

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **14 September 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **14 September 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 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

26/0755/TPO (Treework)	Fraxinus excelsior, remove dead wood. at Treeworks 80 Metres North East Of 239 Gogar Station Road Gogar Edinburgh	Willerby Landscapes., As/per Agent.	Delegated Decision	GRANTED	10 September 2026
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Community Council: Ratho + District

26/0756/TPO (Treework)	Fraxinus excelsior to remove dead wood. at Royal Bank Of Scotland 201 Gogar Station Road Gogar Edinburgh EH12 9SB	Willerby Landscapes., FAO: Mr Seamus Neesham Bridge Nurseries Green Lane Four Elms Edenbridge TN8 6RN	Delegated Decision	GRANTED	10 September 2026
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Community Council: Ratho + District

26/0758/TPO (Treework)	Acer pseudoplatanus to dismantle the tree to ground level. at Royal Bank Of Scotland 201 Gogar Station Road Gogar Edinburgh EH12 9SB	Willerby Landscapes., FAO: Mr Seamus Neesham Bridge Nurseries Green Lane Four Elms Edenbridge TN8 6RN	Delegated Decision	GRANTED	10 September 2026
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Community Council: Ratho + District

26/0649/TPO (Treework)	T0710 - Large sweet chestnut, two boles, 90% reduction crown leaf, hollow, overhanging public path. Remove tree for health and safety reasons. T0711 - Large oak, medium crown deadwood over public path. Remove deadwood from over path for health and safety reasons. T0834 - Large sycamore next to public path, severe crown decline, much deadwood. Remove tree for health and safety reasons. T0980 - Ash dead next to fence overhanging garden. Remove dead tree for health and safety reasons. T0799 - Large sycamore with two tall vertical boles from fork at 8m, crown decline, bark missing. Remove two boles to just below fork, to prevent risk of snap creating monolith with small branches. Group 12 hazels surrounding giant redwood. Coppice hazels to promote redwood. Oak Plantation - much medium deadwood in oak trees above central path. Remove deadwood from over path for health and safety reasons. Group of 7 small ash trees next to path, dead and dying. Remove trees for health and safety reasons. Marked with paint red cross. T0837 - Large oak tree with high deadwood over public path. Remove deadwood from over path for health and safety reasons. at Barnton Policy Parks Queensferry Road Edinburgh	Barnton Policy Parks Association., 16 Barnton Park Grove Edinburgh EH4 6HG		GRANTED	11 September 2026
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Community Council: Cramond, Barnton + Cammo

26/03170/FUL (Planning Permission)	Change of use from class 1A to class 3 - food and drink. at 193 Whitehouse Road Edinburgh EH4 6BU	George & Laura Watson., 193 Whitehouse Road Edinburgh EH4 6BU	Local Delegated Decision	PERMITTED DEVELOPMENT	9 September 2026
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Community Council: Cramond, Barnton + Cammo

26/02082/FUL (Planning Permission)	Installation of solar PV panels to existing car showroom and workshop. at 9 Lonehead Drive Newbridge EH28 8TG	Eastern Western Motor Group., FAO: Steven Williams 8 Westerton Road Broxburn EH52 5AU	Delegated Decision	GRANTED	7 September 2026
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Community Council: Ratho + District

26/00056/FUL (Planning Permission)	Installation of boardwalk structure, including level access to current promenade (in retrospect). at Land 90 Metres East Of 1A Riverside Cramond Edinburgh	City Of Edinburgh Council., FAO: Andrew Law Hermitage Of Braid 69A Braid Road Edinburgh EH10 6JF	Committee Decision	GRANTED	7 September 2026
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Community Council: Cramond, Barnton + Cammo

[Wards](#)

Ward No. B02 – Pentland Hills

26/0733/TCO (Tree work Within a Conservation Area)	Cherry tree removal. at 10 Juniper Park Road Juniper Green EH14 5DX	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 September 2026
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Community Council: Juniper Green + Baberton Mains

26/0735/TCO (Tree work Within a Conservation Area)	Willow and sycamore: crown reduction of up to 1.5m. Sycamore: removal of deadwood. Rowan: crown reduction of up to 1 metre. Lilac: removal of one dead branch. at 558 Lanark Road Juniper Green EH14 5EL	Miss Sarah Jane Moore., Hazelbank 558 Lanark Road Juniper Green EH14 5EL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 September 2026
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Community Council: Juniper Green + Baberton Mains

26/01409/FUL (Planning Permission)	Erection of a single-storey dwelling within part of the garden ground of 16 Lanark Road West, formation of a new vehicular access and driveway from Lanark Road West, and construction of a new garage serving the existing dwelling, together with associated landscaping and site works. at 16 Lanark Road West Currie EH14 5ET	Mr Amer Malik On Behalf Of Late Bashir Malik., 16 Lanark Road West Currie EH14 5ET	Local Delegated Decision	WITHDRAWN	9 September 2026
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Community Council: Currie

