

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **17 August 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **17 August 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](#)

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[Ward B06 – Corstorphine/Murrayfield](#)

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[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

26/0632/TCO (Treework Within a Conservation Area)	There is dead tree in the front garden removal of a dead tree. at 37 Barnton Park Avenue Edinburgh EH4 6ES	Mr Ashutosh Chandra., 37 Barnton Park Avenue Edinburgh EH4 6ES	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 August 2026
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Community Council: Cramond, Barnton + Cammo

26/02407/FUL (Planning Permission)	Retrospective renovation of garden, includes, excavation of site waste, renovation /repainting of existing stonework. Restoration of stone steps. Levelling of base. Building low stone bench from reclaimed site stone. Landscaping with reclaimed stone troughs. Planting of wall capping with salt tolerant sedum /alpines. at 13 Edinburgh Road South Queensferry EH30 9HR	Mr Alan Searle., 13 Edinburgh Road South Queensferry EH30 9HR	Local Delegated Decision	GRANTED	14 August 2026
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Community Council: Queensferry + District

26/01991/FUL (Planning Permission)	Section 42 application to vary condition 2 of planning permission in principle (23/01423/PPP) to extend the time period within which applications for the approval of matters specified in conditions can be made. at Land South West Of Old Liston Road Newbridge	GSS Newbridge Limited., 18 Walker Street Edinburgh EH3 7LP	Committee Decision	GRANTED	11 August 2026
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Community Council: Ratho + District

26/00529/FUL (Planning Permission)	Erection of front porch and replacement front door. Change white render next front door to polished red ashlar natural sandstone built with max3mm lime putty joints. at 5 Cramond Glebe Terrace Edinburgh	Mr Graeme Blackett., 1 Cramond Glebe Terrace Edinburgh EH4 6NR	Local Delegated Decision	GRANTED	14 August 2026
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Community Council: Cramond, Barnton + Cammo

[Wards](#)

Ward No. B02 – Pentland Hills

26/0559/TPO (Treework)	Copper Beech crown reduce all over to removing 1.5-3m reduce spread over house by approx. 2m at 53 Johnsburn Road Johnsburn Balerno EH14 7BB	Mrs Jo Tervit., 53 Johnsburn Road Johnsburn Balerno EH14 7BB	Delegated Decision	MIXED DECISION	14 August 2026
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Community Council: Balerno

26/01103/LBC (Listed Building Consent)	Installation of air source heat pump and enclosure, water tank and new opening to rear and associated landscaping works. Chimney reinstatement and roof repairs. at Malleny House 4 Malleny Balerno EH14 7AF	National Trust For Scotland., Malleny House Malleny Edinburgh EH14 7AF	Delegated Decision	GRANTED	13 August 2026
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Community Council: Balerno

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

26/02981/FUL (Planning Permission)	Proposed front and rear extension to existing property and alterations. at 58 West Craigs Crescent Cammo Edinburgh EH12 8NA	Mr & Mrs Rakehl Kumar & Pooja Parida & Gaddhyan., 58 West Craigs Crescent Cammo Edinburgh EH12 8NA	Local Delegated Decision	GRANTED	12 August 2026
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Community Council: Corstorphine + Gyle

26/02933/CLP (Certificate of Lawfulness (proposed))	Removal of glass box entrance porches at the front and rear of the building and replacement with a revolving door at the front entrance and a doorway on the line of the facade at the rear of the building. at 4 Lochside View South Gyle Edinburgh EH12 9DH	JP Morgan Chase., 25 Bank St Canary Wharf London E14 5JP	Delegated Decision	GRANTED	13 August 2026
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Community Council: Corstorphine + Gyle

26/02607/FUL (Planning Permission)	Installation of step lift by forming platt and cut down at window with associated ground works. at Flat 2 12 Alan Breck Gardens Edinburgh EH4 7HU	Mr Alexander Gardiner., Flat 12 2 Alan Breck Gardens Edinburgh EH4 7HU	Local Delegated Decision	GRANTED	12 August 2026
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Community Council: Corstorphine + Clermiston

[Wards](#)

