

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **13 July 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **13 July 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](#)

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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

26/02652/ADV (Advert Consent)	Advertisement types : Fascia sign (illuminated). Entrance vinyls. Freestanding illuminated sign. Non-illuminated wayfinding sign. at 1A Old Liston Road Newbridge EH28 8SJ	Tesla., FAO: Chris Brodie 1A Old Liston Road Newbridge EH28 8SJ	Delegated Decision	GRANTED	8 July 2026
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Community Council: Ratho + District

26/01604/LBC (Listed Building Consent)	Replacement of existing sash windows on a like-for- like basis with new windows, custom-fitted with Slimline IGUs. at 1 Almondhill Steading Kirkliston EH29 9LA	Mr John MacKay., 1 Almondhill Steading Kirkliston EH29 9LA	Delegated Decision	GRANTED	7 July 2026
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Community Council: Kirkliston

26/0273/TPO (Treework)	Ash T1 removal of roadside ash showing significant signs of dieback. at Tree Works Chapel Gate Road South Queensferry	Rosebery Estates Partnership., FAO: James Bowie Dalmeny Estate Office 1 Rosebery Estates Partnership Edinburgh EH30 9TQ	Delegated Decision	MIXED DECISION	10 July 2026
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Community Council: Queensferry + District

26/01193/CLES TL (Certificate of Lawfulness Existing STL)	Existing use of a house as self- catering accommodation by individuals, families or (otherwise) up to 6 occupiers. at Lowood Cottage Lowood Craigiehall South Queensferry EH30 9TH	Ms Ms Morven Garroway., Lowood Cottage Burnshot Road Edinburgh EH30 9TH	Delegated Decision	REFUSED	7 July 2026
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Community Council: Queensferry + District

[Wards](#)

Ward No. B02 – Pentland Hills

26/02417/FUL (Planning Permission)	New build semi-detached to replace existing demolished semi-detached house due to explosion damage. at 37 Baberton Mains Avenue Edinburgh EH14 3EQ	William Orman., Flat 9 109 Swanston Road Edinburgh EH10 7DS	Local Delegated Decision	GRANTED	8 July 2026
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Community Council: Juniper Green + Baberton Mains

26/02373/FUL (Planning Permission)	Rear single storey extension to create snug with sliding doors to garden and new rooflights. at 64 Belmont Road Juniper Green EH14 5ED	Mrs Fanchea Kelly., 64 Belmont Road Juniper Green EH14 5ED	Local Delegated Decision	GRANTED	7 July 2026
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Community Council: Juniper Green + Baberton Mains

26/01268/FUL (Planning Permission)	Section 42 Application to vary 20/00965/FUL. Conditions 3 to allow opening hours for water sports facility, the zip wire, the ski and snowboard kicker and the tubing slide shall only operate between the hours of 7 am and 10 pm and Condition 4 to allow hub building shall be open between the hours of 07.00 and 23.00 hours only. at Craigpark Quarry 1 Craigpark Ratho Newbridge EH28 8RJ	Tartan Leisure Ltd., 11 South Platt Hill Newbridge EH28 8AY	Delegated Decision	GRANTED	8 July 2026
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Community Council: Ratho + District

26/00936/FUL (Planning Permission)	Rear extension and new front porch to end of terrace house. at 128 Main Street Ratho Newbridge EH28 8RS	Mr Carlyle., 128 Main Street Ratho Newbridge EH28 8RS	Local Delegated Decision	GRANTED	10 July 2026
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Community Council: Ratho + District

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

26/02323/CLP (Certificate of Lawfulness (proposed))	Alterations to the window openings at the rear and side elevations. 1. Change a window into a patio door. 2. Reduce the size of a window. 3. Form a new kitchen window to the side elevation of the house. at 1 Fox Covert Grove Edinburgh EH12 6UJ	Mr & Mrs Stuart MacDonald., 1 Fox Covert Grove Edinburgh EH12 6UJ	Delegated Decision	GRANTED	6 July 2026
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Community Council: Corstorphine + Clermiston

26/01921/FUL (Planning Permission)	Proposed rear garden deck and increase door opening at kitchen to form double glazed sliding doors (as amended). at 7 Craigmount Park Edinburgh EH12 8EF	Mrs Stephanie Lyness., 7 Craigmount Park Edinburgh EH12 8EF	Local Delegated Decision	GRANTED	8 July 2026
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Community Council: Corstorphine East +West Craigs

[Wards](#)

Ward No. B04 – Forth

26/0513/TCO (Treework Within a Conservation Area)	Sycamore - Removal. at 13 Park Road Edinburgh EH6 4LE	Mr Giorgio Granozio., 13 Park Road Edinburgh EH6 4LE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 July 2026
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Community Council: Trinity

26/02429/CLP (Certificate of Lawfulness (proposed))	Proposed operations at the existing artificial sports pitch: (1) replacement of the worn synthetic playing surface with new 3G synthetic turf and shockpad on the existing pitch footprint, with localised repairs to the existing engineered base; (2) replacement of the perimeter fence with twin wire rebound panel fencing at 3.0m height, increasing to 4.2m behind the goals, on the existing fence line; (3) replacement of floodlight luminaires with new LED heads on existing columns, all per drawings at West Pilton Neighbourhood Centre 19 West Pilton Grove Edinburgh EH4 4BY	West Pilton Neighbourhood Centre., FAO: David Pollacchi 19 West Pilton Grove Edinburgh EH4 4BY	Delegated Decision	GRANTED	8 July 2026
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Community Council: West Pilton + West Granton (Inactive)