[Wards](#)

Ward No. B03 – Drum Brae/Gyle

[Wards](#)

Ward No. B04 – Forth

26/02661/FUL (Planning Permission)	Temporary change of use from Class 4 (Business) to Class 10(b) (Non-residential institutions) for the provision of education at 3 Long Craig Rigg Edinburgh EH5 1QT	City Of Edinburgh Council., FAO: Fay Butler Waverley Court 4 East Market Street Edinburgh EH8 8BG	Committee Decision	GRANTED	7 September 2026
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Community Council: West Pilton + West Granton (Inactive)

[Wards](#)

Ward No. B05 – Inverleith

26/0753/TCO (Treework Within a Conservation Area)	Cherry Blossom tree (T1) situated in rear garden of property shape and balance. Reduce in height by 1.5 metres and width by 1 metre. Slight thin. at 10 Inverleith Gardens Craigleith Edinburgh EH3 5PS	Mr Nicholas McAndrew., 10 Inverleith Gardens Edinburgh EH3 5PS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 September 2026
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Community Council: Stockbridge + Inverleith

26/0739/TPO (Treework)	G1 - Cut back growth overhanging boundary up to 6m height. at Strachan House Care Home 93 Craigcrook Road Edinburgh EH4 3PE	Mitie., FAO: Graeme Smith Unit 1 Cawburn Works Broxburn EH52 5FG	Delegated Decision	GRANTED	10 September 2026
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Community Council: Craigleith + Blackhall

26/03046/FUL (Planning Permission)	Section 42 to comply with Condition 1 of DPEA appeal decision ppa-230-2362. at 74 Telford Road Edinburgh EH4 2NF	McDonald's Restaurant Ltd., Care Of Agent	Local Delegated Decision	GRANTED	9 September 2026
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Community Council: Craigleith + Blackhall

26/02910/FULS TL (Planning Permission STL)	Change of use of premises to short-term let accommodation. at Flat 1 3 St Bernard's Row Edinburgh EH4 1HW	Mr Clifford Culley., Ash House Cleish KY13 0LR	Local Delegated Decision	REFUSED	11 September 2026
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Community Council: Stockbridge + Inverleith

26/02881/LBC (Listed Building Consent)	Alter the internal layout of the property by relocating the existing kitchen to the rear large bedroom as well as the installation of a new double door-set and upgrading of windows. at 2F2 29 Clarence Street Stockbridge Edinburgh EH3 5AE	Mr + Mrs Fiona + David Green., 2F2 29 Clarence Street Stockbridge Edinburgh EH3 5AE	Local Delegated Decision	GRANTED	7 September 2026
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Community Council: Stockbridge + Inverleith

26/02828/FUL (Planning Permission)	Erect new single storey sunroom extension onto rear of property.(as amended). at 132 Easter Drylaw Drive Easter Drylaw Edinburgh EH4 2RU	Mr McDougall., 132 Easter Drylaw Drive Easter Drylaw Edinburgh EH4 2RU	Local Delegated Decision	GRANTED	8 September 2026
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Community Council: Drylaw +Telford

26/02810/LBC (Listed Building Consent)	Installation of combi boiler and introduction of flue / terminal on front elevation. at 1F2 88 St Stephen Street Stockbridge Edinburgh EH3 5AQ	C~urb Property Maintenance., Mr Graeme Stewart Watling House Callendar Business Park Falkirk FK1 1XR	Delegated Decision	WITHDRAWN	9 September 2026
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Community Council: Stockbridge + Inverleith

26/02811/FUL (Planning Permission)	Installation of a new combi boiler within the property and introduction of flue on front elevation. at 1F2 88 St Stephen Street Edinburgh EH3 5AQ	C~urb Property Maintenance., FAO: Graeme Stewart Watling House Callendar Business Park Falkirk FK1 1XR	Local Delegated Decision	WITHDRAWN	9 September 2026
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Community Council: Stockbridge + Inverleith

26/02546/FUL (Planning Permission)	Restore the exterior of the building and convert the rear window to french door. Also the rear door to be changed to glazed door. The external iron work to be restore and repainted. Roof to be reclad using traditional material. at 32 Danube Street Edinburgh EH4 1NT	James & Sarah Smith., 32 Danube Street Edinburgh EH4 1NT	Local Delegated Decision	GRANTED	9 September 2026
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Community Council: Stockbridge + Inverleith

