

Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **27 July 2026**

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

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

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

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

Planning decisions are on a separate document.

Wards – click on the links below

[Ward B01 - Almond](#)
[Ward B02 – Pentland Hills](#)
[Ward B03 – Drum Brae/Gyle](#)
[Ward B04 – Forth](#)
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[Ward B14 – Craighentilly/Duddingston](#)
[Ward B15 – Southside/Newington](#)
[Ward B16 – Liberton/Gilmerton](#)
[Ward B17 – Portobello/Craigmillar](#)

Where can I see the documents?

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

What Can I Comment on?

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

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

EXAMPLES

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

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

How Can I Comment?

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

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

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

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

What Happens to my Comments?

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

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

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

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

Any Questions?

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

Ward No. B01 – Almond

1. Planning Applications

	Construction of an extension to the rear of existing house. at 2 Avon Grove Edinburgh EH4 6RF 26/02778/FUL	Outdoor Building Group. FAO: Scott Dallman 272 Langmuir Road Glasgow G69 7RR	Mr David Dan Needham., 2 Avon Grove Edinburgh EH4 6RF	Delegated Decision	Registered on: 23/07/2026 <u>Comments Due by</u> 14.08.2026	Bilha Murenzi bilha.murenzi@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo Householder Developments
	Proposed alterations and extension to existing detached dwellinghouse including proposed erection of a garden room. at 35 South Barnton Avenue Edinburgh EH4 6AN 26/02991/FUL	Andrew Allan Architecture Ltd. FAO: Andrew Allan AYE House Admiralty Park Dunfermline KY11 2YW	Mr D McIntosh., 35 South Barnton Avenue Edinburgh EH4 6AN	Delegated Decision	Registered on: 20/07/2026 <u>Comments Due by</u> 13.08.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) Householder Developments
	New two storey rear extension. Remove exiting flat roof over current rear extension and replace with pitched roof. at 27 Cramond Gardens Edinburgh EH4 6PT 26/03017/FUL	R2 Draughting Services Ltd. FAO: Ross Mullen 73 Moffat Walk Tranent EH33 2QN	Stuart Caulfield., 27 Cramond Gardens Edinburgh EH4 6PT	Delegated Decision	Registered on: 21/07/2026 <u>Comments Due by</u> 14.08.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo Householder Developments
	Change of Use and alterations to detached garage /store to short term let accommodation. at 52 Bridge Street Newbridge EH28 8SH 26/03036/FULSTL	David Gauld Architect. 6 Whitehouse Way Gorebridge EH23 4FP	Mr Pawel Przeorski., 52 Bridge Street Newbridge EH28 8SH	Local Delegated Decision	Registered on: 23/07/2026 <u>Comments Due by</u> 17.08.2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Ratho + District Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

Cramond Conservation Area	Ash tree on communal land removal of self-seeded ash tree due to signs of dieback and rebuilding of dry stone wall, sycamore on communal ground tree to be removed. at Communal Land Opposite Front Of 8 Brae Park Road Edinburgh EH4 6DN 26/0596/TCO	Falcon Tree Management Ltd. FAO: Anthony Wood Roseace South Queensferry EH30 9SP	Mrs Louise McBride., 8 Brae Park Road Edinburgh EH4 6DN	Delegated Decision	Registered on: 27/07/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo TCO and TPO submissions
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4. Tree Preservation Orders

	Acer pseudoplatanus to dismantle the tree to ground level. at Royal Bank of Scotland 201 Gogar Station Road Edinburgh EH12 9SB 26/0590/TPO	Willerby Landscapes Ltd. FAO: Seamus Neesham Bridge Nurseries Green Lane Four Elms Edenbridge TN8 6RN	Willerby Landscapes., FAO: Seamus Neesham Bridge Nurseries Green Lane Four Elms Edenbridge TN8 6RN	Delegated Decision	Registered on: 27/07/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Ratho + District TCO and TPO submissions
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	Alnus glutinosa - To dismantle this dying tree to ground level for H&S reasons. at Royal Bank Of Scotland 201 Gogar Station Road Edinburgh EH12 9SB 26/0592/TPO	Willerby Landscapes Ltd. FAO: Seamus Neesham Bridge Nurseries Green Lane Four Elms Edenbridge TN8 6RN	Willerby Landscapes., FAO: Seamus Neesham Bridge Nurseries Green Lane Four Elms Edenbridge TN8 6RN	Delegated Decision	Registered on: 27/07/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Ratho + District TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B02 – Pentland Hills