26/02021/FUL (Planning Permission)	Construction of a garden pod in the rear garden. at 123 Lower Granton Road Edinburgh EH5 1EX	Urban Pods., FAO: Ross Iwaniec Unit 19, Napier Square Livingston EH54 5DG	Local Delegated Decision	GRANTED	8 July 2026
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Community Council: Granton + District

[Wards](#)

Ward No. B05 – Inverleith

26/0483/TCO (Treework Within a Conservation Area)	Holly x2 - remove. Laburnum - remove. Cherry tree - crown reduce by 0.5 metres max. Leylandii hedge - trim regrowth only. at 1 Belford Park Edinburgh EH4 3DP	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 July 2026
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Community Council: West End

26/0454/TCO (Treework Within a Conservation Area)	T1 Ash - prune back from building to create 1-2 metres clearance. Reduce rest of crown by 1-1.5m. at 2F2 4 Leslie Place Edinburgh EH4 1NQ	Shairaz Afzai., Flat 2 4 Leslie Place Edinburgh EH4 1NG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 July 2026
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Community Council: Stockbridge + Inverleith

26/0455/TCO (Treework Within a Conservation Area)	T1 Lime, remove branch almost touching building. at 27 Inverleith Terrace Edinburgh EH3 5NU	Mr & Mrs Coutts, 27 Inverleith Terrace Edinburgh EH3 5NU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 July 2026
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Community Council: Stockbridge + Inverleith

26/02289/CLP (Certificate of Lawfulness (proposed))	Replacement of old existing sliding doors with modern high performance sliding doors to match other flats. at Flat 6 2 Fettes Rise Edinburgh EH4 1QH	Mr Hugh Riddell., Flat 6 2 Fettes Rise Edinburgh EH4 1QH	Delegated Decision	GRANTED	6 July 2026
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Community Council: Stockbridge + Inverleith

26/02184/LBC (Listed Building Consent)	Internal alterations to form new shower room. External drainage connection. at 1F1 11 Brandon Street Edinburgh EH3 5DX	Mr Fidelo, 1F1 11 Brandon Street Edinburgh EH3 5DX	Delegated Decision	GRANTED	8 July 2026
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Community Council: New Town + Broughton

26/00934/LBC (Listed Building Consent)	Installation of new boiler flue to front roof (as amended). at 2F 16 St Bernard's Row Edinburgh EH4 1HW	Alan Gallacher., 2F 16 St Bernard's Row Edinburgh EH4 1HW	Delegated Decision	GRANTED	7 July 2026
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Community Council: Stockbridge + Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

26/02464/CLP (Certificate of Lawfulness (proposed))	Internal alterations to demolish a wall between the existing Kitchen and Bedroom 2 to form a larger kitchen / dining space. Includes widening the existing opening to the conservatory to accommodate larger doors. The sill height of the existing bedroom window will be raised to accommodate a new kitchen worktop height. All external modifications to the window will utilize matching materials to the existing dwellinghouse. at 15 Corstorphine Bank Drive Edinburgh EH12 8RY	Mr Arunkumar Thandayuthapani., 15 Corstorphine Bank Drive Edinburgh EH12 8RY	Delegated Decision	GRANTED	6 July 2026
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Community Council: Corstorphine + Clermiston

26/02430/FUL (Planning Permission)	Attic conversion including construction of 2 x dormers. New bifold doors installed on ground floor. at 24 Caroline Terrace Edinburgh EH12 8QY	Mr Gary Wardall., 24 Caroline Terrace Edinburgh EH12 8QY	Local Delegated Decision	GRANTED	7 July 2026
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Community Council: Corstorphine + Clermiston

26/02420/FUL (Planning Permission)	Proposed pitched roof sunroom extension with glazed gable and feature roof lantern. at 3 Corstorphine Hill Road Edinburgh EH12 6JZ	Iain & Dominique Watt., 3 Corstorphine Hill Road Edinburgh EH12 6JZ	Local Delegated Decision	GRANTED	7 July 2026
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Community Council: Corstorphine + Clermiston

26/01728/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 41 Roull Road Edinburgh EH12 7JW	Margaret Wood., 5 Ladycroft Avenue Buxton SK17 7AQ	Delegated Decision	GRANTED	8 July 2026
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Community Council: Corstorphine + Clermiston

26/01485/FUL (Planning Permission)	Convert garage to unheated workshop and store. at 75 Belgrave Road Edinburgh EH12 6NH	Mr Sinclair Coghill., 75 Belgrave Road Edinburgh EH12 6NH	Delegated Decision	NOT DEVELOPMENT	6 July 2026
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Community Council: Corstorphine + Clermiston

26/01097/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 15A Corstorphine Road Murrayfield Edinburgh EH12 6DB	Sovereign Contracts., Mr John Wilson 2 Afton Court Dechmont Broxburn EH52 6NN	Local Delegated Decision	REFUSED	8 July 2026
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Community Council: Murrayfield