26/02541/LBC (Listed Building Consent)	Stone indents and replacement of stone balusters, replacement of rear cast iron rainwater pipe and gutter, removal of small rear window and infill in stone, removal of rear window and replacement with french door, removal of rear panel door and replacement with glazed door, four new roof lights and replacement of three existing roof lights, replacement of cupola, slate works to roof, raising of concealed flat roof area. at 32 Danube Street Edinburgh EH4 1NT	Morris & Steedman Associates., FAO: Louisa McGuigan 38 Young Street North Lane Edinburgh EH2 4JD	Delegated Decision	GRANTED	9 September 2026
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Community Council: Stockbridge + Inverleith

26/02056/LBC (Listed Building Consent)	Erection of new hardwood orangery extension. Remove existing external access doors and fanlight. Fit new hardwood bifolding doors and glazed fanlight above. at Flat 1 30 Dean Street Edinburgh EH4 1LW	Ms Kristina Andrews., Flat 1 30 Dean Street Edinburgh EH4 1LW	Delegated Decision	REFUSED	8 September 2026
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Community Council: Stockbridge + Inverleith

26/02057/FUL (Planning Permission)	Erection of new hardwood orangery extension. Remove existing access doors and fanlight. Fit new hardwood bifolding doors and glazed fanlight above. at Flat 1 30 Dean Street Edinburgh EH4 1LW	Ms Kristina Andrews., Flat 1 30 Dean Street Edinburgh EH4 1LW	Delegated Decision	REFUSED	8 September 2026
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Community Council: Stockbridge + Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

26/0669/TCO (Treework Within a Conservation Area)	T5287 cedar sectional fell to ground level ,T5255 wild cherry sectional fell to ground level, T5262 lawson cypress sectional fell to ground level, T5265 cedar sectional fell to ground level. at Flat 1 33 Murrayfield Road Edinburgh EH12 6EP	Hacking + Paterson Management Services., FAO: Aidan Brady Verdant North 2 Redheughs Rigg Edinburgh EH12 9DQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 September 2026
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Community Council: Murrayfield

Ward No. B07 – Sighthill/Gorgie

26/03039/FUL (Planning Permission)	Installation of two ancillary storage containers (in retrospect). at Unit 1, Mandale Park 24 Russell Road Edinburgh EH11 2LP	Alpen Enterprises Ltd., FAO: Dr Alistair Marks 539A Queensferry Road Edinburgh EH4 7QE	Local Delegated Decision	GRANTED	11 September 2026
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Community Council: Gorgie + Dalry

26/02710/FUL (Planning Permission)	Installation of 3 No. chiller units. at 7 Bankhead Medway Edinburgh EH11 4BY	Pulsant SC-2 Medway., FAO: Tim Arnold 7 Bankhead Medway Sighthill Industrial Estate Edinburgh EH11 4BY	Local Delegated Decision	GRANTED	7 September 2026
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Community Council: Sighthill, Broomhouse + Parkhead

26/02711/FULS TL (Planning Permission STL)	Retrospective proposed change of use from residential property to short term let. at 3 Orwell Place Edinburgh EH11 2AD	Mr Craig Fleming., 3 Orwell Place Edinburgh EH11 2AD	Local Delegated Decision	REFUSED	11 September 2026
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Community Council: Gorgie + Dalry

26/01669/FUL (Planning Permission)	Proposal to extend an existing motor retail showroom. at 1 Cultins Road Edinburgh EH11 4YY	Peoples Limited., FAO: Lianne Dewar The Autocentre Callender Road Falkirk FK1 1SQ	Local Delegated Decision	GRANTED	9 September 2026
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Community Council: Sighthill, Broomhouse + Parkhead

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

26/0748/TCO (Treework Within a Conservation Area)	Lime tree crown reduction - reduce height by 2 metres and radius by 1.5 metres including clearance of lamp post. at 6 Pentland Road Hailes Edinburgh EH13 0JA	Mrs Catherine Diamond., 6 Pentland Road Hailes Edinburgh EH13 0JA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 September 2026
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Community Council: Colinton

26/0730/TPO (Treework)	T1 Sycamore - Reduce Overhanging branches by approx 2.5 - 3m reducing weight on decayed branches. at 75 Camus Avenue Edinburgh EH10 6QY	Mr Edward Ross., 75 Camus Avenue Edinburgh EH10 6QY	Delegated Decision	GRANTED	10 September 2026
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Community Council: Fairmilehead

26/02947/FULT EL (Full Planning Application)	The replacement of the existing 15m high monopole with a new 20m high monopole supporting 6 No. antennas, the removal of 5 No. existing equipment cabinets and their replacement with 3 No. new cabinets, and ancillary development thereto. at Telecoms Mast 22 Metres Southeast Of 228 Oxgangs Road North Edinburgh	Cornerstone., Hive 2 1530 Arlington Business Park Theale RG7 4SA	Local Delegated Decision	GRANTED	7 September 2026
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Community Council: Firrhill (Inactive)