1. Planning Applications

Listed Category: B	Retrospective change of use to short term let (sui generis) use. at 3 Ratho Park Steading Ratho Park Road Ratho Newbridge EH28 8TF 26/02330/FULSTL		Dr & Mrs Manches., 3 Ratho Park Road Ratho EH28 8TF	Local Delegated Decision	Registered on: 14/07/2026 <u>Site Notice posted on:</u> 31/07/2026 <u>Advertised on:</u> 31/07/2026 <u>Comments Due by</u> 21.08.2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Ratho + District Other Developments - Local
	Installation of an air source heat pump. at 5 Thomson Crescent Edinburgh EH14 5JP 26/02534/FUL		Mrs Morag Fergusson., 5 Thomson Crescent Edinburgh EH14 5JP	Delegated Decision	Registered on: 07/07/2026 <u>Comments Due by</u> 13.08.2026	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Currie Householder Developments
	Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended) to extend the duration of a planning permission for an outdoor activity centre and associated facilities granted 17/03822/FUL for a further 10 year period. at Proposed Activity Centre 381 Metres Northeast Of Whitemoss Farmhouse B7031 From Junction With A70 To Greenburn East Calder Kirknewton 26/02893/FUL	Derek Scott Planning. FAO: Derek Scott 21 Lansdowne Crescent Edinburgh EH12 5EH	Mad Max Adventures., FAO: Jak Kennedy C/o Agent	Delegated Decision	Registered on: 10/07/2026 <u>Advertised on:</u> 31/07/2026 <u>Comments Due by</u> 21.08.2026	Lewis McWilliam lewis.mcwilliam@edinburgh.gov.uk Community Council: Balerno Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: C	Silver Birch, reduce overhanging branches by no more than 3m. Copper beech, reduce overhanging branches by no more than 3m. at 194 Lanark Road West Currie EH14 5NX 26/0581/TCO	Maxwell Tree Care. FAO: Paul Maxwell 40 Rowantree Avenue Currie EH1 5AU	Lodge Colinton & Currie. FAO: Alan Purves 2 Riccarton Mains Road Currie Edinburgh EH14 5NG	Delegated Decision	Registered on: 27/07/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Currie TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

1. Planning Applications

	Remove bay windows and associated flat roof. Erect new solid roof single storey family room extension. at 435 Queensferry Road Edinburgh EH4 7NB 26/03057/FUL	Bryant & Cairns. FAO: Neil Gourlay 2 - 3 Borthwick View Pentland Industrial Estate Loanhead EH20 9QH	Mr & Mrs M Hodgson., 435 Queensferry Road Edinburgh EH4 7NB	Local Delegated Decision	Registered on: 23/07/2026 Comments Due by 17.08.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments
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	Convert the attic space with dormer with pitched roof and windows. at 57 Clermiston Crescent Edinburgh EH4 7DF 26/03081/FUL	Sarah Schutter. 78 Priestfield Road Edinburgh EH16 5JB	Mrs Lindsay Dunn., 57 Clermiston Crescent Edinburgh EH4 7DF	Local Delegated Decision	Registered on: 27/07/2026 Comments Due by 17.08.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B04 – Forth

1. Planning Applications

Listed Category: B Victoria Park Conservation Area	Internal layout reorganisation and erection new barrier fence. at 150 Ferry Road Edinburgh EH6 4NX 26/02862/LBC	ABC Architecture. FAO: Enrico Nasolini 18A Rothesay Place Edinburgh EH3 7SQ	150 Ferry Road Edinburgh EH6 4NX	Delegated Decision	Registered on: 20/07/2026 <u>Site Notice posted on:</u> 31/07/2026 <u>Advertised on:</u> 31/07/2026 <u>Comments Due by</u> 21.08.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Trinity Listed building and Con Area Consents
	Proposed new metal walkway, repositioned metal gangway and repositioned floating pontoon. at Royal Forth Yacht Club 15A Granton Pier Edinburgh EH5 1HF 26/03006/FUL	Planning & Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DA	Royal Forth Yacht Club. Middle Pier Granton Harbour 15 Lochinvar Drive Edinburgh EH5 1HF	Local Delegated Decision	Registered on: 20/07/2026 <u>Comments Due by</u> 11.08.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Granton + District Other Developments - Local