Ward No. B04 – Forth

26/02984/FUL (Planning Permission)	Install a timber construction garden room to be used a personal gym. at 24 Pilton Place Royston Edinburgh EH5 2EX	Mrs Gemma Cassells., 24 Pilton Place Edinburgh EH5 2EX	Local Delegated Decision	GRANTED	12 August 2026
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Community Council: Granton + District

[Wards](#)

Ward No. B05 – Inverleith

26/0594/TCO (Treework Within a Conservation Area)	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, 4 Inverleith Row Edinburgh EH3 5LP	Mr Ian Hooper., 3 Inverleith Row Edinburgh EH3 5LP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 August 2026
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Community Council: Stockbridge + Inverleith

26/0504/TCO (Treework Within a Conservation Area)	T3336 Ash - Remove deadwood greater than 50mm, T3406 Sycamore - Remove deadwood greater than 50mm, reduce back selected branches by 1.5m to SE, T3372 Sycamore - Remove deadwood greater than 50mm, T3380 Black poplar - Prune deadwood in canopy, T4233 Sycamore - Remove deadwood greater than 50mm, T4234 Sycamore - Remove deadwood greater than 50mm, T4237 Alder - Remove deadwood greater than 50mm, T3425 Bird Cherry - remove wooden structure at base, T3438 Bird Cherry - Prune deadwood in canopy at Treeworks Arboretum Road Edinburgh	The Edinburgh Academy., 42 Henderson Row Edinburgh United Kingdom EH3 5BL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 August 2026
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Community Council: Stockbridge + Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

26/0647/TCO (Treework Within a Conservation Area)	Silver Birch with dead top at upper level of the rear garden, remove. at 9 Belmont Drive Edinburgh EH12 6JN	Sir Ewan Brown., 9 Belmont Drive Edinburgh EH12 6JN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 August 2026
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Community Council: Murrayfield

26/02690/FUL (Planning Permission)	Single storey side / front extension. at 19 Broomhall Road Edinburgh EH12 7PL	Mr Gary Barclay., 18 Broomhall Road Edinburgh EH12 7PL	Local Delegated Decision	GRANTED	11 August 2026
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Community Council: Corstorphine + Clermiston

26/02611/FUL (Planning Permission)	Construct new flat roof single storey extension to the rear of the property. (As amended) at 50 Corstorphine Park Gardens Edinburgh EH12 7HJ	Mrs Sylvia Hansen., 50 Corstorphine Park Gardens Edinburgh EH12 7HJ	Local Delegated Decision	GRANTED	13 August 2026
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Community Council: Corstorphine + Clermiston

26/0400/TPO (Treework)	T1 sycamore - remove deadwood. T2 lime - remove deadwood. T4 lime - remove deadwood. T5 false acacia - coppice at 0.75m. T6 laurel - foliage tip reduction of branches associated with secondary stem featuring decay by up to 2.5m. T7 sycamore - remove deadwood. T9 sycamore - remove deadwood. T10 lime - remove epicormic growth to 3m. G1 mixed evergreen/deciduous: foliage tip reduction back to suitable lateral growth points to provide up to 1.5m clearance from building. G2 lime - foliage tip reduction to suitable lateral growth points to provide 5.2m clearance over highway. at Murrayfield House Nursing Home 66 Murrayfield Avenue Edinburgh EH12 6AY	HC-One., FAO: Nick Jarvie Southgate House Archer Street Darlington County Durham UK DL3 6AH	Delegated Decision	GRANTED	13 August 2026
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Community Council: Murrayfield

26/01952/FUL (Planning Permission)	Replacement practice nets (in retrospect). at Murrayfield Golf Club 43 Murrayfield Road Edinburgh EH12 6EU	Murrayfield Golf Club., FAO: Billy Hudson 43 Murrayfield Road Edinburgh EH12 6EU	Local Delegated Decision	GRANTED	14 August 2026
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

26/02909/FUL (Planning Permission)	Proposed Single Storey Rear Extension, Attic Conversion with Dormers and Internal Alterations at 28 Woodhall Bank Colinton Edinburgh EH13 0HJ	Mr Joseph Findlay., 28 Woodhall Bank Edinburgh UK EH13 0HJ	Local Delegated Decision	GRANTED	12 August 2026
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Community Council: Colinton