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

26/03494/CLE (Certificate of Lawfulness (existing))	The land behind 5 Harrison Road has been in use as my garden since 1984 when I developed it (i.e. from when I purchased the house). It is a fenced-in plot of land similar to all other garden plots in the street. It contains mature plants, trees and lawn. There are no structures (except the fencing) on the land. I understand that the garden appears on the council mapping since that time. at 5 Harrison Road Edinburgh EH11 1EG	Mr William Grieve., 5 Harrison Road Edinburgh EH11 1EG	Delegated Decision	GRANTED	9 September 2026
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Community Council: Merchiston

26/02776/FULS TL (Planning Permission STL)	Change of use from flat (sui generis) to short term let (sui generis). at 38 Dundee Terrace Edinburgh EH11 1DN	Jayg Property Ltd., FAO: Anand Yadav 38 Dundee Terrace Edinburgh EH11 1DN	Local Delegated Decision	REFUSED	11 September 2026
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Community Council: Merchiston

26/02603/FULS TL (Planning Permission STL)	Change of use of premises to short-term let accommodation. at 2 Harrison Place Edinburgh EH11 1SF	Toye Property STL., 2 Harrison Place Edinburgh EH11 1SF	Local Delegated Decision	WITHDRAWN	11 September 2026
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Community Council: Merchiston

26/02474/FUL (Planning Permission)	Minor window /door alterations. Formation of rear deck with pergola structure and curved feature stone steps. at 262 Colinton Road Edinburgh EH14 1DN	Mike Harland., 262 Colinton Road Edinburgh EH14 1DN	Local Delegated Decision	GRANTED	7 September 2026
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Community Council: Craiglockhart

[Wards](#)

Ward No. B10 –Morningside

26/0752/TCO (Treework Within a Conservation Area)	Sycamore remove tree. at Flat 2 16 Merchiston Park Merchiston Edinburgh EH10 4PN	Mr Donald Galbraith., 16 Merchiston Park Merchiston Edinburgh EH10 4PN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 September 2026
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Community Council: Merchiston

26/0759/TCO (Treework Within a Conservation Area)	Dawn redwood as per report. at 4 St Margaret's Road Bruntsfield Edinburgh EH9 1AZ	Mr Stuart Hunter., 4 St Margaret's Road Bruntsfield Edinburgh EH9 1AZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 September 2026
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Community Council: Merchiston

26/0743/TCO (Treework Within a Conservation Area)	Small beech approx 8 metres,dense crown, remove to ground level, small eucalyptus approx 6 metres, slender Remove to ground level. at 23 Morningside Grove Morningside Edinburgh EH10 5QB	Mr Paul Harden., 23 Morningside Grove Morningside Edinburgh EH10 5QB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 September 2026
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Community Council: Morningside

26/0745/TCO (Treework Within a Conservation Area)	T1 himalayan birch - crown reduce height by 1.5-2.5m and sides by up to 1.5m. at 11 Comiston Drive Morningside Edinburgh EH10 5QR	Mrs Kirsteen Roscoe., 11 Comiston Drive Edinburgh Scotland EH10 5QR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 September 2026
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Community Council: Morningside

26/0741/TCO (Treework Within a Conservation Area)	Cherry in front garden - Reduction/shaping by 0.5m in height and 1m in width, Acer in back garden - Reduction/shaping by 0.2m height and 0.5m width at 14 Morningside Place Morningside Edinburgh EH10 5ER	Mr David Stevenson., 14 Morningside Place Morningside Edinburgh EH10 5ER	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 September 2026
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Community Council: Morningside

26/0723/TCO (Treework Within a Conservation Area)	Large laburnum laburnum tree branches to be pruned back by 1.2 metres around the street light. 2 x Lime trees crown lift of both trees to a height of 3 metres, 360 at 1 Hermitage Drive Edinburgh EH10 6DE	Mr Alan Edington., 1 Hermitage Drive Edinburgh EH10 6DE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 September 2026
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Community Council: Morningside

26/03468/WINP A (Prior Approval Windows)	The window frame will not be altered. The timber sash and case will be replaced with a uPVC sash and case. at 2F1 59 Morningside Road Edinburgh EH10 4AZ	Calum Ernest Davison., 2F1 59 Morningside Road Edinburgh EH10 4AZ	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	8 September 2026
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Community Council: Merchiston