2. Proposal of Application Notice

	New two-stream primary school, nursery, and Enhanced Support Base (ESB) at Granton Waterfront, alongside an outline strategy to accommodate future expansion to a three-stream school. The proposals form an integral part of the wider Granton Waterfront Development Framework and have been developed in close coordination with the Phase 1 masterplan to ensure the school is successfully integrated within the emerging urban context. at Site 250 Metres East Of 11 West Shore Road Edinburgh 26/02763/PAN	Holmes Miller. FAO: Guillem Arraez Olle 89 Minerva Street Glasgow G3 8LE	CEC Place., FAO: Crawford McGhie Waverley Court 4 East Market Street Edinburgh EH8 8BG	Additional Consultation Required None.	Registered on: 01/07/2026 Earliest date for planning application 23.09.2026	Kenneth Bowes kenneth.bowes@edinburgh.gov.uk Community Council: West Pilton + West Granton (Inactive) PAN submissions
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	Delivery of plots B1 & B2 within the wider Granton Waterfront Masterplan. The proposals are for a residential development of up to 275 new homes of mixed tenure with both council homes and private for sale, along with associated site development, landscaping, open space, access, drainage and servicing and other external works. at Site 250 Metres East Of 11 West Shore Road Granton Edinburgh 26/02827/PAN	Stallan-Brand Architecture & Design Ltd. 80 Nicholson Street Glasgow G5 9ER	The City Of Edinburgh Council, FAO: Andrew Doyle Waverley Court 4 East Market Street, Level G5, Edinburgh EH8 8BG	Additional Consultation Required Confirm details of both public events & notify all parties of these.	Registered on: 06/07/2026 Earliest date for planning application 28.09.2026	Kenneth Bowes kenneth.bowes@edinburgh.gov.uk Community Council: West Pilton + West Granton (Inactive) PAN submissions
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3. Trees in Conservation Area

Victoria Park Conservation Area	T1 Copper beech, reduce and shape, T2&3 Limes raise. at 144 Newhaven Road Edinburgh EH6 4PZ 26/0586/TCO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Mr Matt Davidson., 144 Newhaven Road Edinburgh EH6 4PZ	Delegated Decision	Registered on: 23/07/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	New external door opening in place of existing window. at 60 Pilton Drive Edinburgh EH5 2HG 26/03031/CLP	Dargie Architect Ltd. FAO: Neil Dargie 22 Tay Terrace Newport On Tay DD6 8AZ	Ms Catriona Parsons., 60 Pilton Drive Edinburgh EH5 2HG	Delegated Decision	Registered on: 22/07/2026	Bilha Murenzi bilha.murenzi@edinburgh.gov.uk Community Council: Granton + District CLE and CLP submissions
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[Wards](#)

Ward No. B05 – Inverleith

1. Planning Applications

World Heritage Site	Installation of a new combi boiler within the property and introduction of flue on front elevation. at 1F2 88 St Stephen Street Edinburgh EH3 5AQ 26/02811/FUL	Bellrock. FAO: Beth McDonald 14 New Mart Road Edinburgh EH14 1RL	C~urb Property Maintenance., FAO: Graeme Stewart Watling House Callendar Business Park Falkirk FK1 1XR	Delegated Decision	Registered on: 07/07/2026 <u>Site Notice posted on:</u> 31/07/2026 <u>Advertised on:</u> 31/07/2026 <u>Comments Due by</u> 21.08.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Stockbridge + Inverleith Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

World Heritage Site	Magnolia - Reduce the sides by a maximum 1m and the height by 50cm. at 47 Ann Street Edinburgh EH4 1PL 26/0584/TCO		MGS Tree Services., FAO: Elan Evans 39 Kellie Place Dunbar EH42 1GF	Delegated Decision	Registered on: 21/07/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
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Listed Category: B	1 Prunus sp. 'Tai-haku', Height 4m, spread 9m, DBH 290mm crown thin by 5-10%. Reduce spread by approx. 0.5m radius. 2 Sorbus sp., Located at front corner of garden. Height 4.5m, spread 3.5m, DBH 100mm remove the tree to ground level to allow the cherry to grow without interference. 3 Acer sp. Height 6m, spread 4.5m, DBH 210mm reduce height by 2m, and spread by 1.5m. Prune to shape remaining crown to a natural form. at 3 And 4 Inverleith Row Edinburgh EH3 5LP 26/0594/TCO	Root & Branch Arboriculture Ltd. FAO: Duncan Brooks 2 Trevelyan Place Pencaitland East Lothian EH34 5AH	Mr Ian Hooper., 3 Inverleith Row Edinburgh EH3 5LP	Delegated Decision	Registered on: 27/07/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
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4. Tree Preservation Orders

	Tree number T002, mature European Lime, 17m in height - Remove epicormic growth up to approximately 3 to 3.5m. at 97 Craigmock Road Edinburgh EH4 3TW 26/0598/TPO		Steve Milne Chartered Arboriculturist., FAO: Steve Milne 75 Lorimer Gardens Dunfermline KY12 0BF	Delegated Decision	Registered on: 27/07/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Craigleith + Blackhall TCO and TPO submissions
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5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

