decision	REFUSED	22 May 2026
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Community Council: Old Town

25/04756/FULS TL (Planning Permission STL)	Retrospective Change of Use of Premises to short term let accommodation. at Flat 3 1 New Assembly Close 142 High Street Edinburgh EH1 1QQ	Miss Humaira Raza., 1 3 New Assembly Close Edinburgh EH1 1QQ	Local Delegated Decision	WITHDRAWN	22 May 2026
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Community Council: Old Town

25/04702/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting use. at /11 2 Lady Stair's Close 477 Lawnmarket Edinburgh EH1 2PA	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	REFUSED	22 May 2026
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Community Council: Old Town

25/04619/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting. at BF1 16 Spittal Street Edinburgh EH3 9DT	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	REFUSED	22 May 2026
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Community Council: Tollcross

25/04573/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting use. at Flat 3 51 Cockburn Street Edinburgh EH1 1BS	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	REFUSED	22 May 2026
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Community Council: Old Town

25/04575/CLES TL (Certificate of Lawfulness Existing STL)	Use of residential flat for short term letting. at 70 Broughton Street Edinburgh EH1 3SA	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	REFUSED	21 May 2026
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Community Council: New Town + Broughton

25/04586/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting use. at 7 King's Stables Lane Edinburgh EH1 2LQ	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	REFUSED	21 May 2026
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Community Council: Tollcross

25/04588/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting use.. at 1F3 7 Johnston Terrace Edinburgh EH1 2PW	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	REFUSED	21 May 2026
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Community Council: Old Town

25/03682/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 1 2 Heriot Bridge Edinburgh EH1 2HR	Zoltan Nagy-Sivo., Flat 1 2 Heriot Bridge Edinburgh EH1 2HR	Local Delegated Decision	WITHDRAWN	21 May 2026
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Community Council: Old Town (pre 28 March 2025)

25/03609/FULS TL (Planning Permission STL)	Retrospective change of use of a House to short term let accommodation. at 9 Dewar Place Lane Edinburgh EH3 8EF	Ms Fiona Underwood., 9 Dewar Place Lane Edinburgh EH3 8EF	Committee Decision	REFUSED	18 May 2026
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Community Council: West End (pre 28 March 2025)

25/02600/CLES TL (Certificate of Lawfulness Existing STL)	Use of flat for short term let use. at 4 Blackie House Wardrop's Court Edinburgh EH1 2NY	Ryan Gattis., Blackie House 4 Ladystairs Close Edinburgh EH1 2NY	Delegated Decision	REFUSED	21 May 2026
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Community Council: Old Town (pre 28 March 2025)

25/01860/FULS TL (Planning Permission)	Retrospective change of use of premises to short-term let accommodation. at Flat 3 43 New Street Edinburgh EH8 8BH	Ms Heather Mackinnon., Flat 3 43 New Street Edinburgh EH8 8BH	Local Delegated Decision	WITHDRAWN	21 May 2026
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Community Council: Old Town (pre 28 March 2025)

[Wards](#)

Ward No. B12 – Leith Walk

26/01688/WINP A (Prior Approval Windows)	CR Smith are proposing to replace the existing timber sash and case windows with new PVCu Sliding Sash windows. at 3F2 134 Brunton Gardens Edinburgh EH7 5ET	Miss Susan MacKenzie., 3F2 134 Brunton Gardens Edinburgh EH7 5ET	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	20 May 2026
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Community Council: Leith Central

26/01439/FUL (Planning Permission)	Create new deck and stairs at the rear. Create two new dormers, one to the front and another to the rear. at 89 Annandale Street Broughton Edinburgh EH7 4BB	Mr Owen Cox., 89 Annandale Street Edinburgh EH7 4BB	Local Delegated Decision	GRANTED	21 May 2026
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Community Council: New Town + Broughton

26/00718/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at 1F3 3 Montgomery Street Edinburgh EH7 5JU	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Local Delegated Decision	REFUSED	19 May 2026
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Community Council: Leith Central