26/02804/FUL (Planning Permission)	Replacement of existing conservatory with single storey sunroom extension. at 6 St Margaret's Road Edinburgh EH9 1AZ	Mr & Mrs K White., 6 St Margaret's Road Edinburgh EH9 1AZ	Local Delegated Decision	GRANTED	11 September 2026
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Community Council: Merchiston

26/02694/FUL (Planning Permission)	Add window to rear roof. at 3F2 9 Marchmont Street Edinburgh EH9 1EL	Ms Estelle Jones., 3F2 9 Marchmont Street Edinburgh EH9 1EL	Delegated Decision	GRANTED	7 September 2026
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Community Council: Marchmont + Sciennes

[Wards](#)

Ward No. B11 – City Centre

26/0746/TCO (Treework Within a Conservation Area)	Copper maple: remove. Maple x2: reduce in height by 1.5m, reduce the biased sides by up to 2.5m, thin crown by 10%. Mature birch: reduce height by 1.5m and reduce the biased side by up to 2m. Spindly birch: remove. at 20 Wester Coates Gardens Wester Coates Edinburgh EH12 5LT	MGS Tree Services., Mr Elan Evans 39 Kellie Place Dunbar Scotland EH42 1GF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 September 2026
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Community Council: Murrayfield

26/0747/TCO (Treework Within a Conservation Area)	Cherry: reduce crown by up to 3 metres and thin by 15%. at 19 Wester Coates Avenue Wester Coates Edinburgh EH12 5LS	MGS Tree Services., Mr Elan Evans. 39 Kellie Place Dunbar Scotland EH42 1GF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 September 2026
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Community Council: Murrayfield

26/03144/LBC (Listed Building Consent)	Returning the existing single unit, 75-79 Cumberland Street into the original two units by building up two internal door openings. at 75 - 79 Cumberland Street Edinburgh EH3 6RD	Amber Roome., 39 Old Abbey Road North Berwick EH39 4BP	Delegated Decision	GRANTED	9 September 2026
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Community Council: New Town + Broughton

26/03124/LBC (Listed Building Consent)	The installation of a new boiler flue through the rear elevation and replace the internal boiler. at Royal Lyceum Theatre 15 - 17 Grindlay Street Edinburgh EH3 9AX	The Royal Lyceum Theatre., FAO: Fiona Harvey-Jones 30B Grindlay Street Edinburgh EH3 9AX	Delegated Decision	GRANTED	9 September 2026
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Community Council: Tollcross

26/03000/LBC (Listed Building Consent)	Change facade paint colour from mid grey-blue to red- orange. at 12 - 26 St Giles Street Edinburgh EH1 1PT	Muckle Brig Ltd., FAO: Ian Stirling 12 - 26 St Giles Street Edinburgh EH1 1PT	Delegated Decision	GRANTED	7 September 2026
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Community Council: Old Town

26/03001/FUL (Planning Permission)	Change of colour of facade from mid grey-blue to red-orange. at 12 - 26 St Giles Street Edinburgh EH1 1PT	Muckle Brig Ltd., FAO: Ian Stirling 12 - 26 St Giles Street Edinburgh EH1 1PT	Local Delegated Decision	GRANTED	7 September 2026
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Community Council: Old Town

26/02950/LBC (Listed Building Consent)	Construct contemporary enclosure to rear terrace for additional dining and all associated site works. at 38 George Street Edinburgh EH2 2LE	Mr Antonio Crolla., 38 George Street New Town Edinburgh EH2 2LE	Delegated Decision	WITHDRAWN	11 September 2026
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Community Council: New Town + Broughton

26/02940/FULS TL (Planning Permission STL)	Change of use from residential to Short Term Let. at PF2 4 Upper Bow Edinburgh EH1 2JN	Mr Aslam., 40 Cockburn Street Edinburgh UK EH1 1PB	Local Delegated Decision	REFUSED	11 September 2026
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Community Council: Old Town

26/02922/LBC (Listed Building Consent)	Replacement of existing single glazed windows panes with slimline double-glazed panes, retaining existing window frames and fittings. at 2F1 1 Jackson's Close 209 High Street Edinburgh EH1 1PZ	The City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	Local Delegated Decision	GRANTED	7 September 2026
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Community Council: Old Town

26/02925/LBC (Listed Building Consent)	Replacement of existing single glazed windows panes with slimline double-glazed panes, retaining existing window frames and fittings. at Flat 4 51 Blackfriars Street Edinburgh EH1 1NB	The City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	Local Delegated Decision	GRANTED	8 September 2026
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Community Council: Old Town