World Heritage Site New Town Conservation Area	Application for a Certificate of Lawfulness confirming existing use as short term let accommodation is lawful. at Flat 13 32 St Bernard's Crescent Edinburgh EH4 1NS 26/03023/CLESTL	STL Solutions. FAO: Craig Douglas 126 West Regent Street Glasgow G2 2RQ	Mr Roger Brown., Flat 13 32 St Bernard's Crescent Edinburgh EH4 1NS	Delegated Decision	Registered on: 22/07/2026	Improvement Team planning.improve ment@edinburgh. gov.uk Community Council: Stockbridge + Inverleith CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

1. Planning Applications

	Replacement rear extension to flat. at 5 Western Place Edinburgh EH12 5QA 26/03007/FUL	Andrew Megginson Architecture. 128 Dundas Street Edinburgh EH3 5DQ	Mr Derek Coghill., 5 Western Place Edinburgh EH12 5QA	Delegated Decision	Registered on: 23/07/2026 <u>Comments</u> <u>Due by</u> 13.08.2026	Bilha Murenzi bilha.murenzi@edinburgh.gov.uk Community Council: Murrayfield Householder Developments
	Extend house to rear to form lounge and bathroom. at 71 Caroline Terrace Edinburgh EH12 8QX 26/03042/FUL	Colin Findlay. Kilmora Kirk Street Prestonpans EH32 9EA	Mr Angus MacLeod., 71 Caroline Terrace Edinburgh EH12 8QX	Delegated Decision	Registered on: 23/07/2026 <u>Comments</u> <u>Due by</u> 13.08.2026	Bilha Murenzi bilha.murenzi@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Corstorphine Conservation Area	Large Oak at the entrance to the site overhanging Manse Road crown lift to 5.2m over the street and parking area. at Treeworks Manse Road Edinburgh 26/0566/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Crgp Surveyors Ltd., FAO: Wendy Copeland 26 Herbert Street Glasgow G20 6NB	Delegated Decision	Registered on: 20/07/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Corstorphine + Clermiston TCO and TPO submissions
Corstorphine Conservation Area	T1 Damson remove. at 35 Manse Road Edinburgh EH12 7SW 26/0587/TCO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Ms Mary Porter., 35 Manse Road Edinburgh EH12 7SW	Delegated Decision	Registered on: 23/07/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Corstorphine + Clermiston TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Proposed erection of front entrance porch. at 3 Corstorphine Hill Road Edinburgh EH12 6JZ 26/03021/CLP	Mozolowski & Murray. FAO: Steve Battrick 2 - 8 Clashburn Way Kinross KY13 8GA	Iain & Dominique Watt., 3 Corstorphine Hill Road Edinburgh EH12 6JZ	Delegated Decision	Registered on: 21/07/2026	Bilha Murenzi bilha.murenzi@edinburgh.gov.uk Community Council: Corstorphine + Clermiston CLE and CLP submissions
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[Wards](#)

Ward No. B07 – Sighthill/Gorgie

1. Planning Applications

	Erection of new garage. at Proposed Garage 36 Metres South Of 79 Redhall Road Edinburgh 26/02958/FUL	Stuart Robinson. Flat 2 9 Jordan Lane Edinburgh EH10 4RB	Mr Gary Wardall., 19 Redhall Gardens Edinburgh EH14 2HJ	Delegated Decision	Registered on: 16/07/2026 <u>Comments Due by</u> 11.08.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Longstone Householder Developments
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2. Proposal of Application Notice**3. Trees in Conservation Area****4. Tree Preservation Orders****5. Prior Notification - Telecommunications****6. Certificate of Lawfulness Existing****7. Certificate of Lawfulness Proposed**[Wards](#)**Ward No. B08 – Colinton/Fairmilehead****1. Planning Applications**

	Proposed single storey rear extension with balcony accessed from first floor. at 39 Oxfangs Road Edinburgh EH10 7BE 26/02593/FUL	MDA Studio. FAO: David Moore 26 Bridge Road Edinburgh EH13 0LQ	Grant & Margaret MacDonald., 39 Oxfangs Road Edinburgh EH10 7BE	Local Delegated Decision	Registered on: 06/07/2026 <u>Comments Due by</u> 12.08.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Fairmilehead Householder Developments
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	Proposed alterations and attic conversion into 2 bedrooms and a shower room. at 182 Colinton Mains Road Edinburgh EH13 9BU 26/03014/FUL	John Tod Associates. 59 Edinburgh Road Musselburgh EH21 6EE	Mrs Tereza Kratochvilova., 59 Edinburgh Road Musselburgh EH21 6EE	Delegated Decision	Registered on: 21/07/2026 <u>Comments Due by</u> 13.08.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Firrhill (Inactive) Householder Developments
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2. Proposal of Application Notice**3. Trees in Conservation Area**