26/00400/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 3F2 30 Dickson Street Leith Edinburgh EH6 8RR	Mr Simon Sumner., 30 3F2 Dickson Street Edinburgh EH3 5NJ	Local Delegated Decision	REFUSED	21 May 2026
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Community Council: Leith Central

25/04696/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short-term let visitor accommodation. at 1F1 60 East Claremont Street Edinburgh EH7 4JR	Duncan Aitken., 1F1 60 East Claremont Street Edinburgh EH7 4JR	Delegated Decision	REFUSED	21 May 2026
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Community Council: New Town + Broughton

25/04615/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting use. at 2F1 7 London Road Edinburgh EH7 5AP	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	REFUSED	21 May 2026
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Community Council: Leith Central

25/04616/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting use. at Flat 15 3 Papermill Wynd Edinburgh EH7 4QL	Calton Living Limited., 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	REFUSED	22 May 2026
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Community Council: New Town + Broughton

25/04244/CLES TL (Certificate of Lawfulness Existing STL)	Short Term Let (STL). at 11 West Montgomery Place Hillside Edinburgh EH7 5HA	Mr Pier Rovella., 40 Logie Green Road Edinburgh EH7 4HD	Delegated Decision	GRANTED	22 May 2026
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Community Council: Leith Central

25/03952/FUL (Planning Permission)	Change of use from Class 4 office to Class 9 residential unit. at 5B Breadalbane Street Edinburgh EH6 5JH	Mr Stuart Wright., Begbie Farmhouse Begbie Haddington EH41 4HQ	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	20 May 2026
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Community Council: Leith Central

25/03930/FUL (Planning Permission)	Change of use Class 4, to residential, Class 9. at 5A Breadalbane Street Bonnington Edinburgh EH6 5JH	Mr Kyle Wright., Flat 5 35 Barony Street Edinburgh EH3 6NY	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	18 May 2026
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

26/01779/WINP A (Prior Approval Windows)	4 white timber windows to be replaced with 4 white UPVC windows. 18mm Georgian insert bars to be provided to match thickness of existing bars & maintain appearance of existing windows. at Flat 6 6 Mitchell Street Edinburgh EH6 7BD	Mr Mackay., Flat 6 6 Mitchell Street Edinburgh EH6 7BD	Delegated Decision	APPROVED	22 May 2026
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Community Council: Leith Links

26/00868/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at 3F2 49 Elbe Street Edinburgh EH6 7HP	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Local Delegated Decision	REFUSED	19 May 2026
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Community Council: Leith Links

26/00816/CLE (Certificate of Lawfulness (existing))	Confirmation that property used as temporary residential accommodation as a house in multiple occupation (HMO) since 2000, at 26 East Hermitage Place Edinburgh EH6 8AD	MS Properties (Edinburgh) Ltd., FAO: Jimmy Singh 6 Wardie Crescent Edinburgh EH5 1AG	Delegated Decision	GRANTED	22 May 2026
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Community Council: Leith Links

26/00686/FULS TL (Planning Permission STL)	Change of Use from flat (sui generis) to short-term let (Sui Generis). at Flat 53 102 Commercial Street Edinburgh EH6 6LS	Mr Jeffery Bailey., 102/53 Commercial St Edinburgh EH6 6LS	Local Delegated Decision	REFUSED	19 May 2026
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Community Council: Leith Harbour + Newhaven

26/00238/LBC (Listed Building Consent)	Alterations internally to basement of main building (No. 60) to form new dwelling. Alterations to outshoot (No. 60A) in courtyard to form new dwelling. External alterations at rear of building within courtyard. at 60 Constitution Street South Leith Edinburgh EH6 6RR	Mr Mathew Gillies., 60 Constitution Street Edinburgh EH6 6RR	Delegated Decision	GRANTED	18 May 2026
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Community Council: Leith Harbour + Newhaven