26/02899/FUL (Planning Permission)	Works include the modification to existing timber framed shopfront to bring the secondary door flush with the frontage. Raising parapets to flat roofs, front and rear to allow a new insulated roof to be installed. 2no Roof lights and 1no skylight on rear roofs to be infilled. New solar panels installed on rear flat roof. New opening through an existing wall in basement light well with black grille to servicing concealed HVAC plant. New vent holes in rear elevation. at 14 Castle Street Edinburgh EH2 3AT	Trailfinders Ltd., FAO: Mark West 23 - 25 Abingdon Street Abingdon London W8 6AH	Local Delegated Decision	GRANTED	7 September 2026
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Community Council: New Town + Broughton

26/02901/ADV (Advert Consent)	Fascia Sign, Projecting Sign at 14 Castle Street Edinburgh EH2 3AT	Trailfinders Ltd., FAO: Mark West 23 - 25 Abingdon Street London W8 6AH	Local Delegated Decision	GRANTED	7 September 2026
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Community Council: New Town + Broughton

26/02797/LBC (Listed Building Consent)	Refurbishment works including minor alterations to the shopfront, to include replacement and /or repairs of elements. Works to incorporate roof and internal wall insulation and installation of solar panels to the rear roofs. at 14 Castle Street Edinburgh EH2 3AT	Trailfinder Ltd., FAO: Mark West 23 - 25 Abingdon Road London W8 6AH	Local Delegated Decision	GRANTED	7 September 2026
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Community Council: New Town + Broughton

26/02525/LBC (Listed Building Consent)	Banners on the east and west sides of the portico. at St Andrews And St Georges Church 13B George Street Edinburgh EH2 2PA	New Town Church., 13 George Street Edinburgh EH2 2PA	Delegated Decision	REFUSED	9 September 2026
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Community Council: New Town + Broughton

26/02439/LBC (Listed Building Consent)	Removal of a section of the existing internal wall between the living room and kitchen (as amended). at GF2 54 Cumberland Street Edinburgh EH3 6RE	Mr Oscar Saggars., 54 Cumberland Street Edinburgh EH3 6RE	Delegated Decision	REFUSED	8 September 2026
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Community Council: New Town + Broughton

26/02413/LBC (Listed Building Consent)	Internal alterations to basement level of offices. at BF 13 Alva Street Edinburgh EH2 4PH	Abercastle Investments Limited., 13 Alva Street Edinburgh EH2 4PH	Delegated Decision	GRANTED	8 September 2026
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Community Council: West End

26/02312/FULS TL (Planning Permission STL)	Change of use to form short term holiday let from office and Internal alterations (as amended). at 46 Charlotte Square Edinburgh EH2 4HQ	Caledonian Heritable Ltd., 46 Charlotte Square Edinburgh EH2 4HQ	Local Delegated Decision	GRANTED	8 September 2026
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Community Council: New Town + Broughton

26/02313/LBC (Listed Building Consent)	Internal alterations to form a short term let (as amended). at 46 Charlotte Square Edinburgh EH2 4HQ	Caledonian Heritable Ltd., 46 Charlotte Square Edinburgh EH2 4HQ	Delegated Decision	GRANTED	8 September 2026
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Community Council: New Town + Broughton

26/02205/LBC (Listed Building Consent)	Proposals to remodel and extend existing 2 storey mews house, and to form a new boundary wall. at 8 Albany Street Lane Edinburgh EH1 3PQ	James & Diana Dawson., 8 Albany Street Lane Edinburgh EH1 3PQ	Delegated Decision	REFUSED	8 September 2026
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Community Council: New Town + Broughton

26/01113/CLES TL (Certificate of Lawfulness Existing STL)	Use of entire flatted dwelling as short stay residential accommodation by single persons, or up to 4 persons together. at Flat 4 2 North Charlotte Street New Town Edinburgh EH2 4HR	Greyhound Investments Ltd., 2 Flat 4, North Charlotte Street Edinburgh EH2 4HR	Delegated Decision	REFUSED	8 September 2026
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Community Council: New Town + Broughton

[Wards](#)

Ward No. B12 – Leith Walk

26/03041/FUL (Planning Permission)	Proposed garden pod in rear garden. at 17B Claremont Crescent Edinburgh EH7 4HX	Urban Pods., FAO: Ross Iwaniec Unit 19 Napier Square Livingston EH54 5DG	Local Delegated Decision	GRANTED	11 September 2026
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Community Council: New Town + Broughton

26/02902/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 3F3 11 Rossie Place Abbeyhill Edinburgh EH7 5SE	Mr Edward Addis., 3 Dark Lane Swindon Village Cheltenham UK GL51 9RN	Local Delegated Decision	REFUSED	11 September 2026
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Community Council: Leith Central