26/00465/FUL (Planning Permission)	Change of use from outpatient clinic to residential and all associated site works. at 30 Roseburn Place Edinburgh EH12 5NX	Mrs Luisa Pia., 30 Roseburn Place Edinburgh EH12 5NX	Committee Decision	GRANTED	8 July 2026
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

26/0511/TPO (Treework)	Large Conifer - Full removal. at 12 Woodfield Avenue Edinburgh EH13 0HX	Ms Jane Blackhall., 2 Woodfield Avenue Edinburgh EH13 0NX	Delegated Decision	PERMISSION IS NOT REQUIRED	9 July 2026
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Community Council: Colinton

26/02328/CLP (Certificate of Lawfulness (proposed))	Alterations to the exterior openings of a domestic dwelling with change of sliding doors to rear to French door and removal of rear single pass door to rear. at 17 Swanston Park Edinburgh EH10 7BR	Mrs Pauline Morrison., 17 Swanston Park Edinburgh EH10 7BR	Delegated Decision	GRANTED	6 July 2026
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Community Council: Fairmilehead

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

26/02353/FUL (Planning Permission)	Conversion of attic space to form additional accommodation, including installation of rooflights. at 11 Rattray Drive Edinburgh EH10 5TH	Matthew & Amanda Collinson., 11 Rattray Drive Edinburgh EH10 5TH	Local Delegated Decision	GRANTED	7 July 2026
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Community Council: Craiglockhart

26/0411/TPO (Treework)	One elm in A1. TPO 139. Immediately behind rear boundary of 5 Firrhill Crescent, EH13 9DT - Reduce/prune back the canopy by 4m to manage size and overhang into the garden. at 111 Oxfangs Road North Edinburgh EH14 1ED	Ms Cristina Stewart., 5 Firrhill Crescent Edinburgh EH13 9DT	Delegated Decision	MIXED DECISION	8 July 2026
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Community Council: Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

26/0514/TCO (Treework Within a Conservation Area)	Rowan tree removal of tree in conservation area, to be replaced by other trees. at 9 Braid Road Braid Hills Edinburgh EH10 6AE	Mr Jack Bruck., 9 Braid Road Edinburgh EH10 6AE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 July 2026
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Community Council: Morningside

26/0522/TCO (Treework Within a Conservation Area)	T1 - Birch. Crown reduce by no more than 1.0m. at 24 Spottiswoode Road Marchmont Edinburgh EH9 1BL	Mrs Morag St Johnston., 24 Sottiswoode Road Edinburgh EH9 1BL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 July 2026
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Community Council: Marchmont + Sciennes

26/0526/TCO (Treework Within a Conservation Area)	Prunus avium - 30 to 60 cm reduction of regrowth from previous pruning points. at 12 Jordan Lane Morningside Edinburgh EH10 4RA	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 July 2026
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Community Council: Morningside

26/0509/TCO (Treework Within a Conservation Area)	Laburnum 1, remove tree. Laburnum 2, remove tree. at Corner House Day Nursery 2 South Gillsland Road Edinburgh EH10 5DE	Mr Greg Hardie., 23 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 July 2026
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Community Council: Merchiston

26/0507/TCO (Treework Within a Conservation Area)	Ash Trees x 2 - cut to stump. at Flat 7 2 Craighouse Park Edinburgh EH10 5LD	Mr Alistair Kirkhope., 12 Morningside Gardens Edinburgh EH10 5LA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 July 2026
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Community Council: Morningside

26/0492/TCO (Treework Within a Conservation Area)	T1,2 and 4 Ash tree cut to stump, T3 Ash tree remove low 2.5m hanging branch to provide clearance over the garden. at 1F 12 Morningside Gardens Edinburgh EH10 5LA	Mr Alistair Kirkhope., 12 Morningside Gardens Edinburgh EH10 5LA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 July 2026
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Community Council: Morningside

26/0489/TCO (Treework Within a Conservation Area)	T8 birch reduce by 1m height and canopy spread from 4m to 3m nsew. at 19 Corrennie Drive Edinburgh EH10 6EG	Ms Mara Schmueckle., 19 Corrennie Drive Edinburgh EH10 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 July 2026
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Community Council: Morningside

26/0484/TCO (Tree work Within a Conservation Area)	Holly tree, rhododendron , fig removal holly fig and rhododendron. at 9 Merchiston Avenue Edinburgh EH10 4PJ	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 July 2026
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Community Council: Merchiston

26/0485/TCO (Tree work Within a Conservation Area)	Holly tree removal. at 1F1 110 Comiston Road Edinburgh EH10 5QL	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 July 2026
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Community Council: Morningside

26/0488/TCO (Tree work Within a Conservation Area)	Elderberry growing against building remove tree. at 2F2 31 Warrender Park Road Edinburgh EH9 1HJ	Miss Olivia Gifford., 31 Warrender Park Road Edinburgh EH9 1HJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 July 2026
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Community Council: Marchmont + Sciennes

26/0482/TCO (Tree work Within a Conservation Area)	T1 Birch remove. at 7 Newbattle Terrace Edinburgh EH10 4RU	Ms Claire Holliman., 7 Newbattle Terrace Edinburgh EH10 4RU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 July 2026
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Community Council: Merchiston

