

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **31 August 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **31 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](#)

[Ward B04 – Forth](#)

[Ward B05 – Inverleith](#)

[Ward B06 – Corstorphine/Murrayfield](#)

[Ward B07 – Sighthill/Gorgie](#)

[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

[Ward B10 – Morningside](#)

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[Ward B14 – Craigmillar/Duddingston](#)

[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

[Ward B17 – Portobello/Craigmillar](#)

If you have any questions about the decisions please contact the Planning Help Desk at planning@edinburgh.gov.uk

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

Consultations from Other Authorities Outwith the Lothians

Planning Applications within Edinburgh

Ward No. B01 – Almond

26/0704/TCO (Treework Within a Conservation Area)	A large eucalyptus tree - We would like to have the tree professionally removed. at 41 Ashburnham Loan South Queensferry EH30 9LE	Mr Matthew Dunsmore., 41 Ashburnham Loan South Queensferry EH30 9LE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 August 2026
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Community Council: Queensferry + District

26/0706/TCO (Treework Within a Conservation Area)	Mature pear (approx 30 meters in height) crown reduction by approx 1-1.5 meters and deadwood. at 7 Ashburnham Gardens South Queensferry EH30 9LB	Mrs Alison Patience., 7 Ashburnham Gardens South Queensferry EH30 9LB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 August 2026
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Community Council: Queensferry + District

26/0707/TCO (Treework Within a Conservation Area)	x1 Silver Birch approx 12 meters in Height, x1 Maple approx 10 meter in height - Crown reduction on Silver Birch by 1 to 2 mtrs and crown reduction on Maple by approx 1 mtr. at 20 Ashburnham Loan South Queensferry EH30 9LE	Gmtreeservices., FAO: Graham Miller 40 Forbes Road Rosyth KY11 2AN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 August 2026
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Community Council: Queensferry + District

26/03188/FUL (Planning Permission)	New roof dormers to front of property. at 52 Silverknowes Drive Edinburgh EH4 5HY	Mr Paul Steen., 52 Silverknowes Drive Edinburgh EH4 5HY	Delegated Decision	GRANTED	28 August 2026
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Community Council: Davidson Mains+Silverknowes (Inactive)

26/03111/FUL (Planning Permission)	Alterations to garage. Removal of kitchen and toilet windows, rear door and replace with a large patio door. Replace dining area patio door with window. Rear of house finished in feature brickwork with the rest of the house finished in smooth white render. The rear single storey flat roofs are to be replaced and made to the same height with new roof lights. (As amended) at 13 Silverknowes Grove Edinburgh EH4 5LZ	Scott Reid & Ewan Morrison., 13 Silverknowes Grove Edinburgh EH4 5LZ	Delegated Decision	GRANTED	28 August 2026
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Community Council: Davidson Mains+Silverknowes (Inactive)

26/0549/TPO (Treework)	Lime T7623, Lime T7624, Lime T7625, Lime T7625, Lime T7626, Lime T7627. Lime T7628, Lime T7629, Lime T7630 , Lime T7631 epicormic removal. Sycamore T7632 Remove single lowest branch from garage roof. Lime T7633 , Lime T7634,, Lime T7635 epicormic removal. Cherry Plum T7639. reduce stem to above split knuckle. Copper Beech T7640 remove deadwood greater than 25mm. Oak T7645 remove deadwood greater than 25mm. Spruce T7663 reduce crown from building to give 2m clearance. Oak T7664 and Oak T7665 Remove deadwood greater than 25mm. Oak T7591 adjacent to Upper Cramond Court remove the remaining large lump of deadwood. at Treeworks Dunvegan Court Cramond Edinburgh	Dunvegan Residents' Association., Ms Judith Foster. 2 Dunvegan Court Edinburgh EH4 6RH	Delegated Decision	GRANTED	27 August 2026
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Community Council: Cramond, Barnton + Cammo

26/0502/TPO (Treework)	Group of Holly trees, tree removal. 2 No. dead tree tunks, tree removal. Various shrubs including Ivy & Laurel, tree removal. at Tree Works Inveralmond Gardens Edinburgh	Mr Hector Black.,	Delegated Decision	PERMISSION IS NOT REQUIRED	27 August 2026
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Community Council: Cramond, Barnton + Cammo

26/01065/FUL (Planning Permission)	Erection of two dwelling houses. (AS AMENDED) at Land 30 Metres South Of 3 Cargilfield View Edinburgh	Mr Robert Gilfillan., Curling Pond Lodge Ochertyre Crieff PH7 4JR	Local Delegated Decision	GRANTED	26 August 2026
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Community Council: Cramond, Barnton + Cammo

26/00655/FUL (Planning Permission)	Single storey rear extension -with pitched roof and balcony. Existing flat roof extension altered at rear to link to new extension. New detached double garage (as amended). at Demijohn Cottage Harvest Road Newbridge Edinburgh EH28 8LX	Mr Ronnie MacDonald., Demijohn Cottage Harvest Road Newbridge Edinburgh EH28 8LX	Local Delegated Decision	GRANTED	28 August 2026
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Community Council: Ratho + District

26/00656/LBC (Listed Building Consent)	Single storey rear extension -with pitched roof and balcony. Existing flat roof extension altered at rear to link to new extension (as amended). at Demijohn Cottage Harvest Road Newbridge Edinburgh EH28 8LX	Mr Ronnie MacDonald., Demijohn Cottage Harvest Road Newbridge Edinburgh EH28 8LX	Delegated Decision	GRANTED	28 August 2026
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Community Council: Ratho + District

[Wards](#)

Ward No. B02 – Pentland Hills

26/0705/TCO (Treework Within a Conservation Area)	T1 Hawthorn - crown lift by 0.5-1m trim remainder of canopy by up to 0.5m, T2 Birch - crown thin central canopy by approx. 20% , T3 Silver Birch - crown reduce height by 2m and sides by up to 1.5m, prune back over garage by approx. 2.5m at 486 Lanark Road Juniper Green EH14 5DH	Mrs Jenny Lessen., 486 Lanark Road Juniper Green EH14 5DH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 August 2026
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Community Council: Juniper Green + Baberton Mains

26/0675/TCO (Treework Within a Conservation Area)	T3 group- mixed laurel, holly, plum, lilac, viburnum - reduce as per marked photo. at 502 Lanark Road Juniper Green EH14 5DH	Ms Rachel Winning., 502 Lanark Road Juniper Green EH14 5DH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Juniper Green + Baberton Mains

26/03213/FUL (Planning Permission)	Erecting a side extension with utility functions connected to the kitchen through the existing side door, slapping the wall between the kitchen and dining room, and opening up a patio door on the rear elevation to the private garden. at 8 Harlaw March Balerno EH14 7BJ	Mrs Sarah Bromhall., 8 Harlaw March Balerno EH14 7BJ	Local Delegated Decision	GRANTED	28 August 2026
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Community Council: Balerno

26/03097/CLP (Certificate of Lawfulness (proposed))	To erect an ancillary outbuilding in the rear garden. at 16 Clayhills Grove Balerno EH14 7NE	Mr Fergus Dick., 16 Clayhills Grove Balerno EH14 7NE	Delegated Decision	REFUSED	25 August 2026
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Community Council: Balerno