26/02660/FUL (Planning Permission)	Proposed demolition of existing prefabricated concrete garage, and formation of new timber clad garden room and store. at 59 Buckstone Hill Edinburgh EH10 6TL	Mr Duncan Wright., 59 Buckstone Hill Edinburgh EH10 6TL	Local Delegated Decision	GRANTED	12 August 2026
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Community Council: Fairmilehead

26/0461/TPO (Treework)	3 x trees as per report - As per report at 2 Buckstone Drive Edinburgh EH10 6PD	Mr Shaz Sharif., 2 Buckstone Drive Edinburgh EH10 6PD	Delegated Decision	MIXED DECISION	13 August 2026
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Community Council: Fairmilehead

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

26/0545/TPO (Treework)	T1 Oak crown reducing the height and spread of the tree by no more than 2m height reduction and lateral reduction of spread of no more than 3m for branches subtending over buildings. (agreed amendment by email 10 August) at 75 Craiglockhart Road Wester Craiglockhart Edinburgh EH14 1EL	Mrs Heather McKinnon., 83 Craiglockhart Road Edinburgh EH14 1EN	Delegated Decision	GRANTED	10 August 2026
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Community Council: Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

26/0642/TCO (Treework Within a Conservation Area)	T1 Birch - Reduce Height from 10 to 8.5m spread from 9 to 7.5m. at 100 Braid Road Edinburgh EH10 6AP	Mr Matthew Eastwood., 100 Braid Road Edinburgh EH10 6AP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 August 2026
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Community Council: Morningside

26/0614/TCO (Treework Within a Conservation Area)	Large yew tree back garden trim around overall tree (c. 1m). at 3 West Castle Road Edinburgh EH10 5AT	Mrs Heather McIntyre., 3 West Castle Road Edinburgh EH10 5AT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 August 2026
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Community Council: Merchiston

26/0597/TCO (Treework Within a Conservation Area)	Copper Beech, remove tree. at 6 Cluny Gardens Edinburgh EH10 6BJ	Mr Gordon Henry., 6 Cluny Gardens Edinburgh EH10 6BJ	Delegated Decision	WITHDRAWN	13 August 2026
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Community Council: Morningside

26/02505/LBC (Listed Building Consent)	Replace existing windows with new matching sash and case windows with double glazing. at 3F1 9 Marchmont Street Edinburgh EH9 1EL	Mr Maxim Popelushko., 9 Marchmont Street Edinburgh EH9 1EL	Delegated Decision	GRANTED	14 August 2026
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Community Council: Marchmont + Sciennes

26/02497/LBC (Listed Building Consent)	Remove existing basement window situated at the rear and replace with a fire exit. at 416 Morningside Road Edinburgh EH10 5HY	Edda Holt., 3F2 48 Bruntsfield Gardens Edinburgh EH10 4DZ	Delegated Decision	GRANTED	11 August 2026
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Community Council: Morningside

26/02466/LBC (Listed Building Consent)	Replace existing sash and case window with new matching sash and case window including double glazing. at 4F1 32A Warrender Park Terrace Edinburgh EH9 1ED	Andrew Douglas., Powlair Cottage Finzean Banchory Aberdeen AB31 6PH	Delegated Decision	GRANTED	11 August 2026
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Community Council: Marchmont + Sciennes

26/01681/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at 1F1 16 Marchmont Road Edinburgh EH9 1HZ	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Committee Decision	REFUSED	11 August 2026
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Community Council: Marchmont + Sciennes

26/01333/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 2F4 23 Forbes Road Bruntsfield Edinburgh EH10 4EG	Ms Janet Raymond., 2F4 23 Forbes Road Bruntsfield Edinburgh EH10 4EG	Delegated Decision	REFUSED	13 August 2026
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Community Council: Merchiston

[Wards](#)