Colinton Conservation Area	Eucalyptus tree in back garden - Crown reduction of tree at 22 Pentland Avenue Edinburgh EH13 0HZ 26/0582/TCO	Falcon Tree Management Ltd. FAO: Anthony Wood Roseace South Queensferry EH30 9SP	Mr Joseph Perry., 22 Pentland Avenue Edinburgh EH13 0HZ	Delegated Decision	Registered on: 21/07/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Colinton TCO and TPO submissions
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Listed Category: C Colinton Conservation Area	Yew, Height 10m, spread 13m, DBH 750mm reduce spread to the south by 1.5m, tapering the reduction to the sides to leave a natural form., 2 Cherry, Prunus Sp., Height 7m, spread 9m, DBH 220, 230mm reduce spread to SE to remove overhang over the building reduce spread to the east by 1m. Laurel, 2 No. Height 4m, spread 3m each, DBH 120-190mm. Multi-stem. 6-8 stems per tree reduce height to level with the top of the wall. Reduce spread by 0.5m. at 298 Colinton Road Edinburgh EH13 0LE 26/0588/TCO	Root & Branch Arboriculture Ltd. FAO: Duncan Brooks 2 Trevelyan Place Pencaitland EH34 5AH	Mrs Karen Harvey., 298 Colinton Road Edinburgh EH13 0LE	Delegated Decision	Registered on: 24/07/2026	Tree Team planningtrees@edi nburgh.gov.uk Community Council: Colinton TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B10 – Morningside

1. Planning Applications

Listed Category: B Merchiston And Greenhill Conservation Area	Installation of new fibre optic cable and associated equipment. at Polwarth Parish Church 38 Polwarth Terrace Edinburgh EH11 1LU 26/02921/LBC		Regus Tay House 300 Bath Street Glasgow G2 4JR	Delegated Decision	Registered on: 13/07/2026 <u>Site Notice posted on:</u> 31/07/2026 <u>Advertised on:</u> 31/07/2026 <u>Comments Due by</u> 21.08.2026	Rachel Webster rachel.webster@e dinburgh.gov.uk Community Council: Merchiston Listed building and Con Area Consents
Merchiston And Greenhill Conservation Area	Create new attic access including installation of 2 new conservation type roof lights. at 18 Merchiston Avenue Edinburgh EH10 4NY 26/02999/FUL	Stuart Robinson. Flat 2 9 Jordan Lane Edinburgh EH10 4RB	Mr Stephen Corr. 18 Merchiston Avenue Edinburgh EH10 4NY	Delegated Decision	Registered on: 20/07/2026 <u>Site Notice posted on:</u> 31/07/2026 <u>Advertised on:</u> 31/07/2026 <u>Comments Due by</u> 21.08.2026	Bilha Murenzi bilha.murenzi@edi nburgh.gov.uk Community Council: Merchiston Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Merchiston And Greenhill Conservation Area	Remove Lawson Cypress at the NW corner of the site by the rear car park. - Tree has grown very fast in last 2/3 years & is blocking off light into neighbour's property. at Chamberlain Road Nursing Home 7 - 9 Chamberlain Road Edinburgh EH10 4DJ 26/0585/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Chamberlain Care Home., FAO: Bogdan Velica 7 - 9 Chamberlain Road Edinburgh EH10 4DJ	Delegated Decision	Registered on: 21/07/2026	Tree Team planningtrees@edi nburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
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Listed Category: C Merchiston And Greenhill Conservation Area	T1 Spruce crown lift to 5m. at 67 Morningside Road Edinburgh EH10 4AZ 26/0591/TCO	JWT Tree Services Ltd. FAO: John Thompson 10 South Quarry Way Gorebridge EH23 4GZ	Mr Ross Scott., 67 Morningside Road Edinburgh EH10 4AZ	Delegated Decision	Registered on: 27/07/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
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Morningside Conservation Area	Copper Beech, remove tree. at 6 Cluny Gardens Edinburgh EH10 6BJ 26/0597/TCO		Mr Gordon Henry., 6 Cluny Gardens Edinburgh EH10 6BJ	Delegated Decision	Registered on: 27/07/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B11 – City Centre

