Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN
Date: **21 September 2026**

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

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

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

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

Planning decisions are on a separate document.

Wards – click on the links below

Ward B01 - Almond
Ward B02 – Pentland Hills
Ward B03 – Drum Brae/Gyle
Ward B04 – Forth
Ward B05 – Inverleith
Ward B06 – Corstorphine/Murrayfield
Ward B07 – Sighthill/Gorgie
Ward B08 – Colinton/Fairmilehead
Ward B09 – Fountainbridge/Craiglockhart
Ward B10 – Morningside
Ward B11 – City Centre
Ward B12 – Leith Walk
Ward B13 – Leith
Ward B14 – Craigentinny/Duddingston
Ward B15 – Southside/Newington
Ward B16 – Liberton/Gilmerton
Ward B17 – Portobello/Craigmillar

Where can I see the documents?
You can view the plans, forms and other documents at Planning and Building Standards Online Services.

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

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

EXAMPLES

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

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

How Can I Comment?
Comments could be made online at Planning and Building Standards Online Services.

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

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

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

What Happens to my Comments?

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

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

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

Full details on the Schemes of Delegation are available on the Council website.

Any Questions?

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

Ward No. B01 – Almond

1. Planning Applications

	Proposed alterations and extensions to dwelling, including two storey side extension, front dormer and rear garden room extension. at 58 Long Crook Echline South Queensferry EH30 9XS 26/03692/FUL	Insperata Architecture. FAO: Kirsty Cleghorn 11 Roe Deer Crescent Inverkeithing KY11 1BU	Miss Lynsay Borthwick., 58 Long Crook South Queensferry EH30 9XS	Local Delegated Decision	Registered on: **11/09/2026** Comments Due by **06.10.2026**	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Queensferry + District Householder Developments

	Change of use of premises to Short Term Let accommodation. at Holly Cottage 3 Westfield Totley Wells Broxburn EH52 6QJ 26/03735/FULSTL	QB Wood Architects. Sarah Brown. The Station Masters Office Station Road South Queensferry EH30 9JP	Mrs Linda Breedon., Holly Cottage 3 Westfield Totley Wells Broxburn EH52 6QJ	Local Delegated Decision	Registered on: **15/09/2026** Comments Due by **07.10.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Queensferry + District Other Developments - Local

Queensferry Conservation Area	Convert existing garage to create new family room and store. at 21 Ashburnham Gardens Queensferry South Queensferry EH30 9LB 26/03736/FUL	McColl Structures. Ross Mullen. Prestongrange House Royal Musselburgh Golf Club Prestonpans EH32 9RP	Mr Richard Mastaglio., 21 Ashburnham Gardens South Queensferry Edinburgh EH30 9LB	Local Delegated Decision	Registered on: **15/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Queensferry + District Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

	2 Beech trees (T7640 & T7641). Squirrel damaged branches are 10m above ground level shorten damaged branches on N and NW of crowns where they overhang 19 Regis Court by 3m. at 19 Regis Court Cramond Edinburgh EH4 6RG 26/0776/TPO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Dunvegan Residents' Association., FAO: Ms Judith Foster 2 Dunvegan Court Edinburgh EH4 6RH	Delegated Decision	Registered on: **15/09/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo TCO and TPO submissions

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B02 – Pentland Hills

1. Planning Applications

	Extension to the existing dwelling and conversion of garage. at 16 Lanark Road West Currie EH14 5ET 26/03697/FUL	IKAD Architects Limited. Ian Forbes. Studio 2, The Red Sandstone 130 Leith Walk Edinburgh EH6 5DT	Mr Dale Gibb & Lynsey Gibb., 16 Lanark Road West Currie EH14 5ET	Local Delegated Decision	Registered on: **11/09/2026** Comments Due by **06.10.2026**	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Currie Householder Developments

Listed Category: C Balerno Conservation Area	Proposed single storey extension and redesign of previously consented garage. at 14 Ladycroft Deanpark Balerno EH14 7AG 26/03772/LBC		Gardenacre House 14 Ladycroft Balerno EH14 7AG	Delegated Decision	Registered on: **17/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Balerno Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: A Balerno Conservation Area	Sycamore, Acer pseudoplatanus x3 each approx. 20m height, approx. 60-100yrs old group of three sycamore reduced to monoliths of 5-8m to retain habitat potential. at Malleny House 4 Malleny Balerno EH14 7AF 26/0778/TCO		National Trust For Scotland., FAO: Mr James Bell Malleny Garden, National Trust For Scotland 4 Malleny Garden Balerno Edinburgh EH14 7AF	Delegated Decision	Registered on: **15/09/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Balerno TCO and TPO submissions