26/0464/TCO (Tree work Within a Conservation Area)	Dead tree on the left-hand boundary in the rear garden, remove. at 14 West Castle Road Edinburgh EH10 5AU	Craig MacDonald., 14 West Castle Road Edinburgh EH10 5AU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 July 2026
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Community Council: Merchiston

26/0465/TCO (Tree work Within a Conservation Area)	Small cherry ,small Pieres + X2 camelia regrowth annual trimming. at 29 St Clair Terrace Edinburgh EH10 5PS	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 July 2026
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Community Council: Morningside

26/0452/TCO (Tree work Within a Conservation Area)	T1 Cedar, crown reduce height by approx. 4-5m and sides by up to 1.5m. at 2A Warrender Park Terrace Edinburgh EH9 1JA	Graham Pinfield., 2A Warrender Park Terrace Edinburgh EH9 1JA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 July 2026
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Community Council: Marchmont + Sciennes

26/0456/TCO (Treework Within a Conservation Area)	15ft Ceanothus Tree - Felling the Ceanothus tree, dismantling the stump & cutting as low to ground level as possible., Rowan Tree 1 - 20ft Rowan Tree - Felling the 20ft Rowan tree, dismantling the trunk and cutting as low to ground level as possible , Rowan Tree 2 - 14ft Rowan Tree - Felling the 14ft Rowan Tree, dismantling the trunk and cutting as low to ground level a possible at 49 Spottiswoode Street Edinburgh EH9 1DQ	Ms Catrina Sinclair., 49 Spottiswoode Street Edinburgh EH9 1DQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 July 2026
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Community Council: Marchmont + Sciennes

26/02494/FUL (Planning Permission)	Formation of driveway. at 14 Swan Spring Avenue Edinburgh EH10 6NJ	Tim Kasoar., 14 Swan Spring Avenue Edinburgh EH10 6NJ	Local Delegated Decision	GRANTED	10 July 2026
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Community Council: Fairmilehead

26/01354/FUL (Planning Permission)	Proposed 2 storey gable extension with internal alterations (as amended). at 1 The Crescent Edinburgh EH10 5NX	Ms T Moran., 1 The Crescent Morningside Edinburgh EH10 5NX	Local Delegated Decision	GRANTED	10 July 2026
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Community Council: Morningside

[Wards](#)

Ward No. B11 – City Centre

26/02651/LBC (Listed Building Consent)	Replacement Flagstones to Sanctuary Lobby. at 1 Mound Place Edinburgh EH1 2LU	The University Court Of The University Of Edinburgh., Old College South Bridge Edinburgh EH8 9YL	Delegated Decision	PERMISSION IS NOT REQUIRED	9 July 2026
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Community Council: Old Town

26/02493/CLP (Certificate of Lawfulness (proposed))	Replace existing boiler and form new flue. Replace existing rainscreen cladding, primarily at roof level, with a like for like colour/finish of anodized aluminium. Over clad existing stone copes with metal copes in same anodized colour. at 108 Holyrood Road Edinburgh EH8 8AS	BR & Co., FAO: Bryan Robertson 109 Swanston Road Edinburgh EH10 7DS	Delegated Decision	GRANTED	7 July 2026
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Community Council: Southside

26/0428/TCO (Treework Within a Conservation Area)	1 No. Horse Chestnut, 2 No. Ash trees crown lift horse chestnut over garden path, and section fell Ash trees with signs of ash dieback. at Treeworks Grosvenor Crescent Edinburgh	Grosvenor & Lansdowne Garden Committee., FAO: Wendy Kay 11 Grosvenor Crescent Edinburgh EH12 5EL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 July 2026
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Community Council: West End

26/02334/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 1F1 97 Rose Street Edinburgh EH2 3DT	Edinburgh Flats Company Ltd., FAO: Francois Boissiere 27 Queen Street Edinburgh EH2 1JX	Local Delegated Decision	REFUSED	7 July 2026
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Community Council: New Town + Broughton

26/0408/TCO (Treework Within a Conservation Area)	Scots pine - remove. at GF 16 Great King Street Edinburgh EH3 6QL	Jan Murphy., 16 Great King Street Edinburgh EH3 6QL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 July 2026
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Community Council: New Town + Broughton

26/02318/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at Flat 5 7 St Mary's Street Edinburgh EH1 1TA	Mrs Elaine Thomas., West End House Main Street Winchburgh EH52 6TS	Local Delegated Decision	REFUSED	7 July 2026
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Community Council: Old Town

26/0389/TCO (Treework Within a Conservation Area)	T1 Elm - Reduce, S2 Hornbeam (Stand - 2) - Reduce Width, T2 Sycamore - Reduce at primary union. at St Mary's Cathedral 23 Palmerston Place Edinburgh EH12 5AW	St Mary's Cathedral., FAO: Rev Marion Chatterley 23 Palmerston Place Edinburgh EH12 5AW	Delegated Decision	MAKE A TREE PRESERVATION ORDER	9 July 2026
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Community Council: West End

26/02222/LBC (Listed Building Consent)	Forming new bathroom in lower ground floor flat at 14A Glencairn Crescent Edinburgh EH12 5BT	C Dougan., 14A Glencairn Crescent Edinburgh EH12 5BT	Delegated Decision	GRANTED	9 July 2026
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Community Council: West End