Ward No. B11 – City Centre

26/0600/TCO (Treework Within a Conservation Area)	Grosvenor & Lansdowne Crescent Garden - Japanese Cherry T206 on south border with top cut off. Remove. Leyland Cypress group T227. Remove. Holly 265 opposite nos. 3 & 4 Grosvenor Crescent. Reduce the height by 30%. Currently 12m and reduce by 4m. 4 Hollies group 256 at east end opposite 2 Grosvenor Crescent and nearby Holly 259. Reduce the height by 30%. Currently 12m and reduce by 4m. 1 Holly 216 opposite 6 Lansdowne Crescent. Reduce the height by 30%. Currently 12m and reduce by 4m. Group 209 of Hollies on Lansdowne Crescent opposite Grosvenor Street junction above midden. Reduce the height by 30%. Currently 12m and reduce by 4m. Group 182 of 3 Hollies at west end opposite 19 Lansdowne Crescent. Reduce the height by 30%. Currently 12m and reduce by 4m. Group 225 of 2 Hollies (trimmed tree) by large dead Ash tree. Remove 2 tops extending from trimmed top. Reduce height by 30%. Currently 12m & reduce by 4m. at Treeworks Grosvenor Crescent Edinburgh	Grosvenor & Lansdowne Crescent Garden Committee., FAO: Richard Spalding 18 Grosvenor Crescent Edinburgh EH12 5EL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 August 2026
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Community Council: West End

26/02737/FUL (Planning Permission)	Installation of external AC units on first floor roof. at 1F1 7 Castle Street Edinburgh EH2 3AH	SSE., FAO: Alan Windram Inveralmond House 200 Dunkeld Road Perth PH1 3AQ	Local Delegated Decision	GRANTED	14 August 2026
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Community Council: New Town + Broughton

26/02509/LBC (Listed Building Consent)	Installation of a glazed screen and door within the entrance lobby and the removal of an adjacent non-original doorway to the front room. at 23 Alva Street Edinburgh EH2 4PS	James Gibb Property Management Limited., Red Tree Magenta Glasgow Road Rutherglen Glasgow G73 1UZ	Delegated Decision	GRANTED	10 August 2026
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Community Council: West End

26/02476/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 25 124 Lothian Road Edinburgh EH3 9BG	Mr P Ramtohul., 13 Woodvale Way Bradford BD7 2SJ	Local Delegated Decision	REFUSED	14 August 2026
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Community Council: Tollcross

26/02434/LBC (Listed Building Consent)	Improvements to an existing dwelling, including ventilation and replacement ventilation and boiler. at 74A Dundas Street Edinburgh EH3 6QZ	Warmworks., 1 Carmichael Place Edinburgh EH6 5PH	Delegated Decision	GRANTED	14 August 2026
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Community Council: New Town + Broughton

26/02408/LBC (Listed Building Consent)	External lighting. at St Andrew's And George's West Church 58 Shandwick Place Edinburgh EH2 4RT	Blackmoon Lighting., FAO: Mr Penman Unit 1/2 Enterprise Centre 1 Dryden Road Loanhead EH20 9LZ	Delegated Decision	GRANTED	14 August 2026
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Community Council: West End

26/02306/ADV (Advert Consent)	Advertisement of the following types : Fascia Sign, Projecting Sign. at 24 Frederick Street Edinburgh EH2 2JR	Child Graddon Lewis., FAO: Alessandra Zevi 28A Easton Street London WC1X 0DS	Delegated Decision	GRANTED	11 August 2026
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Community Council: New Town + Broughton

26/02273/LBC (Listed Building Consent)	Internal and externals alterations to form 5 short term let apartments, including window and door alterations. at 33 York Place Edinburgh EH1 3HP	UKBAR, FAO: Mr Pringle 33 York Place Edinburgh EH1 3HP	Delegated Decision	WITHDRAWN	11 August 2026
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Community Council: New Town + Broughton

26/02277/FULS TL (Planning Permission STL)	Change of use from office to five short term let apartments (sui generis) and external alterations. at 33 York Place Edinburgh EH1 3HP	UKBAR LTD Cowan & Partners., FAO: Mr Pringle 60 Constitution Street Edinburgh EH6 6RR	Local Delegated Decision	WITHDRAWN	11 August 2026
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Community Council: New Town + Broughton

26/02137/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 2F1 100 West Bow Edinburgh EH1 2HH	Mr Andrew Khaleeli., 2F1 100 West Bow Edinburgh EH1 2HH	Committee Decision	REFUSED	11 August 2026
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Community Council: Old Town