26/02808/FUL (Planning Permission)	Reconstruction of semi detached house which was demolished because of damage sustained from explosion of neighbouring property (as amended) at 35 Baberton Mains Avenue Baberton Mains Edinburgh EH14 3EQ	Mr Joseph Chakkery., 61 East Craigs Rigg Edinburgh EH12 8JA	Local Delegated Decision	GRANTED	27 August 2026
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Community Council: Juniper Green + Baberton Mains

26/02791/FUL (Planning Permission)	Remove the conservatory style finish of an existing porch, convert the garage and porch to habitable space and render the front elevation porch and face brick of the garage to match the house. at 6 Crosswood Crescent Balerno EH14 7HS	Mark Sherman & Rhona Malone., 6 Crosswood Crescent Balerno EH14 7HS	Local Delegated Decision	GRANTED	28 August 2026
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Community Council: Balerno

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

26/03081/FUL (Planning Permission)	Convert the attic space with dormer with pitched roof and windows. at 57 Clermiston Crescent Edinburgh EH4 7DF	Mrs Lindsay Dunn., 57 Clermiston Crescent Edinburgh EH4 7DF	Delegated Decision	GRANTED	24 August 2026
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Community Council: Corstorphine + Clermiston

26/03077/ADV (Advert Consent)	Fascia sign. at Unit 25 - 26 Gyle Centre Gyle Avenue Edinburgh EH12 9JT	Zayd Group Ltd McCreath Accountancy., FAO: Usman Mohammed Phoenix Business Park Linwood Glasgow PA1 2BH	Delegated Decision	GRANTED	26 August 2026
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Community Council: Corstorphine + Gyle

26/02851/FUL (Planning Permission)	Installation of 3 No. chiller units. at 6, 7-10 Flassches Yard South Gyle Edinburgh EH12 9LB	Pulsant., Mr Tim Arnold Pulsant South Gyle SC-1 South Gyle Crescent Edinburgh UK EH12 9LB	Local Delegated Decision	GRANTED	25 August 2026
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Community Council: Corstorphine + Gyle

26/02752/FUL (Planning Permission)	Installation of automatic access barriers and non-illuminated wayfinding signage to the existing car park. at 1 Lochside Way Edinburgh EH12 9DT	Real Estate Services., FAO: Chloe Source Centenary Square 1 Park Street Birmingham B1 1HQ	Local Delegated Decision	GRANTED	28 August 2026
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Community Council: Corstorphine + Gyle

[Wards](#)

Ward No. B04 – Forth

26/0689/TCO (Treework Within a Conservation Area)	Laurel bush, remove to ground level. at 5 Zetland Place Edinburgh EH5 3HU	Mrs Susie Carnegie., 5 Zetland Place Edinburgh EH5 3HU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Trinity

26/0667/TCO (Treework Within a Conservation Area)	Holly. (Ilex aquifolium) Height 9m, Spread 7m, DBH 29cm @ 1m. 24 and 22cm at 1.3m - Reduce to 6m from ground level. Light prune sides to reduce spread by 1m. Thin upper crown by 15%. at 109 Trinity Road Edinburgh EH5 3JY	Mr Richard Pike., 109 Trinity Road Edinburgh EH5 3JY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Trinity

26/0645/TCO (Treework Within a Conservation Area)	Cherry Tree, Current height 8m, current width 8m. Prune height to 6m and width to 6m. at 142 Newhaven Road Edinburgh EH6 4NR	Mr Chris Watt., 142 Newhaven Road Edinburgh EH6 4NR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 August 2026
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Community Council: Trinity

26/0651/TCO (Treework Within a Conservation Area)	2 x large lime trees - approx height 9m - Repollard 2 x lime trees - proposed height 7m back to original pollard points on main trunks. at 142 Newhaven Road Edinburgh EH6 4NR	CSQ Consult., FAO: Chris Watt 1 Suite 7, Carmichael Place Edinburgh EH6 5PH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Trinity

26/0533/TCO (Treework Within a Conservation Area)	Mature Ash overhanging the street evidence of Ash dieback remove Ivy from base remove large diameter deadwood and 1 very low branch interfering with the Weigela. Holly overhanging the street currently 8m high reduce the top growth by 2.5m crown lift to 2.5m above the pavement. Filed Maple overhanging the street remove low adventitious growth on bole to 5m. at GF 10 Russell Place Trinity Edinburgh EH5 3HH	Mrs Mrs Hilda Stewart., 10 Russell Place Trinity Edinburgh EH5 3HH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 August 2026
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Community Council: Trinity

26/02787/FUL (Planning Permission)	Proposed down-taking of existing rear lean to, replacement with new extension and extension to the side; along with refurbishment of outbuildings for private leisure /work use, new garage and new railings to front garden. at 5 Stirling Road Edinburgh EH5 3HZ	Chris & Kerry Kerr., 5 Stirling Road Edinburgh EH5 3HZ	Local Delegated Decision	GRANTED	28 August 2026
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

26/0702/TCO (Treework Within a Conservation Area)	false acasia reduce height from 5 to 4m reduce spread from 4 to 2m. at 29 Collins Place Edinburgh EH3 5JD	Mr Andrew Muir., 29 Collins Place Edinburgh EH3 5JD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 August 2026
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Community Council: Stockbridge + Inverleith

26/0703/TCO (Treework Within a Conservation Area)	Back boundry and side boundry trees - reduce back 1-2 metres, cherry Front - Crown reshape reduce .5 metre over all of crown, Holly front - Crown reshape, reduce size .05 metre, cherry rear garden - remove, leaning over neighbouring garden. at 32 Inverleith Terrace Edinburgh EH3 5NU	Ms Paula Marriott., 32 Inverleith Terrace Edinburgh EH3 5NU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Stockbridge + Inverleith

26/0682/TCO (Treework Within a Conservation Area)	Silver Birch Crown reduction 1to2 metre crown reduction, crown thin 10 percent. at GF 26 Buckingham Terrace Edinburgh EH4 3AE	Ms Claire O'Neill., GF 26 Buckingham Terrace Edinburgh EH4 3AE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: West End

26/03087/FUL (Planning Permission)	Proposed single storey rear extension, internal alterations and conversion of attic with dormers to front and rear. at 23 Carfrae Gardens Edinburgh EH4 3SF	Mr & Mrs Rajat Maheshwari., 23 Carfrae Gardens Edinburgh EH4 3SF	Delegated Decision	GRANTED	24 August 2026
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Community Council: Craigleith + Blackhall

26/02935/LBC (Listed Building Consent)	Replacement of 3 No. timber sashes with new double glazed timber sashes (like- for-like). at 12 Kemp Place Edinburgh EH3 5HU	Ms Emily Culross., 12 Kemp Place Edinburgh UK EH3 5HU	Delegated Decision	GRANTED	25 August 2026
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Community Council: Stockbridge + Inverleith

26/02926/FUL (Planning Permission)	Re-open existing blocked up gate opening in rear garden wall. at 17A St Bernard's Crescent Edinburgh EH4 1NR	Ms Jo Coates., 17A St Bernard's Crescent Stockbridge Edinburgh EH4 1NR	Local Delegated Decision	GRANTED	26 August 2026
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Community Council: Stockbridge + Inverleith