Listed Category: A Balerno Conservation Area	Lime trees x4, Tilia x europaea, line of 4 trees, remove dead wood from canopy of each, retaining trees but making safe. at Malleny House 4 Malleny Balerno EH14 7AF 26/0779/TCO		National Trust For Scotland., FAO: Mr James Bell Malleny Garden, National Trust For Scotland 4 Malleny Garden Balerno Edinburgh EH14 7AF	Delegated Decision	Registered on: **16/09/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Balerno TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B03 – Drum Brae/Gyle

1. Planning Applications

	Proposed single storey to rear to provided kitchen living area. Side extension with main roof extended over. Two dormers formed to the rear. Solar panels to the south and east elevations. at 40 Craigs Crescent Craigmount Edinburgh EH12 8HU 26/03597/FUL	Lorna Morgan Architect. 4 Bellevue Street Edinburgh EH7 4BY	Mr & Mrs M Lawrie., 40 Craigs Crescent Edinburgh EH12 8HU	Local Delegated Decision	Registered on: **04/09/2026** Comments Due by **07.10.2026**	Aine O'Neill aine.o'neill@edinburgh.gov.uk Community Council: Corstorphine + Gyle Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B04 – Forth

1. Planning Applications

Listed Category: C Trinity Conservation Area	Proposed replacement of existing rear elevation single glazed timber windows with new slimline white painted timber double glazed units. at 122 Trinity Road Trinity Edinburgh EH5 3LA 26/03693/LBC	Bud Architecture. FAO: Scott Martin 4 Lochside Way Edinburgh Park Edinburgh EH12 9DT	122 Trinity Road Edinburgh EH5 3LA	Delegated Decision	Registered on: **15/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Trinity Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Trinity Conservation Area	T1 Magnolia reduction. T2 Holly reduction. T3 Beech reduction. at 26 Lomond Road Trinity Edinburgh EH5 3JL 26/0788/TCO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Mr Robert Blair., 26 Lomond Road Edinburgh EH5 3JL	Delegated Decision	Registered on: **21/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions

Victoria Park Conservation Area	T1 Eucalyptus removal. T2 Apple removal. at 178 Ferry Road Edinburgh EH6 4NS 26/0789/TCO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Ms Lyn McMorland., 178 Ferry Road Edinburgh EH6 4NS	Delegated Decision	Registered on: **21/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B05 – Inverleith

1. Planning Applications

	Alterations and extension to form open plan kitchen dining, bathroom and stacked utility. at 8 Craigleith Hill Park Edinburgh EH4 2NR 26/03553/FUL	Architectural Building & Design Consultants Ltd. FAO: Fraser Sheerin 18A Rothesay Place Edinburgh EH3 7SQ	Ms Katelyn Geraghty., 8 Craigleith Hill Park Edinburgh EH4 2NR	Local Delegated Decision	Registered on: **03/09/2026** Comments Due by **06.10.2026**	Aine O'Neill aine.o'neill@edinburgh.gov.uk Community Council: Craigleith + Blackhall Householder Developments

World Heritage Site Listed Category: B New Town Conservation Area	Installation of replacement doors & fanlights. at BF 16 Belgrave Crescent Dean Edinburgh EH4 3AJ 26/03695/LBC	John Gordon Associates Ltd. 3 Dean Acres Comrie Dunfermline KY12 9XS	BF 16 Belgrave Crescent Dean Edinburgh EH4 3AJ	Delegated Decision	Registered on: **11/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: West End Listed building and Con Area Consents

	Dormer extension and internal alterations. at 47 Hillhouse Road Corbiehill Edinburgh EH4 3TH 26/03713/FUL	Affect Studio Ltd. (Windsor Pl). Jamie Henry. Tribe Porty 19 Windsor Place Edinburgh EH15 2AJ	Ms Aileen McConnell., 47 Hillhouse Road Corbiehill Edinburgh EH4 3TH	Local Delegated Decision	Registered on: **14/09/2026** Comments Due by **07.10.2026**	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Craigleith + Blackhall Householder Developments

	Change of use domestic annex to short term let. (retrospective). at 1 House O'hill Crescent Edinburgh EH4 5DE 26/03785/FULSTL	Scott Francis Allan Architectural Design. 36 Wallace Avenue Wallyford East Lothian EH21 8BZ	Mr Mahyar Mortazavi., 1 House O'Hill Crescent Edinburgh EH4 5DE	Local Delegated Decision	Registered on: **18/09/2026** Comments Due by **12.10.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) Other Developments - Local