26/02053/LBC (Listed Building Consent)	Form opening in ground floor internal wall and install double doorset. Close pocket doorset in first floor internal wall. Form openings for and install glazed screens to stair void wall below cupola. Install photovoltaic array, air-source heat pump and battery storage. (AS AMENDED) at 22 Ainslie Place Edinburgh EH3 6AJ	Mr Thomas Park-Douglas., 22 Ainslie Place Edinburgh EH3 6AJ	Delegated Decision	GRANTED	14 August 2026
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Community Council: New Town + Broughton

26/02054/FUL (Planning Permission)	New PV panels and ASHP at roof level. New extract terminals to rear elevation and roof level. New flue terminal at roof level. (AS AMENDED) at 22 Ainslie Place Edinburgh EH3 6AJ	Mr Thomas Park-Douglas., 22 Ainslie Place Edinburgh EH3 6AJ	Local Delegated Decision	GRANTED	14 August 2026
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Community Council: New Town + Broughton

26/01676/LBC (Listed Building Consent)	Reconfigure flat layout by relocating Kitchen, forming new double door width opening between new Kitchen and existing Living Room, install new bathroom on upper floor and change glazing on all windows to slimline double glazing units. at 2F2 3 Abercromby Place Edinburgh EH3 6JX	Ben Lever & Erin Duff., 2F2 3 Abercromby Place Edinburgh EH3 6JX	Delegated Decision	GRANTED	13 August 2026
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Community Council: New Town + Broughton

26/01653/ADV (Advert Consent)	Illuminated Fascia sign and banners (as amended). at 23 Lauriston Street Edinburgh EH3 9DQ	WB Asset Mgm Limited., FAO: Duncan Little 132 Bagot Street Lower Dublin Ireland DO2 AE12	Delegated Decision	GRANTED	14 August 2026
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Community Council: Tollcross

26/01330/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 6 101 East London Street Broughton Edinburgh EH7 4BF	Mr Jonathan Lilley., 101 Flat 6 East London Street Edinburgh EH7 4BF	Delegated Decision	REFUSED	14 August 2026
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Community Council: New Town + Broughton

26/01288/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 11 87 East London Street Broughton Edinburgh EH7 4BQ	Mr Jeremy Hill., 87 Flat 11 East London Street Edinburgh EH7 4BQ	Delegated Decision	REFUSED	14 August 2026
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Community Council: New Town + Broughton

26/01289/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 8 Jeffrey Street Old Town Edinburgh EH1 1DT	Ms Lindsey Manson., 2F2 8 Jeffrey Street Old Town Edinburgh EH1 1DT	Delegated Decision	REFUSED	12 August 2026
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Community Council: Old Town

26/01256/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 1F1 4 Haymarket Terrace Edinburgh EH12 5JZ	Mr Assean Sheikh., 4 1F1 Haymarket Terrace Edinburgh EH12 5JZ	Delegated Decision	REFUSED	11 August 2026
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Community Council: West End

26/00825/FULS TL (Planning Permission STL)	Change of use from a flat (sui generis) to a short term let (sui generis). at Flat 4 5 Ramsay Garden Edinburgh EH1 2NA	Elder Homes., Cluny Lodge 10-16 Cluny Drive Edinburgh EH10 6DP	Committee Decision	REFUSED	11 August 2026
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Community Council: Old Town

26/00261/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years. at 1F2 34 North Castle Street Edinburgh EH2 3BN	Mr Morris Paton., 1F2 34 North Castle Street Edinburgh EH2 3BN	Delegated Decision	GRANTED	14 August 2026
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Community Council: New Town + Broughton

[Wards](#)

Ward No. B12 – Leith Walk

26/02723/FUL (Planning Permission)	Alter window to door, form landing, steps and associated kitchen alterations. at 140 Brunton Gardens Edinburgh EH7 5ET	Mr Alan Greene., 140 Brunton Gardens Edinburgh EH7 5ET	Local Delegated Decision	GRANTED	12 August 2026
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Community Council: Leith Central

26/02573/FULS TL (Planning Permission STL)	Retrospective application to regularise the STL use of the building consented under 19/05028/FUL. at 6 Windsor Street Lane Edinburgh EH7 5JZ	Lochside Homes Ltd., 19 Rutland Square Edinburgh EH1 2BB	Committee Decision	REFUSED	11 August 2026
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Community Council: Leith Central