26/02726/CLE (Certificate of Lawfulness (existing))	Like for like replacement of two existing, previously consented, conservatories on roof terrace on existing dwelling flat. at Flat 18 8 Orchard Brae Avenue Edinburgh EH4 2HP	Mr Robert Blakebell., Flat 18 8 Orchard Brae Avenue Edinburgh EH4 2HP	Local Delegated Decision	NOT DEVELOPMENT	26 August 2026
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Community Council: Craigleith + Blackhall

26/02728/LBC (Listed Building Consent)	Convert the existing en-suite bathroom into a new bedroom. at GF 5 Eton Terrace Edinburgh EH4 1QE	Ms Kirsty Nicholson., Flat 1 5 Eton Terrace Edinburgh EH4 1QE	Delegated Decision	GRANTED	25 August 2026
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Community Council: Stockbridge + Inverleith

26/02609/LBC (Listed Building Consent)	Re-open existing blocked up gate opening in rear garden wall. at 17A St Bernard's Crescent Edinburgh EH4 1NR	Ms Jo Coates., 17A St Bernard's Crescent Edinburgh EH4 1NR	Delegated Decision	GRANTED	27 August 2026
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Community Council: Stockbridge + Inverleith

26/02041/FULS TL (Planning Permission STL)	Part change of use of house (Class 9) to 6-bedroom short term let (sui generis) retention of the owner's flat and use of the studio as a one bed short term let (sui generis) at 22 Ravelston Dykes Road Edinburgh EH4 3PB	Godden Associates., Boraston House 22 Ravelston Dykes Road Edinburgh EH4 3PB	Local Delegated Decision	WITHDRAWN	25 August 2026
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Community Council: Craigleith + Blackhall

26/01045/FUL (Planning Permission)	Alterations to wall and railings to accommodate deflection caused by tree roots and allow them to be saved. Localised and reduction in pavement width as a result of wall alterations. at Saxe-Coburg Gardens Saxe-coburg Place Edinburgh	Proprietors Saxe Coburg Place.,	Local Delegated Decision	WITHDRAWN	25 August 2026
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Community Council: Stockbridge + Inverleith

26/00857/LBC (Listed Building Consent)	Alter wall and railings to accommodate tree roots which are causing the wall and railings to lean over the footpath. at Saxe-Coburg Gardens Saxe-coburg Place Edinburgh	Proprietors Saxe Coburg Place C/o Catherine Burns., Catherine Burn. 31 Saxe Coburg Place Edinburgh EH3 5BP	Delegated Decision	WITHDRAWN	25 August 2026
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Community Council: Stockbridge + Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

26/03197/FUL (Planning Permission)	Replace existing porch to front, with solid roof to match existing side extension. at 141 Broomhall Crescent Edinburgh EH12 7PJ	Mr Chris Young., 141 Broomhall Crescent Edinburgh EH12 7PJ	Local Delegated Decision	GRANTED	28 August 2026
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Community Council: Corstorphine + Clermiston

26/03021/CLP (Certificate of Lawfulness (proposed))	Proposed erection of front entrance porch. at 3 Corstorphine Hill Road Edinburgh EH12 6JZ	Iain & Dominique Watt., 3 Corstorphine Hill Road Edinburgh EH12 6JZ	Delegated Decision	REFUSED	24 August 2026
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Community Council: Corstorphine + Clermiston

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

26/03180/ADV (Advert Consent)	Display of new external wall-mounted signage. at 5 Cultins Road Edinburgh EH11 4DF	New Life Teeth., FAO: Dr Stuart Lutton 743 - 745 Lisburn Road Belfast Co.Antrim BT9 7GW	Delegated Decision	GRANTED	26 August 2026
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Community Council: Sighthill, Broomhouse + Parkhead

26/02686/FUL (Planning Permission)	Change of use of land from class 5 (general industry) to class 6 (storage or distribution) and siting of 159 No. shipping containers (in retrospect). at 100 Saughton Mains Street Edinburgh EH11 3NR	Kerr's Property Holdings West Ltd., 3 Albert Road Edinburgh EH6 7DP	Local Delegated Decision	GRANTED	27 August 2026
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Community Council: Stenhouse, Saughton Mains + Whitson

25/00249/FUL (Planning Permission)	Development of 20 flats, commercial unit, access, landscaping and associated works (as amended) at 30 Longstone Road Edinburgh EH14 2BH	Home Inc Ltd., Craigflower House 5 Craigflower Court Torryburn Dunfermline KY12 8AY	Local Delegated Decision	REFUSED	28 August 2026
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Community Council: Longstone

Ward No. B08 – Colinton/Fairmilehead

26/02713/FUL (Planning Permission)	Internal alterations and single storey extension to rear of property. All materials to match existing. at 392 Lanark Road Edinburgh EH13 0LX	Mr Alan Low., 392 Lanark Road Edinburgh EH13 0LX	Local Delegated Decision	GRANTED	25 August 2026
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Community Council: Colinton

26/0474/TPO (Treework)	Tree 1: crown reduction of 4 metres and side reductions of 1.5 metres all round. The heavy branch leaning towards the northeast to be reduced in length by 50%. Tree 2: Crown reduction of 3 metres, side reductions of 1.5 metres all round. Branch leaning diagonally towards the east and overlapping tree 1 to be reduced in length by 50%. Tree 3: Crown reduction of 1 metre, side reductions all round of 1.5 metres. Tree 4: remove or crown thin. Tree 5: crown reduction of 1 metre, side reductions of up to 1.5 metres. at 20 Buckstone Shaw Edinburgh EH10 6XP	GLM., FAO: David Johnson 20 Torphichen Street Edinburgh EH3 8JB	Delegated Decision	MIXED DECISION	27 August 2026
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Community Council: Fairmilehead

Ward No. B09 – Fountainbridge/Craiglockhart

26/03299/WINP A (Prior Approval Windows)	CR Smith are proposing to replace the existing timber sash and case and fixed windows with new PVCu sliding sash and fixed windows. at 8 Primrose Terrace Edinburgh EH11 1PD	Mr Will., 8 Primrose Terrace Edinburgh EH11 1PD	Delegated Decision	APPROVED	26 August 2026
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Community Council: Merchiston

26/02807/CLP (Certificate of Lawfulness (proposed))	Replacement hardwood windows and doors. at 48A Craiglockhart Loan Wester Craiglockhart Edinburgh EH14 1JS	Mr & Mrs A Goar., 48A Craiglockhart Loan Edinburgh UK EH14 1JS	Delegated Decision	GRANTED	27 August 2026
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Community Council: Craiglockhart

26/02742/FUL (Planning Permission)	Removing section of low level front boundary wall to create hardstanding within front garden grounds to form dedicated, unrestricted parking EV charging point. at 33 Meggetland Terrace Edinburgh EH14 1AP	Mrs J McMahon., 33 Meggetland Terrace Edinburgh EH14 1AP	Local Delegated Decision	GRANTED	25 August 2026
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Community Council: Craiglockhart

26/01683/FUL (Planning Permission)	Double-storey extension to the front of the property to provide a ground floor bathroom and enlarged first floor bedrooms. at 33 Moat Terrace Edinburgh EH14 1PS	Ms Janis Thomson., 33 Moat Terrace Edinburgh EH14 1PS	Local Delegated Decision	GRANTED	26 August 2026
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Community Council: Hutchison + Chesser (Inactive)