26/02745/FULS TL (Planning Permission STL)	Retrospective change of use from residential flat to short-term let for max 4 guests. at 3F3 21 Albion Road Edinburgh EH7 5QJ	Mr Sharan Sharma., 21 Albion Road Edinburgh EH7 5QJ	Local Delegated Decision	REFUSED	11 September 2026
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Community Council: Leith Central

26/02600/FULS TL (Planning Permission STL)	Change of use of premises to short-term let accommodation. at 49 East Claremont Street Edinburgh EH7 4HU	Toye Property STL., 49 East Claremont Street Edinburgh EH7 4HU	Local Delegated Decision	WITHDRAWN	11 September 2026
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Community Council: New Town + Broughton

26/01503/FUL (Planning Permission)	Change of use from student accommodation (Sui Generis) to temporary residential accommodation (Class 8(a)). at 18 Halmyre Street Edinburgh EH6 8PZ	Firethorn Group Developments Ltd., FAO: Marcus Allen 265 Tottenham Court Road London W1T 7RQ	Committee Decision	GRANTED WITH LEGAL AGREEMENT	11 September 2026
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Community Council: Leith Central

26/01422/FUL (Planning Permission)	Demolition of the existing building and the erection of 10 No. residential dwellings (Class 9), together with associated landscaping and external works. at 32 - 34 Heriothill Terrace Broughton Edinburgh EH7 4DY	Mandale Homes., Gateway House C/O Agent 55 Coniscliffe Road Darlington DL3 7EH	Delegated Decision	WITHDRAWN	11 September 2026
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Community Council: New Town + Broughton

26/00310/CON (Conservation Area Consent)	To demolish existing dwelling. at 50 Pilrig Street Pilrig Edinburgh EH6 5AL	Pilrig Street Development Ltd., 4-5 Gough Square London EC4A 3DE	Delegated Decision	GRANTED	8 September 2026
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

26/03074/FUL (Planning Permission)	The installation of an ATM. at 38 Craigentinny Road Edinburgh EH7 6LT	NCR., 9th Floor, 5 Merchant Square Paddington W2 1BQ	Delegated Decision	GRANTED	8 September 2026
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Community Council: Craigentinny + Meadowbank

26/03075/ADV (Advert Consent)	Two fascia signs. at 38 Craigentinny Road Edinburgh EH7 6LT	NCR., 9th Floor, 5 Merchant Square Paddington W2 1BQ	Delegated Decision	GRANTED	7 September 2026
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Community Council: Craigentinny + Meadowbank

26/02492/FUL (Planning Permission)	New accessible access to the property; new 2 storey side extension to add storage and a home office; new secure mobility scooter storage; increase the size of the existing rear dormer and relocate the existing kitchen to the current rear extension (as amended). at 22 Abercorn Drive Edinburgh EH8 7JR	Mike Glen & Belinda Pattison., 22 Abercorn Drive Edinburgh EH8 7JR	Local Delegated Decision	GRANTED	8 September 2026
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Community Council: Northfield + Willowbrae

[Wards](#)

Ward No. B15 – Southside/Newington

26/0769/TCO (Treework Within a Conservation Area)	T1 eucalyptus reduce height from 20m to 15m. T2 birch reduce height from 12m to 11m and canopy nsw from 4m to 3m and 4m to 2m south. at 11 Upper Gray Street Newington Edinburgh EH9 1SN	Mr Benjamin Radford., 11 Upper Gray Street Edinburgh EH9 1SN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 September 2026
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Community Council: Grange + Prestonfield

26/0744/TCO (Treework Within a Conservation Area)	T1 holly reduce height by 0.5-1m and trim all over by 40cm to contain. , T2 Rowan - snip up growth on property side by up to 1m and higher growth by up to 1.5m, T3 himalayan birch crown reduce all over by 1.5-2.5m and cut back over garages by 2 3m, t4 strawberry tree cut back up to 1m over drive way towards wall and reduce remainder by approx. 1m at 14A Bright's Crescent Prestonfield Edinburgh EH9 2DB	Mrs Debbie Dickinson., 14 Bright's Crescent Edinburgh EH9 2DB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 September 2026
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Community Council: Grange + Prestonfield

26/0750/TCO (Treework Within a Conservation Area)	Hemlock remove. at 7 Dalrymple Crescent Grange Edinburgh EH9 2NU	Mr Nick Cruden., 7 Dalrymple Crescent Edinburgh EH9 2NU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 September 2026
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Community Council: Grange + Prestonfield

26/02946/FUL (Planning Permission)	Proposed additional external floodlights to existing outdoor tennis courts. at 1 North Meadow Walk Edinburgh EH8 9NN	Edinburgh Leisure., FAO: Ritchie Leith Meadowbank Sports Centre London Road Edinburgh EH7 6AE	Local Delegated Decision	GRANTED	9 September 2026
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Community Council: Southside