26/02501/LBC (Listed Building Consent)	Replacement of existing timber sash windows on a like-for-like basis with new windows, custom-fitted with slimline IGUs. All historical detail to be matched /reinstated. at 3F3 32 Montgomery Street Edinburgh EH7 5JS	Ms Cecile Smith., 3F3 32 Montgomery Street Edinburgh EH7 5JS	Delegated Decision	GRANTED	11 August 2026
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Community Council: Leith Central

26/01325/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 7 48 Annandale Street Broughton Edinburgh EH7 4FA	Mr John Richardson., Flat 7 48 Annandale Street Broughton Edinburgh EH7 4FA	Delegated Decision	REFUSED	14 August 2026
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Community Council: New Town + Broughton

26/01345/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 87 Iona Street Leith Edinburgh EH6 8RP	Ms Denise Langan., 87 Iona Street Edinburgh EH6 8RP	Delegated Decision	REFUSED	13 August 2026
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

26/0633/TCO (Tree work Within a Conservation Area)	T1 Cherry Crown reduce from 6.0m to 5.0m in height and reduce spread from 7.0m to around 5.0m. at 95 Portland Street Edinburgh EH6 4AY	Mr Elliot Lamb., 95 Portland Street Edinburgh EH6 4AY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 August 2026
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Community Council: Leith Harbour + Newhaven

26/02635/LBC (Listed Building Consent)	Alterations, including the relocation of kitchen, part internal wall removal and formation of additional bedroom, along with all associated works. at 1F1 28 Madeira Street Edinburgh EH6 4AL	Alastair & David Ness., 15B Ewerland Edinburgh EH4 6DH	Delegated Decision	GRANTED	11 August 2026
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Community Council: Leith Harbour + Newhaven

26/02647/LBC (Listed Building Consent)	Alterations, including the relocation of kitchen, formation of additional bedroom, along with all associated works. at 2F1 28 Madeira Street Edinburgh EH6 4AL	Alastair & David Ness., 15B Ewerland Edinburgh EH4 6DH	Delegated Decision	GRANTED	11 August 2026
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Community Council: Leith Harbour + Newhaven

26/02356/LBC (Listed Building Consent)	Internal alterations, including dismantling of internal partitions to form new bathroom, and new bedroom (as amended). at 47 Madeira Street Edinburgh EH6 4AJ	Mr Martin Smith., 47 Madeira Street Edinburgh EH6 4AJ	Delegated Decision	GRANTED	14 August 2026
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Community Council: Leith Harbour + Newhaven

25/04879/FUL (Planning Permission)	Change of use from Class 4 office to hotel with ancillary bar, restaurant and lounge areas with new build infill on ground floor for reception and ancillary facilities including secure bicycle and removal of car parking to form new landscaped area. at 94 Ocean Drive Edinburgh EH6 6JH	OCPT Propco Limited., 17A Anthony Street Rothley Leicester LE7 7PA	Local Delegated Decision	GRANTED	12 August 2026
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Community Council: Leith Harbour + Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

26/02993/FUL (Planning Permission)	Side extension. at 25 Queen's Park Avenue Edinburgh EH8 7EA	Ms Heidi Voss., 25 Queen's Park Avenue Edinburgh EH8 7EA	Local Delegated Decision	GRANTED	14 August 2026
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Community Council: Northfield + Willowbrae

26/02702/FUL (Planning Permission)	Installation of solar PV panels on main roof and ASHP on first floor terrace. at 56 Cavalry Park Drive Edinburgh EH15 3QG	Mr Richard Inglis., 56 Cavalry Park Drive Edinburgh EH15 3QG	Local Delegated Decision	GRANTED	12 August 2026
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Community Council: Northfield + Willowbrae

26/01443/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to short term let. at PF2 21 Milton Street Abbeyhill Edinburgh EH8 8HA	Mr Hany Metawie., 23 Home Street Edinburgh EH3 9JR	Committee Decision	REFUSED	11 August 2026
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Community Council: Craigentinny + Meadowbank