26/02195/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 78 Dundas Street Edinburgh EH3 6RQ	Mr Duncan Smith., 78 Dundas Street Edinburgh EH3 6RQ	Delegated Decision	GRANTED	7 July 2026
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Community Council: New Town + Broughton

26/02197/LBC (Listed Building Consent)	Reinstatement of a former partition between the kitchen and sitting room, re-introduction of a traditional vestibule screen within the hall, reopening and reinstatement of existing doorways, and subdivision of the existing en-suite and dressing room. at 28 Heriot Row Edinburgh EH3 6EN	Peter & Beryl Pantaleo., 28 Heriot Row Edinburgh EH3 6EN	Delegated Decision	GRANTED	7 July 2026
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Community Council: New Town + Broughton

26/02083/LBC (Listed Building Consent)	New internal opening with jib (secret) doors. at 2F1 11 Nelson Street Edinburgh EH3 6LF	Mr Lukas Mackintosh., 2F1 11 Nelson Street Edinburgh EH3 6LF	Delegated Decision	WITHDRAWN	9 July 2026
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Community Council: New Town + Broughton

26/01958/FUL (Planning Permission)	Refurbishment of existing windows, alterations to building entranceways and arrival spaces including new cladding and planters. at 50 Lothian Road Edinburgh EH3 9BY	Regional Prime 4 Ltd.,	Local Delegated Decision	GRANTED	8 July 2026
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Community Council: Tollcross

26/01939/FULS TL (Planning Permission STL)	Retrospective change of use from flat (sui generis) to short term let (sui generis). at 320 Webster's Land Edinburgh EH1 2RU	Mr David McLeay., 20 Duddingston Crescent Edinburgh EH15 3AT	Local Delegated Decision	REFUSED	7 July 2026
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Community Council: Tollcross

26/01859/PATE L (Prior Approval)	To install 1no. 8m pole with 1no. small cell antenna. at Proposed Telecoms Apparatus 15 Metres South Of 1A Chambers Street Edinburgh	Wireless Infrastructure Group., Braidhurst House 2 Finch Way Strathclyde Business Park Bellshill ML4 3PE	Delegated Decision	GRANTED	7 July 2026
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Community Council: Old Town

26/01638/PATE L (Prior Approval)	Installation of 1 No. 8m high pole accommodating 1 No. small cell antenna. at Proposed Telecoms Apparatus 10 Metres South Of 34 George IV Bridge Edinburgh	Wireless Infrastructure Group., Braidhurst House 2 Finch Way Strathclyde Business Park Bellshill Scotland ML4 3PE	Delegated Decision	WITHDRAWN	9 July 2026
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Community Council: Old Town

26/01620/ADV (Advert Consent)	Fascia Sign: 1 No. back-lit illuminated "Astrid & Miyu" sign on the main fascia. Projecting sign: 1 No. 250mm radius internally illuminated (3500K LED) opal acrylic globe sign mounted on a brass bracket. Window signs: 3 No. suspended illuminated internal window globes and A-Board. at GF 53 George Street Edinburgh EH2 2HT	Astrid & Miyu Ltd., FAO: Mark Kidgell Unit 203, Edinburgh House 170 Kennington Lane London SE11 5DP	Delegated Decision	GRANTED	7 July 2026
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Community Council: New Town + Broughton

26/01565/LBC (Listed Building Consent)	Relocation of the existing kitchen to form a second bedroom as well as forming a new shower room. (AS AMENDED) at 1F 5 Wemyss Place Edinburgh EH3 6DH	Mr + Mrs C Seton., 5 Wemyss Place New Town Edinburgh EH3 6DH	Delegated Decision	REFUSED	9 July 2026
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Community Council: New Town + Broughton

26/01051/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short-term let accommodation is lawful. at 4 Broughton Street Lane Broughton Edinburgh EH1 3LY	HEJ Property Ltd., 4 Broughton Street Lane Edinburgh EH1 3LY	Delegated Decision	REFUSED	7 July 2026
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Community Council: New Town + Broughton

26/01062/LBC (Listed Building Consent)	The proposal is to re-paint the police box on behalf Johnnie Walker. at Police Box 31 Metres Southeast Of 2 Hope Street Edinburgh	Johnnie Walker Experience., 145 Princes Street Edinburgh EH2 4BL	Delegated Decision	PERMISSION IS NOT REQUIRED	7 July 2026
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Community Council: West End

26/00954/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short-term let accommodation is lawful. at 2F2 5 Royal Crescent Edinburgh EH3 6PZ	Mr Roger Flint., 2F2 5 Royal Crescent Edinburgh EH3 6PZ	Delegated Decision	REFUSED	7 July 2026
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Community Council: New Town + Broughton

26/00922/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 3F2 40 St Mary's Street Edinburgh EH1 1SX	Mr Gary Steven., 3F2 40 St Mary's Street Edinburgh EH1 1SX	Delegated Decision	REFUSED	7 July 2026
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Community Council: Old Town