26/02894/LBC (Listed Building Consent)	Alterations to the existing west-facing snug window, the introduction of a new south-facing window serving the dining space, and internal alterations to the existing opening between the kitchen and dining room. at 38B Dick Place Edinburgh EH9 2JB	Mr + Mrs Craig + Shelley Watson., 38B Dick Place Edinburgh EH9 2JB	Delegated Decision	GRANTED	9 September 2026
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Community Council: Marchmont + Sciennes

26/02895/FUL (Planning Permission)	The proposed works comprise a dining space, alterations to the existing bay windows. at 38B Dick Place Edinburgh EH9 2JB	Mr + Mrs Craig + Shelley Watson., 38B Dick Place Grange Edinburgh EH9 2JB	Local Delegated Decision	GRANTED	9 September 2026
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Community Council: Marchmont + Sciennes

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

26/03648/S50 (Section 50 Certificate)	Request for a Planning Section 50 Certificate (Licensing (Scotland) Act 2005) at 122 Craigour Drive Moredun Edinburgh EH17 7NT	Usmaan Irshad., 13 Schirehall Avenue Danderhall EH22 1FX	Delegated Decision	ISSUE S50 CERTIFICATE	9 September 2026
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Community Council: Gilmerton + District

26/03333/CLP (Certificate of Lawfulness (proposed))	Single storey rear extension. at 1 Banchor Crescent Edinburgh EH17 8NL	Mr Colin Watterson., 1 Banchor Crescent Edinburgh EH17 8NL	Delegated Decision	GRANTED	9 September 2026
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Community Council: Liberton + District

26/03262/FUL (Planning Permission)	Proposed rear annexe with storage building adjacent. at 485 Gilmerton Road Edinburgh EH17 7JE	Mr T Baigan., 485A Gilmerton Road Edinburgh EH17 7JE	Local Delegated Decision	GRANTED	8 September 2026
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Community Council: Gilmerton + District

26/02709/FUL (Planning Permission)	Proposed single storey rear extension to an existing dwelling house (as amended). at 14 Moredunvale Way Edinburgh EH17 7RE	Mrs Rasmi G., 14 Moredunvale Way Edinburgh EH17 7RE	Local Delegated Decision	GRANTED	7 September 2026
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Community Council: Gilmerton + District

26/02211/FUL (Planning Permission)	Proposals for the burn include re-meandering of the river channel along with associated channel reprofiling and floodplain re-connection. Proposals for the surrounding landscape include diversification of existing habitats, setting the existing path back away from the burn, replacement of the existing bridge, and new amphitheatre seating on the north bank. 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	Committee Decision	GRANTED WITH LEGAL AGREEMENT	7 September 2026
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Community Council: Gilmerton + District

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

26/02882/FUL (Planning Permission)	Proposed external ice cream, snacks and hot and cold drinks outlet adjacent Tumbles Gym and Soft Play Centre, with related Change of Use from Class 11 to Class 1A. at 20 Westbank Street Edinburgh EH15 1DR	Edinburgh Liesure Meadowbank Sports Centre., FAO: Ritchie Leith London Road Edinburgh EH7 6AE	Local Delegated Decision	GRANTED	9 September 2026
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Community Council: Portobello (Inactive)

26/02814/FUL (Planning Permission)	Change of use of amenity ground adjacent to 20 Bingham Avenue, Edinburgh, to private garden ground. at Land 15 Metres South Of 20 Bingham Avenue Bingham Edinburgh	Mr Marek Tofil., 20 Bingham Avenue Edinburgh EH153HZ	Local Delegated Decision	GRANTED	8 September 2026
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Community Council: Craigmillar (Inactive)

26/02689/FUL (Planning Permission)	Internal and external alterations to the existing layout. New dormer to front elevation. New single storey extension to rear with new external store to front. at 37 Duddingston Road Edinburgh EH15 1ND	Mr M Edwards., 37 Duddingston Road Edinburgh EH15 1ND	Local Delegated Decision	GRANTED	7 September 2026
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Community Council: Portobello (Inactive)

26/02590/LBC (Listed Building Consent)	Internal alterations with new bathroom. Enlarge existing kitchen on ground floor. Restore original bedroom and create additional bathroom. Secondary glazing added to existing windows. Lower ground floor door heads to be raised and bedroom reconfigured into kitchen / living room. Install new air source heat pumps in rear walled garden. (AS AMENDED) at 28 Marlborough Street Edinburgh EH15 2BG	Rahel & Katherine Wagner-Broderick., 28 Marlborough Street Edinburgh EH15 2BG	Delegated Decision	GRANTED	9 September 2026
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Community Council: Portobello (Inactive)

[Wards](#)