Inverleith Conservation Area	Proposed single storey gable extension. at 12 Kinnear Road Inverleith Edinburgh EH3 5PE 26/03788/FUL	Scott Francis Allan Architectural Design. 36 Wallace Avenue Wallyford EH21 8BZ	Mr Galab Singh Gold., 12 Kinnear Road Edinburgh EH3 5PE	Local Delegated Decision	Registered on: **18/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Stockbridge + Inverleith Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Inverleith Conservation Area	Silver Birch. at 22 Arboretum Road Inverleith Edinburgh EH3 5PN 26/0785/TCO	Heartwood Tree Care Ltd. FAO: Andrew Josey 8 Albany Street Edinburgh EH1 3QB	Mrs Claire Ritchie., 22 Arboretum Road Edinburgh EH3 5PN	Delegated Decision	Registered on: **17/09/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Proposed single storey rear extension providing an ensuite and garage conversion providing utility. at 27 Grigor Drive Craigleith Edinburgh EH4 2PJ 26/03681/CLP	Louise McBride Architect Ltd. 8 Brae Park Road Edinburgh EH4 6DN	Mrs Joyce McVay., 27 Grigor Drive Craigleith Edinburgh EH4 2PJ	Delegated Decision	Registered on: **11/09/2026**	Aine O'Neill aine.o'neill@edinburgh.gov.uk Community Council: Craigleith + Blackhall CLE and CLP submissions

Wards

Ward No. B06 – Corstorphine/Murrayfield

1. Planning Applications

Corstorphine Conservation Area	A rear ground floor extension, large sliding doors and a new roof light. at 10 Sycamore Terrace Carrick Knowe Edinburgh EH12 7HL 26/03642/FUL	Konishi Gaffney Architects. FAO: Kieran Gaffney 88 Constitution Street Leith Edinburgh EH6 6RP	Ms Jane Priest., 10 Sycamore Terrace Edinburgh EH12 7HL	Delegated Decision	Registered on: **15/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Aine O'Neill aine.o'neill@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments

	Addition of side extension and sub-divide residential property into two self-contained 3 bedroom flats. at GF1 14 St John's Road Corstorphine Edinburgh EH12 6NY 26/03696/FUL	HLP Architecture. Greg Holstead. 35 Joppa Road Edinburgh EH15 2HB	Ms Morag Cruickshank., Briarley House 14 St. John's Road Corstorphine Edinburgh EH12 6NY	Delegated Decision	Registered on: **11/09/2026** Comments Due by **12.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Housing - Local

	Proposed side extension and rear extension to replace conservatory. at 108 Caroline Terrace Corstorphine Edinburgh EH12 8QT 26/03703/FUL	N7 Design Studio Ltd. FAO: Nick Walker 4 Catelbock Gardens Kirkliston EH29 9GR	Miss Rachel Smith., 108 Caroline Terrace Edinburgh EH12 8QT	Local Delegated Decision	Registered on: **14/09/2026** Comments Due by **05.10.2026**	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments

Listed Category: C Coltbridge And Wester Coates Conservation Area	Reduced rear opening from a double height glass screen to single store height, first floor is now retained, and the dormer will remain as existing. at 24 Murrayfield Avenue Murrayfield Edinburgh EH12 6AX 26/03748/LBC	KTn Architects. FAO: Stacey Marshall 19 Milnacre Edinburgh EH6 5TD	24 Murrayfield Avenue Edinburgh EH12 6AX	Delegated Decision	Registered on: **15/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Murrayfield Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Coltbridge And Wester Coates Conservation Area	2 Large Lawson cypress cultivars by the rear car park. Clear streetlight to ensure 1m clearance crown lift to 2.5m over the parking & path. Reduce crown heights by 3-4m to previous topping cuts. at Flat 1 50 Coltbridge Avenue Murrayfield Edinburgh EH12 6AH 26/0775/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	James Gibb Residential Factors., FAO: Roxanne Neame 23 Alava Street Edinburgh EH2 4PS	Delegated Decision	Registered on: **15/09/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Murrayfield TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B07 – Sighthill/Gorgie

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Listed Category: B	Proposed occasional use of an existing home gym within a residential property for small, pre-booked Pilates and sculpt classes. Maximum approximately 10 participants plus one instructor per session. The property will remain primarily residential. No external alterations, signage or retail use are proposed. Classes would operate on a limited basis and would not involve conversion of the property into a commercial fitness studio. at 32 Easter Dalry Wynd Dalry Edinburgh EH11 2TJ 26/03687/CLP		Miss Dana Melekhova., The Powerhouse 32 Easter Edinburgh EH112TJ	Delegated Decision	Registered on: **15/09/2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Gorgie + Dalry CLE and CLP submissions