26/01328/FULS TL (Planning Permission STL)	Change of use from commercial (Class 1A) and part residential accommodation (Sui Generis) to short term let accommodation including external alterations (as amended). at 3, 4 East Norton Place Edinburgh EH7 5DR	Mrs Cheryl Gregor., 4 Drumsheugh Gardens Edinburgh EH3 7QJ	Committee Decision	REFUSED	11 August 2026
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Community Council: Leith Central

26/01283/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 6 Milton Street Edinburgh EH8 8HF	Ms Lien Ta., 6 Milton Street Abbeyhill Edinburgh EH8 8HF	Delegated Decision	REFUSED	11 August 2026
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Community Council: Craigentinny + Meadowbank

26/01285/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 9 Milton Street Edinburgh EH8 8EZ	Ms Lien Ta., 9 Milton Street Edinburgh EH8 8EZ	Delegated Decision	REFUSED	12 August 2026
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Community Council: Craigentinny + Meadowbank

[Wards](#)

Ward No. B15 – Southside/Newington

26/0641/TCO (Treework Within a Conservation Area)	T1 - Ash with die back - Fell , T2 Mostly Dead Cherry - Fell. at 1 Grange Loan Gardens Edinburgh EH9 2EB	Mrs Janne Watt., 1 Grange Loan Gardens Edinburgh EH9 2EB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 August 2026
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Community Council: Marchmont + Sciennes

26/0644/TCO (Treework Within a Conservation Area)	Large Cherry, 20% height reduction of 1.8 metres. at 14 Moston Terrace Edinburgh EH9 2DE	Mr Ian MacPhail., 14 Moston Terrace Edinburgh EH9 2DE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 August 2026
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Community Council: Grange + Prestonfield

26/0629/TCO (Treework Within a Conservation Area)	T1 - Cherry - Crown reduce by no more than 2.0m in overall spread. at 12 Mansionhouse Road Edinburgh EH9 1TZ	Mr Scott McNab., 12 Mansionhouse Road Edinburgh EH9 1TZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 August 2026
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Community Council: Marchmont + Sciennes

26/0623/TCO (Treework Within a Conservation Area)	Multi-stemmed Goat Willow in the rear communal garden. Has been reduced in height in the past. - Reduce crown height to previous heading cuts, from 15m down to 10m. Remove large diameter deadwood. at 1F1 8 Roxburgh Street Edinburgh EH8 9TA	Ms Skye Reynolds., 8 Roxburgh Street Edinburgh EH8 9TA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 August 2026
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Community Council: Southside

26/0589/TCO (Treework Within a Conservation Area)	Eucalyptus to take this tree down as it is pushing the coping on a shared /dividing wall. at 35 Esslemont Road Edinburgh EH16 5PY	Miss Rachel Butler., 35 Esslemont Road Edinburgh EH16 5PY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 August 2026
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Community Council: Grange + Prestonfield

26/02664/FUL (Planning Permission)	Installation of battery storage and alterations to roof vents. at 32 South Oswald Road Edinburgh EH9 2HG	Mr & Mrs Spooner., 32 South Oswald Road Edinburgh UK EH9 2HG	Local Delegated Decision	GRANTED	12 August 2026
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Community Council: Grange + Prestonfield

26/02585/LBC (Listed Building Consent)	Internal alterations new partition, new door, new extract penetration, repositioned SVP connection. at 2B Blacket Place Edinburgh EH9 1RL	Mrs Mhoraig Blair., Pitlour House Pitlour Strathmiglo KY14 7RS	Delegated Decision	GRANTED	14 August 2026
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Community Council: Grange + Prestonfield

26/02538/FUL (Planning Permission)	Installation of an ATM. at 80 Newington Road Edinburgh EH9 1QN	NCR., 9th Floor, 5 Merchant Square Paddington W2 1BQ	Local Delegated Decision	GRANTED	13 August 2026
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Community Council: Southside

26/02539/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. at 80 Newington Road Edinburgh EH9 1QN	NCR., 9th Floor, 5 Merchant Square Paddington W2 1BQ	Delegated Decision	GRANTED	13 August 2026
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Community Council: Southside

25/03908/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 6 108 Nicolson Street Edinburgh EH8 9EJ	Mr Alastair Lees., Flat 6 108 Nicolson Street Edinburgh EH8 9EJ	Committee Decision	REFUSED	11 August 2026
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Community Council: Southside

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

[Wards](#)