26/00577/FULS TL (Planning Permission STL)	Retrospective change of use from flat to short term let (sui generis). at 205 Webster's Land Edinburgh EH1 2RU	Mrs Catherine Bell., 1 Waverley Gardens Darnick Melrose TD6 9AF	Local Delegated Decision	REFUSED	7 July 2026
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Community Council: Tollcross

26/00220/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at Flat 3 13 Simpson Loan Southside Edinburgh EH3 9GN	Ms Sharon Lloyd-Barnes., 7 Louisville Road London SW17 8RL	Delegated Decision	REFUSED	7 July 2026
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Community Council: Tollcross

26/00193/CLES TL (Certificate of Lawfulness Existing STL)	Use of six self-contained flats (Flats 1-6) as short-term visitor accommodation, operated as a single professionally managed business under common ownership, with ancillary office and housekeeping use. at Flat 1, 2, 3, 4, 5 And 6, 5 Niddry Street Edinburgh EH1 1LG	Edinburgh Holiday Flats Ltd., 5 (Flat 2) Niddry Street Edinburgh EH1 1LG	Delegated Decision	GRANTED	7 July 2026
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Community Council: Old Town

26/00067/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years. at Flat 2 130 Calton Road Old Town Edinburgh EH8 8JQ	Ms Joanne McDonald., 130 Flat 2, Calton Road Edinburgh EH8 8JQ	Delegated Decision	GRANTED	6 July 2026
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Community Council: Old Town

25/06474/LBC (Listed Building Consent)	Alterations to interior of townhouse building including structural openings and fixtures and fittings. at GF 37 Melville Street Edinburgh EH3 7JF	MS37., Ms Betsy Williamson 37 Melville Street Edinburgh UK EH3 7JF	Delegated Decision	REFUSED	9 July 2026
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Community Council: West End

25/05570/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 48 Gilmore Place Edinburgh EH3 9NQ	Idras Khan., 6 Minto Street Edinburgh EH9 1RG	Delegated Decision	REFUSED	8 July 2026
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Community Council: Tollcross

25/04901/CLES TL (Certificate of Lawfulness Existing STL)	The apartment has been utilised continually since 2017 to provide short-term holiday accommodation. at 4A Carlton Terrace Calton Hill Edinburgh EH7 5DD	D Kirkpatrick., Mr David Kirkpatrick. North Two Mark Farm Stoneykirk Stranraer Wigtownshire DG9 9EA	Delegated Decision	REFUSED	7 July 2026
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Community Council: New Town + Broughton

25/04850/CLES TL (Certificate of Lawfulness Existing STL)	Confirming its existing use as short-term let visitor accommodation (sui generis). at Flat 5 8 Old Tolbooth Wynd Old Town Edinburgh EH8 8EQ	Bonjour Investments Limited., FAO: Miss Fan Zhang 85 Great Portland Street London W1W 7LT	Delegated Decision	REFUSED	8 July 2026
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Community Council: Old Town

25/04784/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a certificate of lawfulness confirming its existing use as short term let visitor accommodation. at Flat 1 53 Lothian Street Old Town Edinburgh EH1 1HB	BMZ Dynamix Ltd., FAO: Mr Zeeshan Langah 12 Blackchapel Road Edinburgh EH15 3QU	Delegated Decision	REFUSED	7 July 2026
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Community Council: Old Town

25/04810/CLES TL (Certificate of Lawfulness Existing STL)	Use of the property as a short term let providing self- catering visitor accommodation. at 3F3 86 West Bow Old Town Edinburgh EH1 2HH	Mr Brandon Wright., Whitehill Ninemileburn EH26 9LZ	Delegated Decision	REFUSED	7 July 2026
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Community Council: Old Town

25/04698/CLES TL (Certificate of Lawfulness Existing STL)	Short term let (change of use to short term let took place within the last 10 years but is not material change of use). at Flat 2 12B Rutland Square Edinburgh EH1 2BB	Mr Sholto Campbell., Flat 2 12B Rutland Square Edinburgh EH1 2BB	Delegated Decision	REFUSED	8 July 2026
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Community Council: West End

25/04658/CLES TL (Certificate of Lawfulness Existing STL)	10 years operations as short term let. at PF2 16 Johnston Terrace Edinburgh EH1 2PR	Lawrie Nisbet., 14 - 16 Jackson's Entry Edinburgh EH8 8PJ	Delegated Decision	REFUSED	8 July 2026
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Community Council: Old Town

25/03809/CLES TL (Certificate of Lawfulness Existing STL)	To confirm the use as a self catering unit. at 2F1 19 Queen Street New Town Edinburgh EH2 1JX	Stay In Style Ltd., Mr Stephen Caswell The Crosshouse The Cross Ceres Cupar KY15 5NE	Delegated Decision	GRANTED	6 July 2026
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Community Council: New Town + Broughton

25/03419/CLES TL (Certificate of Lawfulness Existing STL)	Use of flatted dwelling as short term holiday let. Use has been established for over 10 years uninterrupted. at 3F1 25 St James Square New Town Edinburgh EH1 3AY	Bonjour Invest UK Limited., 85 Great Portland Street London United Kingdom W1W 7LT	Delegated Decision	REFUSED	9 July 2026
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Community Council: New Town/Broughton (pre 28 March 2025)