[Wards](#)

Ward No. B10 –Morningside

26/0709/TCO (Treework Within a Conservation Area)	T1 cherry reduction. at 120 Viewforth Edinburgh EH10 4LN	Mrs Cathy Hardingham., 120 Viewforth Edinburgh EH10 4LN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 August 2026
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Community Council: Merchiston

26/03426/WINP A (Prior Approval Windows)	I bought Flat 4 110 Comiston Road on 10th July 2026 and I am notifying you and ask for prior approval that I will reinstate the original wooden sash window design throughout the property and replace the current UPVC windows at the property. The current windows open fully (swing) and are not the original opening method as should be in sash windows. I have a quote from "Edinburgh Sash and Case Company", and have already paid for the initial work of making the windows from scratch. The windows are due to be installed with great care and attention to detail in the middle of September 2026. at 1F2 110 Comiston Road Edinburgh EH10 5QL	Colleen Cameron., Flat 6 Lock House Tavern Quay Rope Street London SE16 7FB	Delegated Decision	APPROVED	26 August 2026
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Community Council: Morningside

26/0686/TCO (Treework Within a Conservation Area)	T1 Lime - Crown lift to 5m, T2 Lime - Crown lift to 5m, T3 Lime - Crown lift to 5m. at Flat 1 26B Polwarth Terrace Edinburgh EH11 1NA	Mr John Morton.,	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Merchiston

26/0679/TCO (Treework Within a Conservation Area)	Cherry tree - Remove. beech tree - Crown reduce upper crown height 1-2 metres. crown thin 10-15% throughout crown. at 15 Merchiston Avenue Edinburgh EH10 4PJ	Ms Ailsa Dumble., 15 Merchiston Avenue Edinburgh EH10 4PJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Merchiston

26/0680/TCO (Treework Within a Conservation Area)	Willow - Willow storm damage, remove. 2x Rowan, 1x deadwood 1x remove. at 1 East Castle Road Edinburgh EH10 5AP	Ms Nicola Porter., 1 East Castle Road Edinburgh EH10 5AP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Merchiston

26/0681/TCO (Treework Within a Conservation Area)	T1 birch - reduce height from 13m to 10m and trim canopy from 4m to 3m. T2 holly - remove tree. at 53 Nile Grove Edinburgh EH10 4RE	Mr Cowan Kennedy., 53 Nile Grove Edinburgh EH10 4RE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Morningside

26/0672/TCO (Treework Within a Conservation Area)	Gean in the rear garden. - Crown lift to 4m all the way round to provide clearance above house roof & neighbour's garden., Magnolia in the rear garden. - Crown lift by 3m on the side of decking/gazebo. at 3 Greenhill Terrace Edinburgh EH10 4BS	Mrs Sarah Lawson., 3 Greenhill Terrace Edinburgh EH10 4BS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Merchiston

26/0676/TCO (Treework Within a Conservation Area)	12ft Beech Tree - Felling the 12ft Beech tree in the front garden.Cutting the stump as low to ground level as possible. at 11 Spottiswoode Street Edinburgh EH9 1EP	Mr George Wilson., 11 Spottiswoode Street Edinburgh EH9 1EP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Marchmont + Sciennes

26/03355/WINP A (Prior Approval Windows)	Removal of existing timer sash and case windows and replacing with uPVC vertical sliding sash windows. The proposed windows will retain the existing window openings and replicate the existing configuration and proportions as closely as practicable. Including the vertical sliding opening arrangement and glazing pattern. at 2F1 39 Comiston Road Edinburgh EH10 6AB	Project Glass & Joinery LTD., FAO: Michael Jennings Unit 32 Fisherrow Industrial Estate Musselburgh EH21 6RU	Local Delegated Decision	PRIOR APPROVAL NOT REQUIRED	28 August 2026
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Community Council: Morningside

26/0634/TCO (Treework Within a Conservation Area)	prunus cerasifera nigra >25 years old - I wish to reduce height and width by one metre. at 39 Greenhill Gardens Edinburgh EH10 4BL	Ms Elizabeth Cooper., 39 Greenhill Gardens Edinburgh EH10 4BL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	25 August 2026
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Community Council: Merchiston

26/0639/TCO (Treework Within a Conservation Area)	Silver birch in rear garden - Reduce height by 4 metres. Thin crown by approximately 15%. Hawthorn located at rear boundary wall - Reduce size of crown by 3.5 metres. at 11 Midmar Gardens Edinburgh EH10 6DY	Mr Christopher Hilton., 11 Midmar Gardens Edinburgh EH10 6DY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Morningside

26/0625/TCO (Treework Within a Conservation Area)	Mature horse chestnut - reduce width of crown by no more than 3m in overall spread. at 2 Usher Mews Edinburgh EH10 4FG	Mr Brian Hardie., 2 Usher Mews Edinburgh EH10 4FG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Merchiston

26/0617/TCO (Treework Within a Conservation Area)	T1 Lime: remove all dead wood above 25mm in width. Thin the upper 75% of the canopy density by 30% T2 Atlas Cedar: remove any deadwood above 25mm in width. Reduce selected large end loaded limbs to lessen the chances of failure. As shown in the supplied photo. T3 Maple: reduce the height by a maximum of 1m and reduce the sides parallel to the lawn and wall by a maximum 40cm. T4 Tulip tree: reduce the height by a maximum of 50cm and reduce the sides parallel to the lawn and wall by maximum 40cm. T5 Hornbeam & T6 Maple: reduce the latest growth on the top. Maple 50cm and Hornbeam 1m maximum. T7 Cherry: reduce all over by 1-1.5m. T8 Pear: reduce in height by 80cm. T9 Katsura: reduce in height by 1.5m, at 14A Hermitage Drive Edinburgh EH10 6DD	MGS Tree Services., FAO: Elan Evans 39 Kellie Place Dunbar EH42 1GF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Morningside

26/03096/CLP (Certificate of Lawfulness (proposed))	Re-slate roof with new slates. at 7 Cluny Avenue Edinburgh EH10 4RN	Mr Graeme Marshall., 7 Cluny Avenue Edinburgh EH10 4RN	Delegated Decision	NOT DEVELOPMENT	24 August 2026
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Community Council: Morningside

26/0599/TCO (Treework Within a Conservation Area)	T1 Lime - Crown lift to 4m. - T2 - Rowan reduce overall height and spread by no more than 2.0m removal of the highlighted branch on attached photo., Limes (marked as G3) remove lower epicormics. 1 Cherry & 1 Laburnum (also marked as T3) - crown lift over the street to 5m. at Vestry Of Christ Church 6A Morningside Road Edinburgh EH10 4DD	Christ Church (Scottish Episcopal Church)., FAO: Ben Wightman 6A Morningside Road Edinburgh EH10 4DD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Merchiston

26/02999/FUL (Planning Permission)	Create new attic access including installation of 2 new conservation type roof lights. at 18 Merchiston Avenue Edinburgh EH10 4NY	Mr Stephen Corr., 18 Merchiston Avenue Edinburgh EH10 4NY	Local Delegated Decision	GRANTED	26 August 2026
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Community Council: Merchiston