26/00167/FUL (Planning Permission)	The proposal is for the redevelopment of the existing surface car park and the construction of 18 number 1, 2 and 3 bed apartments contained within a single 5 storey block, including ancillary spaces, bin storage, landscaping and parking provision (as amended). at Land 30 Metres West Of 7 Tower Street Edinburgh	SC Leith Limited., FAO: Ms Bridgeen Boyd Unit C4 19 Heron Road Belfast BT3 9LE	Delegated Decision	WITHDRAWN	22 May 2026
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Community Council: Leith Harbour + Newhaven

25/02325/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 6 42 Shore Edinburgh EH6 6QU	Ms Karen Auld., Flat 6 42 Shore Edinburgh EH6 6QU	Local Delegated Decision	WITHDRAWN	21 May 2026
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentiny/Duddingston

26/01723/FUL (Planning Permission)	Formation of driveway. at 115 Moira Terrace Edinburgh EH7 6UB	Sandy MacArthur., 115 Moira Terrace Edinburgh EH7 6UB	Local Delegated Decision	GRANTED	18 May 2026
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Community Council: Craigentiny + Meadowbank

26/00889/FULS TL (Planning Permission STL)	Change of use of existing self-contained ground floor residential unit to secondary short term letting use. at 2 Milton Street Abbeyhill Edinburgh EH8 8HF	Mr Damian Trella., 22 Mctaggart Crescent Motherwell ML1 4ZH	Local Delegated Decision	REFUSED	21 May 2026
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Community Council: Craigentiny + Meadowbank

25/04950/CLES TL (Certificate of Lawfulness Existing STL)	We are applying for a certificate of lawfulness for existing short-term accommodation use, operational since Jan 2021. at 1F2 14 Earliston Place Abbeyhill Edinburgh EH7 5SU	Bonjour Residences Ltd., Miss Fan Zhang 5 South Charlotte Street Edinburgh United Kingdom EH2 4AN	Delegated Decision	REFUSED	22 May 2026
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Community Council: Craigentiny + Meadowbank

[Wards](#)

Ward No. B15 – Southside/Newington

26/02058/LBC (Listed Building Consent)	Minor internal Alterations: Reconfiguration of wcs, creation of new shower rooms and wcs in storage area, removal of partitions to re-instate original rooms, removal of external gratings to windows, enlarging to original size one blocked up window. at 19B Strathearn Road Edinburgh EH9 2AA	The 6 Darnaway Street Pension Fund., FAO: Angus Wilson 8 Darnaway Street Edinburgh EH3 6BG	Local Delegated Decision	PERMISSION IS NOT REQUIRED	20 May 2026
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Community Council: Marchmont + Sciennes

26/0336/TCO (Treework Within a Conservation Area)	T3 Oak (dead) poses a safety risk, remove dead tree to ground level. Dispose of all arisings off site. at 42 South Oswald Road Edinburgh EH9 2HH	Royal College Of Nursing Scotland., FAO: Jason Leung 42 South Oswald Road Edinburgh EH9 2HH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 May 2026
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Community Council: Grange + Prestonfield

26/0334/TCO (Treework Within a Conservation Area)	3 Leylandii trees of approx 25 years age, felling and disposal. at 20 Minto Street Edinburgh EH9 1RQ	Christopher Macrae., 20 Minto Street Edinburgh EH9 1RQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 May 2026
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Community Council: Grange + Prestonfield

26/0328/TCO (Treework Within a Conservation Area)	Two Palm trees, known as Cabbage trees indigenous to New Zealand, removal of trees. at 10 Palmerston Road Edinburgh EH9 1TN	Susan Agnew., 6 Palmerston Road Edinburgh EH9 1TN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2026
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Community Council: Marchmont + Sciennes

26/0314/TCO (Treework Within a Conservation Area)	Laburnum, front garden right of gate overhanging pavement and road - One trunk is dead and needs cutting down to prevent risk to public. at 16 St Alban's Road Edinburgh EH9 2LU	Mr Simon Love., 16 St Alban's Road Edinburgh EH9 2LU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2026
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Community Council: Grange + Prestonfield