25/02812/CLES TL (Certificate of Lawfulness Existing STL)	Short-Term Let (STL). at 2F1 16 North St Andrew Street Edinburgh EH2 1HJ	David Proctor., Flat 4 16 Spittal Street Edinburgh EH3 9DT	Delegated Decision	REFUSED	8 July 2026
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Community Council: New Town/Broughton (pre 28 March 2025)

25/01508/LBC (Listed Building Consent)	Internal alterations to an existing bathroom on the second floor. Re-instating a cupola and roof light. Replacing existing windows on the North and South elevations. Drainage alterations to convert two office spaces to WC's (as amended). at 37 Melville Street Edinburgh	MS 37., FAO: Miss Betsy Williamson 37 Melville Street Edinburgh EH3 7JF	Delegated Decision	REFUSED	9 July 2026
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Community Council: West End (pre 28 March 2025)

Ward No. B12 – Leith Walk

26/02286/CLP (Certificate of Lawfulness (proposed))	Minor alteration to lower sill of kitchen window to form new door within the current opening (no change to lintel) of ground floor flat in 4 storey tenement to improve the accessibility. Existing steps down through front door before a perpendicular hallway prevents introduction of a wheelchair user ramp. Shared garden space to rear of the property can be access with a simple removable ramp from communal stair corridor. Gentle landscaping can provide level entry at the kitchen. at PF1 148 Albert Street Edinburgh EH7 5LT	Katherine Hood., PF1 148 Albert Street Edinburgh EH7 5LT	Delegated Decision	GRANTED	6 July 2026
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Community Council: Leith Central

26/02165/LBC (Listed Building Consent)	Replacement of 4 No. deteriorated sash windows with slimline double glazed sash windows on a like-for-like basis within existing refurbished cases. at 1F1 24 Hillside Crescent Edinburgh EH7 5EB	Oliver Berry., 1F1 24 Hillside Crescent Edinburgh EH7 5EB	Delegated Decision	GRANTED	7 July 2026
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Community Council: Leith Central

26/00952/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short-term let accommodation is lawful. at Flat 4 1 Powderhall Brae Edinburgh EH7 4GD	Susan Thomas., Flat 4 1 Powderhall Brae Edinburgh EH7 4GD	Delegated Decision	REFUSED	7 July 2026
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Community Council: New Town + Broughton

25/04781/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a certificate of lawfulness confirming its existing use as short term let visitor accommodation. at 1F2 44 Pitt Street Bonnington Edinburgh EH6 4DA	Mr Aykut Aygun., 5A Annandale Street Edinburgh EH7 4AW	Delegated Decision	REFUSED	8 July 2026
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Community Council: Leith Central

25/04454/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years. at Flat 2 77 East Claremont Street Broughton Edinburgh EH7 4HU	Ms Rebecca Webster, 77 Flat 2 East Claremont Street eh7 4hu UK EH7 4HU	Delegated Decision	GRANTED	6 July 2026
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Community Council: New Town + Broughton

[Wards](#)

Ward No. B13 – Leith

26/02488/FUL (Planning Permission)	Proposed extension & alterations to existing residential dwelling. at 16 Restalrig Terrace Edinburgh EH6 8EB	Mr Murdoch & Ms Winje., 16 Restalrig Terrace Edinburgh EH6 8EB	Local Delegated Decision	GRANTED	10 July 2026
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Community Council: Leith Links

26/02437/FUL (Planning Permission)	Proposed single storey rear extension. at 2 Prospect Bank Crescent Edinburgh EH6 7NP	Mrs Amy Wood., 2 Prospect Bank Crescent Edinburgh EH6 7NP	Local Delegated Decision	GRANTED	7 July 2026
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Community Council: Leith Links

25/00394/FUL (Planning Permission)	Proposed business (office), general industrial, storage or distribution, training facility with ancillary retail, food & drink and associated development including parking. at Land 170 Metres West Of 31 Bath Road Edinburgh	Forth Ports Limited., Head Office Prince Of Wales Dock Edinburgh EH6 7DX	Committee Decision	GRANTED WITH LEGAL AGREEMENT	7 July 2026
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Community Council: Leith Harbour And Newhaven

Ward No. B14 – Craigentinny/Duddingston

26/01292/FUL (Planning Permission)	Alterations and change of use of existing shop to form flat. at 2A Mountcastle Drive North Edinburgh EH8 7SJ	Mrs T. Singh., 2A Mountcastle Drive North Edinburgh EH8 7SJ	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	10 July 2026
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Community Council: Northfield + Willowbrae

26/00940/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short-term let accommodation is lawful. at Flat 4 36 Lower London Road Edinburgh EH7 5TE	Peter Aikman., Flat 4 36 Lower London Road Edinburgh EH7 5TE	Delegated Decision	REFUSED	7 July 2026
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Community Council: Craigentinny + Meadowbank

Ward No. B15 – Southside/Newington

26/0508/TCO (Treework Within a Conservation Area)	Snakeskin maple, removal of elderly tree which already has several dead boughs. at 17 Hatton Place Edinburgh EH9 1UD	Mr Andrew Bell., 17 Hatton Place Edinburgh EH9 1UD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 July 2026
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Community Council: Marchmont + Sciennes