1. Planning Applications

World Heritage Site Old Town Conservation Area	Temporary change of use from student accommodation to short stay managed accommodation. at 1, 3, 4 Kincaid's Court Edinburgh EH1 1JT 26/02767/FULSTL	Montagu Evans LLP. FAO: Lisa Proudfoot Exchange Tower 19 Canning Street Edinburgh EH3 8EG	University Of Edinburgh., Old College South Bridge Edinburgh EH8 9YL	Local Delegated Decision	Registered on: 10/07/2026 <u>Site Notice posted on:</u> 31/07/2026 <u>Advertised on:</u> 31/07/2026 <u>Comments Due by</u> 21.08.2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Old Town Other Developments - Local
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Listed Category: A Marchmont, Meadows And Bruntsfield Conservation Area	Form a slapping in the south wall and erection of a steel fire escape stair. at 1 Wright's Houses Edinburgh EH10 4HR 26/02905/LBC	Alan S Marshall Architects. Invereshie House Kincraig Kingussie PH21 1NF	1 Wright's Houses Edinburgh EH10 4HR	Delegated Decision	Registered on: 13/07/2026 <u>Site Notice posted on:</u> 31/07/2026 <u>Advertised on:</u> 31/07/2026 <u>Comments Due by</u> 21.08.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Tollcross Listed building and Con Area Consents
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World Heritage Site Listed Category: B New Town Conservation Area	Advertisement of the following types: Fascia Sign, Projecting Sign, External signage (illuminated). at 11 - 13 South St Andrew Street Edinburgh EH2 2AU 26/02938/ADV	Baillie Signs Ltd. 184 - 186 Queensferry Road Edinburgh EH4 2BW	Tarka Hotels., 11 - 13 South St Andrew Street Edinburgh EH2 2AU	Delegated Decision	Registered on: 17/07/2026 <u>Comments Due by</u> 07.08.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Advertisements
World Heritage Site Listed Category: B New Town Conservation Area	3 No. non-illuminated fascia signs. at 109 George Street Edinburgh EH2 4JN 26/02952/LBC	Hybrid Planning & Development Ltd. FAO: Elaine Lau Studio 11 6 - 8 Cole Street London SE1 4YH	Trade House Mead Avenue Houndstone Business Park Yeovil BA22 8RT	Delegated Decision	Registered on: 16/07/2026 <u>Site Notice posted on:</u> 31/07/2026 <u>Advertised on:</u> 31/07/2026 <u>Comments Due by</u> 21.08.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Alterations to existing office at ground and lower ground to form a short term let accommodation. Install kitchen to lower ground floor room and re-fit existing shower room. at 3 India Street Edinburgh EH3 6HA 26/02953/LBC	Arctec Build Ltd. FAO: Andrew Dodds 4 The Maltings Haddington EH41 4EF	3 India Street Edinburgh EH3 6HA	Delegated Decision	Registered on: 16/07/2026 <u>Site Notice posted on:</u> 31/07/2026 <u>Advertised on:</u> 31/07/2026 <u>Comments Due by</u> 21.08.2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Alterations and change of use of existing office, arranged over ground and lower ground floor levels to short term let accommodation. at 3 India Street Edinburgh EH3 6HA 26/02954/FULSTL	Arctec Build Ltd. FAO: Andrew Dodds 4 The Maltings Haddington EH41 4EF	Mr Russell Aitken., 3 India Street Edinburgh EH3 6HA	Local Delegated Decision	Registered on: 16/07/2026 <u>Site Notice posted on:</u> 31/07/2026 <u>Advertised on:</u> 31/07/2026 <u>Comments Due by</u> 21.08.2026	Craig Turnbull craig.turnbull@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local

World Heritage Site Listed Category: B New Town Conservation Area	Enclosed dining area to rear terrace of existing restaurant and all associated site works. at 38 George Street Edinburgh EH2 2LE 26/02963/FUL	Format Design. FAO: Shona Mackay Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	Mr Antonio Crolla., 38 George Street Edinburgh EH2 2LE	Local Delegated Decision	Registered on: 16/07/2026 Site Notice posted on: 31/07/2026 Advertised on: 31/07/2026 Comments Due by 21.08.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	Replacement of 6 No. deteriorated sash windows with timber, slimline double glazed timber sashes, on a like-for-like basis, within existing refurbished cases. at 23 Cumberland Street Edinburgh EH3 6RT 26/02966/LBC	Clare Slifer Architects. 9 Rosefield Avenue Edinburgh EH15 1AT	23 Cumberland Street Edinburgh EH3 6RT	Delegated Decision	Registered on: 16/07/2026 Site Notice posted on: 31/07/2026 Advertised on: 31/07/2026 Comments Due by 21.08.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Greenhouse in the rear garden, 1180mm x 2416mm floor area and 2061mm high. at 15A Randolph Crescent Edinburgh EH3 7TT 26/02974/FUL		Mrs Rebecca Brown., 15A Randolph Crescent Edinburgh EH3 7TT	Local Delegated Decision	Registered on: 21/07/2026 Site Notice posted on: 31/07/2026 Advertised on: 31/07/2026 Comments Due by 21.08.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town/Broughton (pre 28 March 2025) Householder Developments
World Heritage Site Marchmont, Meadows And Bruntsfield Conservation Area	Change of use from office to 2 No. flatted dwellings. at 9 Nightingale Way Edinburgh EH3 9EG 26/02975/FUL	ARKTX Chartered Architects. FAO: Kille McColl 187 Strathmartine Road Dundee DD3 8BL	Hillcrest Homes., 1 Explorer Road Dundee DD2 1EG	Delegated Decision	Registered on: 17/07/2026 Site Notice posted on: 31/07/2026 Advertised on: 31/07/2026 Comments Due by 21.08.2026	Lewis McWilliam lewis.mcwilliam@edinburgh.gov.uk Community Council: Tollcross Housing - Local