26/0315/TCO (Treework Within a Conservation Area)	Katsura Acer (A1) - 20% crown reduction = 6-7 feet, Large cherry tree (C2) - Full removal of tree. at 40 Hope Terrace Edinburgh EH9 2AR	Arne Staal., 40 Hope Terrace Edinburgh EH9 2AR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2026
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Community Council: Marchmont + Sciennes

26/01829/WINP A (Prior Approval Windows)	Replacement of 6 white aluminium sash&case DG windows (1980s) at front elevation by better U value white uPVC sash & case DG windows, same opening and dimensions as existing, no trickle vents or sash horns, to 1st and 2nd floor. uPVC frames to be partially concealed by masonry openings at 1st floor and timber openings 2nd floor, approx 30mm of uPVC frame showing, mimicing existing. Existing fixed window to attic replaced with equivalent fixed window. Existing uPVC casement window in small attic dormer is not being replaced. at 1F 39 Gilmour Road Edinburgh EH16 5NS	Paul Barton., 1F 39 Gilmour Road Edinburgh EH16 5NS	Delegated Decision	REFUSED	21 May 2026
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Community Council: Grange + Prestonfield

26/0300/TCO (Treework Within a Conservation Area)	Group of trees Cotoneaster Laurel Ash. Prune to wall so pavement is clear Small Cotoneaster and sycamore. Remove cut to low stumps Cherry smothered by ivy. Remove cut to low stump Beech Crown reduce approximately 1.0 to 1.5 metres Various trees. Purple cherry plum Prunus Cerasifera Nigra Prune overhanging branches near to boundary Cotoneaster remove deadwood selectively prune branches for neatness no more than 1 metre. Remove deadwood selectively prune branches for neatness no more than 1 metre at 4 Blackbarony Road Edinburgh EH16 5QP	Michael Peace Of Verdant Tree Services.,		NOT MAKE A TREE PRESERVATION ORDER	19 May 2026
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Community Council: Grange + Prestonfield

26/0282/TCO (Treework Within a Conservation Area)	Bird cherry 1.5 metre crown reduction. at 15 Dalrymple Crescent Edinburgh EH9 2NX	Ms Ragne Low., 15 Dalrymple Crescent Edinburgh EH9 2NX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	22 May 2026
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Community Council: Grange + Prestonfield

26/01572/FUL (Planning Permission)	Erection of new studio /workspace on the footprint of a former garage base located to the north of the main garden. at 11 Craigmillar Park Edinburgh EH16 5PF	Mr & Mrs Remo And Theresa Pedreschi., 11 Craigmillar Park Mayfield Edinburgh EH16 5PF	Local Delegated Decision	GRANTED	20 May 2026
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Community Council: Grange + Prestonfield

26/01211/FUL (Planning Permission)	To erect a set of railings along the side boundary (front garden). at 30 Mayfield Terrace Edinburgh EH9 1RZ	Ms Susan Hezlet., 30 Mayfield Terrace Edinburgh Edinburgh EH9 1RZ	Local Delegated Decision	GRANTED	20 May 2026
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Community Council: Grange + Prestonfield

26/01192/FUL (Planning Permission)	Installation of 2 No. air source heat pumps in concealed location. at 24 Dalrymple Crescent Edinburgh EH9 2NX	Mr Mrs E S Reynolds., 24 Dalrymple Crescent Edinburgh EH9 2NX	Local Delegated Decision	GRANTED	20 May 2026
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Community Council: Grange + Prestonfield

26/0158/TPO (Treework)	Eucalyptus - Lifting the crown by 2m, , Copper Beech - Pruning for vertical clearance 5m ; Selective removal of lowest branches back to main stem. at 1 Hope Terrace Morningside Edinburgh EH9 2AP	Mr Jo Elliot., 1 Hope Terrace Edinburgh EH9 2AP	Delegated Decision	WITHDRAWN	20 May 2026
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Community Council: Marchmont + Sciennes