26/02907/LBC (Listed Building Consent)	Installation of five solar photovoltaic panels on the south-facing elevation of the garage roof. at 4A Merchiston Park Edinburgh EH10 4PN	Mr Angus Mackellaig., 4A Merchiston Park Edinburgh EH10 4PN	Delegated Decision	GRANTED	26 August 2026
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Community Council: Merchiston

26/02784/FUL (Planning Permission)	Proposed garden pod. at 14 Merchiston Crescent Edinburgh EH10 5AX	Urban Pod., FAO: Ross Iwaniec Unit 19, Napier Square Livingston EH54 5DG	Local Delegated Decision	GRANTED	26 August 2026
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Community Council: Merchiston

26/02736/FUL (Planning Permission)	Single storey rear /side extension. at 63 Comiston View Edinburgh EH10 6LZ	Mr Paul Coutts., 63 Comiston View Edinburgh EH10 6LZ	Local Delegated Decision	GRANTED	26 August 2026
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Community Council: Fairmilehead

26/02633/LBC (Listed Building Consent)	Installation of replacement of 4 No. sash and case windows and 1 No. fixed window. Hardwood double glazing. Glazing to be toughened low E argon-filled glass with 6mm cavity. at 21 Braid Hills Approach Edinburgh EH10 6JZ	Mrs K Holt., 21 Braid Hills Approach Edinburgh EH10 6JZ	Delegated Decision	GRANTED	26 August 2026
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Community Council: Morningside

26/0460/TCO (Treework Within a Conservation Area)	2 x Common limes - As per report. at Pleasure Grounds Merchiston Gardens Edinburgh	Mr Donald Dunbar., 19 South Gillsland Road Edinburgh EH10 5DE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 August 2026
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Community Council: Merchiston

26/02418/LBC (Listed Building Consent)	1 set of illuminated text on panel. 2 internally illuminated menus. 1 set of non-illuminate text to arch. at 1 Nile Grove Edinburgh EH10 4RE	Pizza Express., ARC Uxbridge 1 Sanderson Road Uxbridge Middlesex UB8 1DH	Delegated Decision	GRANTED	25 August 2026
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Community Council: Morningside

26/02380/ADV (Advert Consent)	Advertisement of the following types : Fascia Sign1 set of halo illuminated text on panel, 2 internally illuminated menus fixed to the arch metalwork, 1 set of non illuminated text on arch. at 1 Nile Grove Edinburgh EH10 4RE	Pizza Express., ARC Uxbridge 1 Sanderson Road Uxbridge Middlesex UB8 1DH	Delegated Decision	GRANTED	27 August 2026
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Community Council: Morningside

26/02249/LBC (Listed Building Consent)	Replace windows and doors with new timber frame double glazed units (as amended). at 8A Bruntsfield Crescent Edinburgh EH10 4EZ	T J Ross., 10 Faraday Road Glenrothes KY6 2RU	Delegated Decision	GRANTED	27 August 2026
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Community Council: Merchiston

26/00165/FUL (Planning Permission)	Proposed alterations, improvements and garden room extension to unlisted victorian villa (as amended). at 24 Merchiston Park Edinburgh EH10 4PN	Mr Ross McNairn & Ms Erin Mills., 24 Merchiston Park Edinburgh EH10 4PN	Local Delegated Decision	GRANTED	26 August 2026
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Community Council: Merchiston

25/02935/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 67 Spottiswoode Street Marchmont Edinburgh EH9 1DL	Ms Marsali Craig., 67 Spottiswoode Street Marchmont Edinburgh EH9 1DL	Delegated Decision	REFUSED	26 August 2026
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Community Council: Marchmont/Sciennes (pre 28 March 2025)

[Wards](#)

Ward No. B11 – City Centre

26/0688/TCO (Treework Within a Conservation Area)	Cherry: 1.5m reduction on west side and 1m on other sides and top. 10% canopy thin. at 28A Royal Circus Edinburgh EH3 6SS	MGS Tree Services., FAO: Elan Evans 39 Kellie Place Dunbar EH42 1GF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Stockbridge + Inverleith

26/0620/TCO (Treework Within a Conservation Area)	Mature Lime to the west of the school grounds to the south of the refectory. - Remove tree. Removed major deadwood in the past. Tree very close to the building. at George Heriots School 2 Lauriston Place Edinburgh EH3 9EQ	George Heriots School., FAO: Andrew MacLachlan 2 Lauriston Place Edinburgh EH3 9EQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Old Town

26/03164/CLP (Certificate of Lawfulness (proposed))	A new VRF enclosure will be formed within the basement car park, with associated refrigerant pipework distributed from the basement to Level 04. The pipework will rise via the existing lightwell to Level 00, continue externally along the existing retaining wall and trench within a new mesh enclosure replacing the existing timber-clad enclosure, then enter the building low level through the existing louvred plant space at Level 00 before being distributed internally to the upper floors. at 3 Semple Street Edinburgh EH3 8BL	EP3 Propco Ltd., Arnold House St Julian's Avenue St Peter Port Guernsey GY1 3NF	Delegated Decision	GRANTED	28 August 2026
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Community Council: Tollcross

26/0615/TCO (Treework Within a Conservation Area)	T1 Yew- reduce north facing side overhang by approximately 1.5m back towards boundary. Pre and post-Height:9m Pre and post - Width:8m T2 photinia- reduce north facing overhang by approximately 1m back towards boundary. Pre and post -Height:3.5m Pre and post-Width:4m at 38 India Street Edinburgh EH3 6HB	Mr Anthony Money., 38A India Street Edinburgh EH3 6HB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 August 2026
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Community Council: New Town + Broughton

26/03045/ADV (Advert Consent)	Installation of LED lighting. at 69 Morrison Street Edinburgh EH3 8BU	Drum Capital Projects Ltd., 12 Rubislaw Terrace Lane Aberdeen AB10 1XF	Delegated Decision	GRANTED	26 August 2026
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Community Council: Tollcross

26/02974/FUL (Planning Permission)	Greenhouse in the rear garden, 1180mm x 2416mm floor area and 2061mm high. at 15A Randolph Crescent Edinburgh EH3 7TT	Mrs Rebecca Brown., 15A Randolph Crescent Edinburgh EH3 7TT	Local Delegated Decision	GRANTED	24 August 2026
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Community Council: New Town/Broughton (pre 28 March 2025)

26/02914/ADV (Advert Consent)	Advertisement of the following types: Box sign. at 1A Haymarket Edinburgh EH12 5EY	Argyll Estates Ltd., 1A Haymarket Edinburgh EH12 5EY	Delegated Decision	REFUSED	28 August 2026
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Community Council: West End

26/02826/LBC (Listed Building Consent)	Replacement of three existing ticket office windows with new double-glazed timber windows incorporating integrated communication systems (as amended). at Palace Of Holyrood House 23 Abbey Strand Edinburgh EH8 8DX	The Royal Collection Trust., Mr Marcus Mullan Palace Of Holyroodhouse Canongate Edinburgh EH8 8DX	Delegated Decision	GRANTED	26 August 2026
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Community Council: Old Town