World Heritage Site Listed Category: A New Town Conservation Area	Replacement of worn external stone staircase to basement flat with new natural stone staircase to closely match existing. Replacement of non-original existing door and fanlight with new to match adjacent property. at 15A Gayfield Square Edinburgh EH1 3NX 26/02977/LBC	Helen Lucas Architects. 31 - 35 Marchmont Road Edinburgh EH9 1HU	15A Gayfield Square Edinburgh EH1 3NX	Delegated Decision	Registered on: 17/07/2026 Site Notice posted on: 31/07/2026 Advertised on: 31/07/2026 Comments Due by 21.08.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Roof replacement with Spanish slates, flat roof repair and replacement cupola / roof lanterns and stone work repairs. at 2F1 5 Royal Crescent Edinburgh EH3 6PZ 26/03002/LBC		5 Royal Crescent Edinburgh EH3 6PZ	Delegated Decision	Registered on: 20/07/2026 Site Notice posted on: 31/07/2026 Advertised on: 31/07/2026 Comments Due by 21.08.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	New metal barriers to the sides of the existing balcony, existing external window and door will be converted into a single glass door. at 26 Royal Circus Edinburgh EH3 6SS 26/03008/LBC	Cristina Gonzalez-Longo Architect. FAO: Cristina Gonzalez-Longo 35 Northfield Crescent Edinburgh EH8 7QD	63 North Castle Street Edinburgh EH2 3LJ	Delegated Decision	Registered on: 21/07/2026 Site Notice posted on: 31/07/2026 Advertised on: 31/07/2026 Comments Due by 21.08.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Stockbridge + Inverleith Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

World Heritage Site Listed Category: A New Town Conservation Area	Use of the property as a self-catering holiday apartment and short term holiday accommodation (secondary letting) continuously from June 2009 until September 2025. at 4B North East Circus Place Edinburgh EH3 6SP 26/02992/CLESTL	Martin Walker. Acting As Attorney 91 Comely Bank Avenue Edinburgh EH4 1EU	Mrs Evelyn Walker., 10 Ravelston Heights Ravelston House Park Edinburgh EH4 3LX	Delegated Decision	Registered on: 22/07/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Stockbridge + Inverleith CLE and CLP submissions
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World Heritage Site Listed Category: A New Town Conservation Area	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at Flat 1 2 Ainslie Place Edinburgh EH3 6AR 26/03051/CLESTL	STL Solutions. FAO: Craig Douglas 126 West Regent Street Glasgow G2 2RQ	Ms Jane Fearnhead., Flat 1 2 Ainslie Place Edinburgh EH3 6AR	Delegated Decision	Registered on: 23/07/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: New Town + Broughton CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B12 – Leith Walk

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

Leith Conservation Area	Confirming existing use as short term let accommodation at PF3 42 Buchanan Street Edinburgh EH6 8RF 26/03040/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Miss Anna Wemyss., 127A Stephendale Road London SW6 2PS	Delegated Decision	Registered on: 23/07/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Leith Central CLE and CLP submissions
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7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B13 – Leith

1. Planning Applications

Listed Category: B Leith Conservation Area	Remove the existing first floor rear extension. at 1F1 50 Great Junction Street Edinburgh EH6 5LB 26/02994/LBC	K O K O Architect. FAO: Kornel Koczkas 58 Marionville Drive Edinburgh EH7 6BN	50 Great Junction Street Edinburgh EH6 5LB	Delegated Decision	Registered on: 21/07/2026 <u>Site Notice posted on:</u> 31/07/2026 <u>Advertised on:</u> 31/07/2026 <u>Comments Due by</u> 21.08.2026	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents
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2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