26/00750/FULS TL (Planning Permission STL)	Change of use from dwelling to short term let. at 2F1 23 Melville Terrace Edinburgh EH9 1LR	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Local Delegated Decision	REFUSED	19 May 2026
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Community Council: Marchmont + Sciennes

26/00503/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F 51A Nicolson Street Newington Edinburgh EH8 9BZ	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Local Delegated Decision	REFUSED	22 May 2026
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Community Council: Southside

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

26/01525/FUL (Planning Permission)	Single storey extension to side of detached house; reposition existing window. at 45 Brocken Brigg Parkway Edinburgh EH17 8NU	Ms Zarqa Sattar., 45 Brocken Brigg Parkway Edinburgh EH17 8NU	Local Delegated Decision	GRANTED	21 May 2026
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Community Council: Gilmerton + District

26/00241/FUL (Planning Permission)	Proposed single storey rear extension. at 40 Fernieside Crescent Moredun Edinburgh EH17 7HW	Ms Eileen Quinn., 40 Fernieside Crescent Moredun Edinburgh EH17 7HW	Local Delegated Decision	GRANTED	22 May 2026
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Community Council: Gilmerton + District

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

26/0339/TCO (Treework Within a Conservation Area)	Cherry Tree - Reshape balance and tidy. Reduce north east side of tree by approx 1m to rebalance form, Lilac - Hard prune sparse section to rebalance and stimulate new regrowth, Cotoneaster - Minimal reduction. Remove deadwood, shape and tidy. at 24 Marlborough Street Edinburgh EH15 2BG	Mrs Kirsty Lynagh., 24 Marlborough Street Edinburgh EH15 2BG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	20 May 2026
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Community Council: Portobello (Inactive)

26/0344/TCO (Treework Within a Conservation Area)	Holly tree - Remove holly trees so that boundary wall can be rebuilt. New trees to be planted away from wall. at 11 East Brighton Crescent Edinburgh EH15 1LR	Mr Anthony Duriez., 5 Forbes Road Edinburgh EH10 4EF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	19 May 2026
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Community Council: Portobello (Inactive)

26/01315/LBC (Listed Building Consent)	Addition of solar PV panels to the roof of the building. at 40, 40A Peffer Place Craigmillar Edinburgh	Porty Community Energy Ltd., 16 Park Avenue Edinburgh EH15 1JT	Delegated Decision	GRANTED	22 May 2026
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Community Council: Craigmillar (Inactive)

26/01161/LBC (Listed Building Consent)	Non load bearing wall altered /removed. at Flat 1 67 Park Avenue Edinburgh EH15 1JP	Mr Scott Nichol., 67 Park Avenue Edinburgh EH15 1JP	Delegated Decision	GRANTED	19 May 2026
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Community Council: Portobello (Inactive)

26/00993/FUL (Planning Permission)	Conversion of existing attic, including new roof lights and pair of rear dormers (as amended) at Flat 3 25 Wilson's Park Edinburgh EH15 1HY	Sam & Kirsty Paterson., Flat 3 25 Wilson's Park Edinburgh EH15 1HY	Local Delegated Decision	GRANTED	21 May 2026
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Community Council: Portobello (Inactive)

26/00838/FUL (Planning Permission)	Proposed demolition of existing single storey structure and detached garage, formation of new subservient extension to dwelling house. at 17 Queen's Bay Crescent Joppa Edinburgh EH15 2NA	Mr Gavin And Mrs Frances Stark., 17 Queensbay Crescent Edinburgh EH15 2NA	Local Delegated Decision	GRANTED	20 May 2026
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Community Council: Portobello (Inactive)

26/00391/FUL (Planning Permission)	Attic conversion including the installation of 2 No. dormers to existing roof, and single storey extension at ground floor level. Internal alterations to reconfigure layout throughout. at 12 Hewing Place Newcraighall Musselburgh EH21 8RN	Mr Neil & Mrs Laura Middleton., 12 Hewing Place Newcraighall Musselburgh EH21 8RN	Local Delegated Decision	GRANTED	22 May 2026
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Community Council: Craigmillar (Inactive)

[Wards](#)