26/02786/LBC (Listed Building Consent)	Internal repairs and reinstatement work including repairs to historic plasterwork and cornices, reinstatement of ceilings, wall finishes, services and associated like-for-like repairs. at 20 Gardner's Crescent Edinburgh EH3 8DE	Ms Celia Richards., 20 Gardner's Crescent Edinburgh EH3 8DE	Delegated Decision	GRANTED	25 August 2026
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Community Council: Tollcross

26/02706/ADV (Advert Consent)	Advertisement of the following types: Fascia sign (as amended) at 63 Princes Street Edinburgh EH2 2DF	Purepay Retail Ltd (EWM)., FAO: Bob Alpin Global House 5 Castle Street Carlisle CA3 8SY	Delegated Decision	GRANTED	25 August 2026
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Community Council: New Town + Broughton

26/02542/LBC (Listed Building Consent)	Installation of new fluted wall panelling, redecoration throughout. Shopfront retained with new non- illuminated signage and repaint. M & E largely retained and upgraded. at GF 63 George Street Edinburgh EH2 2JG	Sweaty Betty., FAO: Emily Bix Kings Place 90 York Way London N1 9AG	Delegated Decision	GRANTED	25 August 2026
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Community Council: New Town + Broughton

26/02438/FUL (Planning Permission)	External alterations and repainting of shopfront. at 134A Princes Street Edinburgh EH2 4AH	Blank Street UK Limited., 5 New Street Square London EC4A 3TW	Delegated Decision	GRANTED	25 August 2026
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Community Council: New Town + Broughton

26/02444/LBC (Listed Building Consent)	Internal and external alterations including signage. at 134A Princes Street Edinburgh EH2 4AH	Blank Street UK Limited., 5 New Street Square London UK EC4A 3TW	Delegated Decision	GRANTED	25 August 2026
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Community Council: New Town + Broughton

26/02445/ADV (Advert Consent)	Advertisement of the following types: Fascia Sign, Projecting Sign. at 134A Princes Street Edinburgh EH2 4AH	Blank Street UK Limited., 5 New Street Square London EC4A 3TW	Delegated Decision	GRANTED	25 August 2026
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Community Council: New Town + Broughton

26/02451/ADV (Advert Consent)	Advertisement of the following types: Fascia Sign, Projecting Sign. at GF 63 George Street Edinburgh EH2 2JG	Sweaty Betty., FAO: Emily Bix Kings Place 90 York Way London N1 9AG	Delegated Decision	GRANTED	25 August 2026
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Community Council: New Town + Broughton

26/02386/FUL (Planning Permission)	New lantern over stair, replacement roof lights, new rooflights and installation of mechanical ventilation at roof level. at 3 Rothesay Terrace Edinburgh EH3 7RY	The Bonham Hotel Edinburgh Limited., FAO: Brian Lantz 35 Drumsheugh Gardens Edinburgh EH3 7RN	Local Delegated Decision	GRANTED	27 August 2026
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Community Council: West End

26/02326/LBC (Listed Building Consent)	Proposed opening between two stores spaces. Proposed opening between store and front bedroom. Moving kitchen to existing store location. at PF 19 Bellevue Crescent Edinburgh EH3 6NE	Mr Rhu Wishart., PF 19 Bellevue Crescent Edinburgh EH3 6NE	Delegated Decision	GRANTED	28 August 2026
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Community Council: New Town + Broughton

26/02295/LBC (Listed Building Consent)	Alteration to existing fascia sign. at 18 - 19 Princes Street Edinburgh EH2 2AN	Sainsbury's Supermarkets Ltd., 33 Charterhouse Street London EC1M 6HA	Delegated Decision	GRANTED	28 August 2026
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Community Council: New Town + Broughton

26/01999/LBC (Listed Building Consent)	Existing single glazed casement style window with single top hopper to be replaced with new fully opening inward double glazed timber window. at 4F2 68B Grassmarket Edinburgh EH1 2JR	Mrs Joanna Anderson., 4F2 68B Grassmarket Edinburgh EH1 2JR	Delegated Decision	GRANTED	27 August 2026
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Community Council: Old Town

26/01657/FUL (Planning Permission)	Alterations and refurbishment of existing third floor flat. Installation of replacement windows to front and rear elevations and installation of air source heat pump on roof. at 3F 5 Moray Place Edinburgh EH3 6DS	Michiel De Rijk & Karen Wallace., 3F 5 Moray Place Edinburgh EH3 6DS	Local Delegated Decision	WITHDRAWN	26 August 2026
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Community Council: New Town + Broughton

26/01661/LBC (Listed Building Consent)	Non-original partitions removed and new bedrooms /bathroom & en-suite. Enlargement of hallway layout. Installation of replacement timber frame windows to front /rear elevations & installation of air source heat pump on roof. at 3F 5 Moray Place Edinburgh EH3 6DS	Michiel De Rijk & Karen Wallace., 3F 5 Moray Place Edinburgh EH3 6DS	Delegated Decision	WITHDRAWN	26 August 2026
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Community Council: New Town + Broughton

26/01393/FUL (Planning Permission)	Proposed change of use from residential to extended hotel accommodation with removal of rear conservatory and dado wall. at GF 13 Coates Gardens Edinburgh EH12 5LG	Haymarket Hotel., Mr Ritchie Logan Haymarket Hotel 1-11 Coates Gardens Edinburgh EH12 5LG	Local Delegated Decision	REFUSED	27 August 2026
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Community Council: West End

26/01394/LBC (Listed Building Consent)	Proposed alterations from residential to extended hotel accommodation with removal of rear conservatory and dado wall. at GF 13 Coates Gardens Edinburgh EH12 5LG	Haymarket Hotel., Mr Ritchie Logan Haymarket Hotel 1-11 Coates Gardens Edinburgh EH12 5LG	Delegated Decision	REFUSED	27 August 2026
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Community Council: West End

[Wards](#)

Ward No. B12 – Leith Walk

26/02990/CLE (Certificate of Lawfulness (existing))	Class 1A Bookshop. at 32B Haddington Place Edinburgh EH7 4AG	Bethany Christian Trust., 26 Alva Street Edinburgh EH2 4PY	Delegated Decision	GRANTED	26 August 2026
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Community Council: New Town + Broughton

26/02942/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 27A Pitt Street Edinburgh EH6 4BY	Ms Julia Barbour., 27A Pitt Street Edinburgh EH6 4BY	Local Delegated Decision	GRANTED	27 August 2026
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Community Council: Leith Central

26/02678/LBC (Listed Building Consent)	Change of windows to double glazed timber sash and case (as amended). at 2F2 30 Haddington Place Edinburgh EH7 4AG	Mr Robert Pyper., 2F2 30 Haddington Place Edinburgh EH7 4AG	Delegated Decision	GRANTED	25 August 2026
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Community Council: New Town + Broughton

26/02421/FUL (Planning Permission)	Alter the two existing flats to form a single dwellinghouse with replacement of windows, doors and roof lights. Install CCTV. Replace garage doors with windows. Remove summerhouse with carport and erect new greenhouse, garden studio, greenhouse, shed and storage with new stonewall and extended chain-link fencing. at 67, 67A Pilrig Street Edinburgh EH6 5BA	Mark Stares & Ruth Fletcher., 67 Pilrig Street Edinburgh EH6 5BA	Local Delegated Decision	GRANTED	25 August 2026
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Community Council: Leith Central