Listed Category: B Leith Conservation Area	The use of the property as an STL by parties of no more than 3 people and on no more than 11 occasions per calendar year at Flat 3 172 Great Junction Street Edinburgh EH6 5LJ 26/02919/CLESTL	Contour Town Planning. FAO: Angus Dodds 38 Harrison Road Edinburgh EH11 1EQ	Mrs Catherine Otway., Flat 3 172 Great Junction Street Edinburgh EH6 5LJ	Delegated Decision	Registered on: 13/07/2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven CLE and CLP submissions
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7. Certificate of Lawfulness Proposed [Wards](#)

Ward No. B14 – Craigentinny/Duddingston

1. Planning Applications

	Side extension. at 25 Queen's Park Avenue Edinburgh EH8 7EA 26/02993/FUL	Architectural Services. FAO: Darren Beresford 237 Baldrigeburn Dunfermline KY12 9EG	Ms Heidi Voss., 25 Queen's Park Avenue Edinburgh EH8 7EA	Delegated Decision	Registered on: 21/07/2026 <u>Comments Due by</u> 11.08.2026	Bilha Murenzi bilha.murenzi@edinburgh.gov.uk Community Council: Northfield + Willowbrae Householder Developments
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	Single storey extension to rear of detached house; new boundary walls in rear garden. at 23 Kekewich Avenue Edinburgh EH7 6TZ 26/02998/FUL	Chris Matson Architect. 26 Mitchell Street Dalkeith EH22 1JQ	Mr Steven Lindsay., 23 Kekewich Avenue Edinburgh EH7 6TZ	Delegated Decision	Registered on: 21/07/2026 <u>Comments</u> <u>Due by</u> 13.08.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank Householder Developments
	Dormer addition for new bathroom. Ground floor bathroom decreased in size to form new study. at 162 Willowbrae Road Edinburgh EH8 7JD 26/03078/FUL	Greenshields Architects Ltd. 5 Clerwood Place Edinburgh EH12 8PJ	Mr Fernandes-Ferreira., 162 Willowbrae Road Edinburgh EH8 7JD	Local Delegated Decision	Registered on: 24/07/2026 <u>Comments</u> <u>Due by</u> 17.08.2026	Householder Team planning.householder@edinburgh.gov.uk Community Council: Northfield + Willowbrae Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B15 – Southside/Newington

1. Planning Applications

Listed Category: B Southside Conservation Area	Retrospective change of use of premises to short term let accommodation. at 3F2 21 Montague Street Edinburgh EH8 9QT 26/02822/FULSTL		Mr Ben Hawthorn., 4 Keith Crescent Edinburgh EH4 3NH	Local Delegated Decision	Registered on: 21/07/2026 <u>Site Notice posted on:</u> 31/07/2026 <u>Advertised on:</u> 31/07/2026 <u>Comments</u> <u>Due by</u> 21.08.2026	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Southside Other Developments - Local
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2. Proposal of Application Notice

3. Trees in Conservation Area

Southside Conservation Area	sycamore an ash reduction and removal of smaller trees - reduction. at 1F1 23 Lutton Place Edinburgh EH8 9PD 26/0583/TCO		L&J Forrest Ltd., 47 Salvsen Gardens Edinburgh EH45JS	Delegated Decision	Registered on: 23/07/2026	Tree Team planningtrees@edinburgh.gov.uk Community Council: Southside TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

1. Planning Applications

Portobello Conservation Area	Form new balcony. at 43 Abercorn Terrace Edinburgh EH15 2DG 26/02594/FUL	Keith Cunningham Architect. The Clubhouse 18 Links Road Longniddry EH32 0NL	Mr Gareth Rudd., 43 Abercorn Terrace Edinburgh EH15 2DG	Delegated Decision	Registered on: 21/07/2026 <u>Site Notice posted on:</u> 31/07/2026 <u>Advertised on:</u> 31/07/2026 <u>Comments Due by</u> 21.08.2026	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Portobello (Inactive) Householder Developments
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2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: B Portobello Conservation Area	Diseased Ash tree and two holly tree - Removal of diseased Ash tree and two small holly trees that are forcing boundary wall to fail. at 11 East Brighton Crescent Edinburgh EH15 1LR 26/0574/TCO	Anthony Duriez. 11 East Brighton Crescent Edinburgh EH15 1LR	Mr Jonathan Rhodes., 12 East Brighton Crescent Edinburgh EH15 1LR	Delegated Decision	Registered on: 21/07/2026	Tree Team planningtrees@edi nburgh.gov.uk Community Council: Portobello (Inactive) TCO and TPO submissions
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4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

[Wards](#)

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

[Wards](#)