26/0500/TCO (Treework Within a Conservation Area)	Front Lime reduce height from 20m down to 15m and the radial spread from 6m to 4m. Rear Ash reduce height from 18m down to 14m and radial spread from 5m to 3m. at 9 Lauder Road Edinburgh EH9 2EW	Mrs Audrey O'Brien., 9 Lauder Road Edinburgh EH9 2EW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 July 2026
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Community Council: Grange + Prestonfield

26/0501/TCO (Treework Within a Conservation Area)	Peredavid Maple (snakeskin bark) - Removal to the tree. at 52 Findhorn Place Edinburgh EH9 2NS	Rev Dr MaryAnn Rennie., 52 Findhorn Place Edinburgh EH9 2NS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 July 2026
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Community Council: Grange + Prestonfield

26/0443/TPO (Treework)	Deodar Cedar: remove large diameter deadwood. Reduce back crown to south (over applicant's garden) by 1m to previous cuts. at 59 Fountainhall Road Edinburgh EH9 2LH	Mr Donald Nairn., 62C St. Alban's Road Edinburgh EH9 2LX	Delegated Decision	GRANTED	8 July 2026
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Community Council: Grange + Prestonfield

26/0409/TCO (Treework Within a Conservation Area)	T1 elm - remove. T2 holly - remove. at 5 Relugas Road Edinburgh EH9 2NE	Federica Southwell., 5 Relugas Road Edinburgh EH9 2NE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 July 2026
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Community Council: Grange + Prestonfield

26/02096/LBC (Listed Building Consent)	Alterations and enlargement of existing door opening to accommodate French patio doors with all associated works. at 2 Oswald Road Edinburgh EH9 2HF	Mrs Una Mallon., 2 Oswald Road Edinburgh EH9 2HF	Delegated Decision	GRANTED	9 July 2026
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Community Council: Grange + Prestonfield

26/01715/LBC (Listed Building Consent)	Erect a new front dormer, alter internal attic layout and related works. at 55 Salisbury Road Edinburgh EH16 5AA	MD Edinburgh Investment Ltd., 20 Nicolson Street Edinburgh EH8 9DH	Delegated Decision	REFUSED	10 July 2026
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Community Council: Southside

26/01129/FUL (Planning Permission)	Rear garden room extension to restaurant. at 10 - 11 Drummond Street Edinburgh EH8 9TU	Solti Restaurant., FAO: Khima Gautam 10 Drummond Street Edinburgh EH8 9TU	Local Delegated Decision	GRANTED	9 July 2026
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Community Council: Southside

26/01046/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as a short-term let visitor accommodation. at 1F3 8 Livingstone Place Sciennes Edinburgh EH9 1PA	Ms Christina Dickson., 1F3 8 Livingstone Place Sciennes Edinburgh EH9 1PA	Delegated Decision	REFUSED	7 July 2026
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Community Council: Marchmont + Sciennes

26/00373/FUL (Planning Permission)	New vents added to external facade of property. New metal railing on the West elevation. at 2 Millerfield Place Sciennes Edinburgh EH9 1LW	Mrs Hayley Baker., 2 Millerfield Place Edinburgh EH9 1LW	Local Delegated Decision	REFUSED	10 July 2026
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Community Council: Marchmont + Sciennes

26/00031/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 26 East Preston Street Newington Edinburgh EH8 9QB	Mr Graham McKellar., 26 East Preston Street Edinburgh EH8 9QB	Delegated Decision	REFUSED	10 July 2026
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Community Council: Southside

25/05459/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming existing use as a short term let for over 10 years. at 2F2 71 South Clerk Street Newington Edinburgh EH8 9PP	Ms Michele Wirt., 2F2 71 South Clerk Street Edinburgh EH8 9PP	Delegated Decision	GRANTED	7 July 2026
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Community Council: Southside

25/04882/CLES TL (Certificate of Lawfulness Existing STL)	Short term let (change of use to short term let took place within the last 10 years but is not material change of use). at Flat 2A 4A East Suffolk Road Mayfield Edinburgh EH16 5PH	Crown Properties (Edinburgh) Limited., Mr Kamran Mirza 4 East Suffolk Road Edinburgh United Kingdom EH16 5PH	Delegated Decision	REFUSED	9 July 2026
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Community Council: Grange + Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

26/0419/TPO (Treework)	Acer Pseudoplatanus (Sycamore), remove tree. at Treeworks Gilmerton Road Edinburgh	Castle Trees Arborists Ltd., FAO: Ryan Evans 26 Pincott Drive Edinburgh EH17 8ZQ	Delegated Decision	GRANTED	10 July 2026
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Community Council: Gilmerton + District

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

26/0478/TCO (Treework Within a Conservation Area)	Walnut tree, pollard tree. at 84 Argyle Crescent Edinburgh EH15 2QD	Mr David Cooper., 84 Argyle Crescent Edinburgh EH15 2QD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 July 2026
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Community Council: Portobello (Inactive)

26/02343/CLP (Certificate of Lawfulness (proposed))	Garage conversion. at 24 Walford Drive Edinburgh EH15 1AB	Ms Julie McQuatt., 24 Walford Drive Edinburgh EH15 1AB	Delegated Decision	GRANTED	6 July 2026
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Community Council: Portobello (Inactive)

[Wards](#)