26/01072/LBC (Listed Building Consent)	Installation of replacement windows. at Flat 2 23 Edina Place Edinburgh EH7 5RN	Mr A Rotherford., Flat 2 23 Edina Place Edinburgh EH7 5RN	Delegated Decision	REFUSED	28 August 2026
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

26/03158/WINP A (Prior Approval Windows)	Three timber sash and case windows request to be replaced with uPVC tilt and turn frames. at Flat 3 14 Madeira Street Edinburgh EH6 4AL	Mr Ailin Jack., Flat 3 14 Madeira Street Edinburgh EH6 4AL	Delegated Decision	REFUSED	28 August 2026
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Community Council: Leith Harbour + Newhaven

26/02756/LBC (Listed Building Consent)	Internal subdivision alterations and minor external alterations. at 92 Restalrig Road Edinburgh EH6 8BH	Mr Alan Beatson., 92 Restalrig Road Edinburgh EH6 8BH	Delegated Decision	GRANTED	24 August 2026
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Community Council: Leith Links

26/02757/FUL (Planning Permission)	Conversion of dwelling to form two dwellings including external alterations. at 92 Restalrig Road Edinburgh EH6 8BH	Mr Alan Beatson., 92 Restalrig Road Edinburgh EH6 8BH	Local Delegated Decision	GRANTED	24 August 2026
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Community Council: Leith Links

26/02640/LBC (Listed Building Consent)	Alterations, relocation of kitchen and bathroom, formation of additional bedroom, new bathroom and en-suite along with all associated works. (AS AMENDED) at 1F2 28 Madeira Street Edinburgh EH6 4AL	Alastair & David Ness., 15B Ewerland Edinburgh EH4 6DH	Delegated Decision	GRANTED	25 August 2026
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Community Council: Leith Harbour + Newhaven

25/02173/CLES TL (Certificate of Lawfulness Existing STL)	Short-Term Let (STL). at Flat 16 42 Shore Edinburgh EH6 6QU	Ms Anne MacDougall., The Bungalow Langhaugh Lane Galashiels TD1 2UF	Delegated Decision	REFUSED	28 August 2026
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

26/0710/TCO (Treework Within a Conservation Area)	Weeping ash (t3895) and common ash (T3896), remove two trees inside the property walls to standing monoliths at safe height. at 46 The Causeway Edinburgh EH15 3PZ	Mrs Dorothy Henson., 46 The Causeway Edinburgh EH15 3PZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Northfield + Willowbrae

[Wards](#)

Ward No. B15 – Southside/Newington

26/0711/TCO (Treework Within a Conservation Area)	Plum tree - Removal of plum tree located next to proposed new exterior steps. at 3B South Lauder Road Edinburgh EH9 2LL	Ms Kate Atkins., 3B South Lauder Road Edinburgh EH9 2LL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Grange + Prestonfield

26/0683/TCO (Treework Within a Conservation Area)	Sycamore tree reduction 1.5 to 2 meters. at 2 Grange Terrace Edinburgh EH9 2LD	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Grange + Prestonfield

26/0664/TCO (Treework Within a Conservation Area)	T1 Walnut and T2 Birch - Crown reduction of 1 metre. Removal of new growth and shape. at 13 Dick Place Edinburgh EH9 2JU	Dr Huub Wit., 13 Dick Place Edinburgh EH9 2JU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Grange + Prestonfield

26/0674/TCO (Treework Within a Conservation Area)	AMELANCHIER - Remove diseased stem (length 6m) at 147 Whitehouse Loan Edinburgh EH9 2EY	Mrs Susan Stevenson., 147 Whitehouse Loan Edinburgh EH9 2EY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Marchmont + Sciennes

26/03289/CLP (Certificate of Lawfulness (proposed))	Installation of 7 No. replacement hardwood double glazed sash and case windows, to match existing. at Flat 7 8 East Suffolk Park Edinburgh EH16 5PL	Mrs M Thomas., Flat 7 8 East Suffolk Park Edinburgh EH16 5PL	Delegated Decision	GRANTED	26 August 2026
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Community Council: Grange + Prestonfield

26/0640/TCO (Treework Within a Conservation Area)	Leylandii & Betula Pendula. Leylandii 3m reduction & birch tree 0.5 metre reduction. at 15 Chalmers Crescent Edinburgh EH9 1TS	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 August 2026
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Community Council: Marchmont + Sciennes

26/0636/TCO (Treework Within a Conservation Area)	T1 Cypress T2 Birch T3 Cupressus - remove at 6 Blacket Place Edinburgh EH9 1RL	Mr Simon Cook., 6 Blacket Place Edinburgh EH9 1RL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 August 2026
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Community Council: Grange + Prestonfield

26/0616/TCO (Treework Within a Conservation Area)	Leylandii removal. at 20 Granby Road Edinburgh EH16 5NL	Mr Andrew Clements., 20 Granby Road Edinburgh EH16 5NL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 August 2026
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Community Council: Grange + Prestonfield

26/0606/TCO (Treework Within a Conservation Area)	T1 birch: cut back up to 1m clear from property. Crown reduce by 1.5m, sides up to 1.5m. T2 birch: crown reduce all over by 1.5-2.5m. T3 birch: cut back to create up to 1 metre clearance from building. Crown reduce by 1- 2m. T4 and T5 birch: cut back to create up to 1 metre clearance from building. Crown reduce by 1-2m. T6 cherry: crown reduce by 0.5-1.5m. T7 birch: crown reduce by 1.5-2.5m. T8 and T9 birch: crown reduce by 0.5-1.5m. at 34 Grange Road Edinburgh EH9 1UL	Mrs Felicity., 34 Grange Road Edinburgh EH9 1UL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Grange + Prestonfield

26/02800/LBC (Listed Building Consent)	Replacement of existing timber sash and case single glazed windows with new double glazed timber sash and case windows. at Flat 5 29 West Nicolson Street Edinburgh EH8 9DB	D J Alexander., Flat 5 29 West Nicolson Street Edinburgh EH8 9DB	Delegated Decision	REFUSED	25 August 2026
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Community Council: Southside

26/02473/LBC (Listed Building Consent)	Internal alteration and refurbishment works. at 6 Blacket Place Edinburgh EH9 1RL	Mr Simon Cook., 6 Blacket Place Edinburgh EH9 1RL	Delegated Decision	GRANTED	25 August 2026
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Community Council: Grange + Prestonfield

26/02161/FUL (Planning Permission)	Minor external alterations to existing offices. Replace front door, remove window gratings, re-instate large window opening. at 19B Strathearn Road Edinburgh EH9 2AA	Reiach & Hall Architects., FAO: Lyle Chrystie 8 Darnaway Street Edinburgh EH3 6BG	Local Delegated Decision	GRANTED	26 August 2026
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Community Council: Marchmont + Sciennes

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

26/02211/SCR (EIA Screening)	Request for EIA Screening/Scoping. at Land 130 Metres South Of 12 Lasswade Grove Edinburgh	City Of Edinburgh Council., FAO: Linda Anglin Waverley Court Level 1.4 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	EIA NOT REQUIRED	28 August 2026
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Community Council: Gilmerton + District

26/03133/FUL (Planning Permission)	Proposed single storey extension to rear of property. at 8 Lockerby Crescent Edinburgh EH16 6XP	Mr Lee Hamilton., 8 Lockerby Crescent Edinburgh EH16 6XP	Delegated Decision	GRANTED	28 August 2026
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Community Council: Liberton + District

26/03062/CLE (Certificate of Lawfulness (existing))	Existing Certificate of Lawfulness for permanent removal of a domestic fence under 23/02619/FUL. Removed by a registered contractor to protect an underlying sewer pipe, ensuring pipe safety and free access for Scottish Water crews. The City of Edinburgh Council formally confirmed planning permission is not required. Site is now a permanent, open-plan layout. Linked to Scottish Water Asset Impact Application DSCAS-0157809-DH4. at 12 Hawthorn Place Edinburgh EH17 8QN	Mr Simone Trinchini., 12 Hawthorn Place Edinburgh EH17 8QN	Delegated Decision	GRANTED	28 August 2026
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Community Council: Gilmerton + District

26/03073/CLP (Certificate of Lawfulness (proposed))	Build a single-storey living space extension on the side of an existing semi-detached house, and alter the existing rear windows. at 3 Liberton Place Edinburgh EH16 6NA	Mr Michael McGinley., 3 Liberton Place Edinburgh EH16 6NA	Delegated Decision	GRANTED	24 August 2026
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Community Council: Liberton + District

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

26/0673/TCO (Treework Within a Conservation Area)	T4 cherry - crown reduction of up to two metres. T5 cherry - crown reduction of up to 3m in height and 2 metres laterally. T8 cherry - crown reduction of up to 1 metre height and 2 metres laterally. at Flat 1 1 Arran Place Edinburgh EH15 2DU	Ms Ails Kennie., 1 Arran Place Edinburgh EH15 2DU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Portobello (Inactive)

26/0662/TCO (Treework Within a Conservation Area)	Tilia X europea (Lime) - Remove tree. at 39 Abercorn Terrace Edinburgh EH15 2DG	Dalmore Tree Care., FAO: Mark Tynan Sommerville Cottage Auchendinny Penicuik EH26 0RY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	27 August 2026
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Community Council: Portobello (Inactive)

26/03263/CLP (Certificate of Lawfulness (proposed))	Replacement of a first-floor Juliet balcony glass door with a full-length window of identical dimensions. at 11 Capella Gardens Edinburgh EH16 4FS	Ms Karen Sutherland., 11 Capella Gardens Edinburgh EH16 4FS	Local Delegated Decision	NOT DEVELOPMENT	28 August 2026
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Community Council: Craigmillar (Inactive)

26/0631/TCO (Treework Within a Conservation Area)	H001 Cherry Plum Cypresses reduce in height by 2m reduce from building to give 2m clearance. Cypresses to 1/2 crown height. T9653 Wild Cherry remove. T9657 Cherry Plum, remove epicormics. T9663 Cherry Plum reduce crown laterally by 1m to give clearance to neighbouring property. at Treeworks Brunstane Road North Edinburgh	Charles White Ltd., FAO: Sylvia Nicholson 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	25 August 2026
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Community Council: Portobello (Inactive)

26/03134/ADV (Advert Consent)	Fascia sign, advance sign. at 56D, 56E Kinnaid Park Fort Kinnaid Retail Park Edinburgh EH15 3RD	McCreath Accountancy., FAO: Usman Mohammed Phoenix Business Park Linwood Glasgow PA1 2BH	Delegated Decision	GRANTED	26 August 2026
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Community Council: Craigmillar (Inactive)

26/0574/TCO (Treework Within a 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	Mr Jonathan Rhodes., 12 East Brighton Crescent Edinburgh EH15 1LR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 August 2026
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Community Council: Portobello (Inactive)

26/02912/FUL (Planning Permission)	Section 42 originally temporary application (21/02484/FUL). now wishes to retain the development on a permanent basis. at Redevelopment Site At Niddrie Mains Road Edinburgh	City Of Edinburgh Council., City Chambers 253 High Street Edinburgh EH1 1YJ	Local Delegated Decision	GRANTED	28 August 2026
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Community Council: Craigmillar (Inactive)

26/02915/ADV (Advert Consent)	Advertisement of the following types : Fascia Sign, Box Sign (illuminated). at 76 Newcraighall Road Edinburgh EH15 3HS	Mr Bradley Taylor.,	Delegated Decision	GRANTED	26 August 2026
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Community Council: Craigmillar (Inactive)

26/0527/TCO (Treework Within a Conservation Area)	t2 birch - remove tree, t3 birch - remove tree, t4 sycamore - crown lift east side by no more than 10m any branches above 5.5m from ground level to consist of secondary and tertiary branches only and all branches to be retained if larger than 100mm in diameter. , t5 magnolia - prune by upto 1m new and height at 29 Joppa Road Portobello East Edinburgh EH15 2HA	Ms Anna Chiumento., 29 Joppa Road Portobello East Edinburgh EH15 2HA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 August 2026
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Community Council: Portobello (Inactive)

26/02798/FUL (Planning Permission)	Merger of flat GF1 and flat 1F1 into single dwelling with new single storey first floor extension to rear. at GF1, 1F1 16 Eastfield Edinburgh EH15 2PN	Ms Helen Skene., 1F1 16 Eastfield Edinburgh EH15 2PN	Local Delegated Decision	GRANTED	27 August 2026
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Community Council: Portobello (Inactive)

26/02775/FUL (Planning Permission)	Convert single attached garage in a detached house to form a new bedroom and shower room. Works include replacing flat roof coverings and changing the garage door opening to a window on the front (North) elevation. Alter existing openings on the rear (South) elevation to form a new larger patio door opening. Form new roof light in a single storey flat roof above the kitchen. at 25 Hamilton Drive Edinburgh EH15 1NP	Mr Edward Lamb., 11 Prospect Bank Road Edinburgh EH6 7NS	Local Delegated Decision	GRANTED	26 August 2026
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Community Council: Northfield + Willowbrae

26/02589/FULS TL (Planning Permission STL)	Alterations and extension to existing detached garage to form a short term letting unit ancillary to existing house. at 4 Gilberstoun Place Edinburgh EH15 2RB	Mr & Mrs Stevenson, 4 Gilberstoun Place Edinburgh EH15 2RB	Local Delegated Decision	REFUSED	28 August 2026
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Community Council: Portobello (Inactive)

26/02098/LBC (Listed Building Consent)	New sash and case double glazed timber windows to match existing. at 30 Regent Street Edinburgh EH15 2AX	Mr & Mrs Jack., 30 Regent Street Edinburgh EH15 2AX	Delegated Decision	GRANTED	26 August 2026
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Community Council: Portobello (Inactive)

26/00473/FUL (Planning Permission)	Replacement and improvement of the access decks (as amended). at 7 Ramsay Place Edinburgh EH15 1JA	Residents Of 7 Ramsay Place., 7 Ramsay Place Edinburgh EH15 1JA	Local Delegated Decision	GRANTED	28 August 2026
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Community Council: Portobello (Inactive)

[Wards](#)