Wards

Ward No. B08 – Colinton/Fairmilehead

1. Planning Applications

	Erection of a detached single-storey ancillary domestic outbuilding within the rear garden at 68 Redford Avenue Redford Edinburgh EH13 0BW 26/03705/FUL		Mr A Ross Williams., 68 Redford Avenue Edinburgh EH13 0BW	Local Delegated Decision	Registered on: **14/09/2026** Comments Due by **07.10.2026**	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Colinton Householder Developments
	Erection of a single storey side extension. at 5 Oxgangs Medway Caiystane Edinburgh EH13 9LP 26/03744/FUL	John Gordon Associates Ltd. 3 Dean Acres Comrie Dunfermline KY12 9XS	Ms K Sandison., 5 Oxgangs Medway Edinburgh United Kingdom EH13 9LP	Delegated Decision	Registered on: **16/09/2026** Comments Due by **08.10.2026**	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Firrhill (Inactive) Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B09 – Fountainbridge/Craiglockhart

1. Planning Applications

Shandon Conservation Area	Alterations to upper level of end terrace, double upper colony dwelling including 2 No. rear dormers, new and relocated roof lights and internal reconfiguration. at 49 Almondbank Terrace Polwarth Edinburgh EH11 1SR 26/03694/FUL	David Blaikie Architects. 10 Deanhaugh Street Edinburgh EH4 1LY	Mr A And Mrs A Allan. 49 Almondbank Terrace Edinburgh EH11 1SR	Local Delegated Decision	Registered on: **11/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Merchiston Householder Developments

	Proposed garage conversion. External alterations to the rear elevation. at 26 Craiglockhart Dell Road Wester Craiglockhart Edinburgh EH14 1JP 26/03709/FUL	A R A (Andrew Ross). 2 Allermuir Road Edinburgh EH13 0HE	Mr Sam Griffiths. 26 Craiglockhart Dell Road Wester Craiglockhart Edinburgh EH14 1JP	Delegated Decision	Registered on: **14/09/2026** Comments Due by **08.10.2026**	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Craiglockhart Householder Developments

	Retrospective change of use of premises to short-term let accommodation. at 2F1 26 Fowler Terrace Polwarth Edinburgh EH11 1DA 26/03760/FULSTL	STL Solutions. (Stack Office - West Regent St). FAO: Craig Douglas Stack Offices 126 West Regent Street Glasgow G2 1RW	Mr Victor De Lima. 26 2f1 Fowler Terrace Edinburgh EH11 1DA	Local Delegated Decision	Registered on: **16/09/2026** Comments Due by **08.10.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Merchiston Other Developments - Local

Listed Category: B West End Conservation Area	Retrospective change of use of premises to short term let accommodation. at 16 Rosebank Cottages Fountainbridge Edinburgh EH3 8DA 26/03801/FULSTL	STL Solutions. FAO: Craig Douglas 126 West Regent Street Glasgow G2 2RQ	Ms Caroline Evans. 16 Rosebank Cottages Edinburgh EH3 8DA	Local Delegated Decision	Registered on: **18/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Tollcross Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B10 – Morningside

1. Planning Applications

Merchiston And Greenhill Conservation Area	Change of use of coach house to short term holiday let accommodation including proposed alterations and extension. at 37 Polwarth Terrace Polwarth Edinburgh EH11 1NL 26/03602/FULSTL	P. Miller (Mitchell St.). Mitchell House 5 Mitchell Street Edinburgh EH6 7BG	Mrs Gina Mackenzie. 37 Polwarth Terrace Polwarth Edinburgh EH11 1NL	Local Delegated Decision	Registered on: **17/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Merchiston Other Developments - Local
	Removal of existing extension and construction of new extension to a larger footprint. To create a kitchen /dining space with lantern rooflights and victorian windows with hoppers above. All materials to match existing. at Chalumna Guest House 5 Granville Terrace Merchiston Edinburgh EH10 4PQ 26/03603/FUL	Andrew Fairgrieve (Haddington). Andrew Fairgrieve 39 Moncrieff Walk Haddington EH41 3DE	Mr Ian Burns. 5 Granville Terrace Merchiston Edinburgh EH10 4PQ	Delegated Decision	Registered on: **11/09/2026** Comments Due by **06.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Merchiston Householder Developments
Morningside Conservation Area	Proposed erection of garden room in rear garden area. at 41 Cluny Drive Morningside Edinburgh EH10 6DU 26/03683/FUL	John Hamilton. 8 Louis Braille Way Gorebridge EH23 4LD	Mr David Cruikshank. 41 Cluny Drive Edinburgh EH10 6DU	Delegated Decision	Registered on: **10/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Morningside Householder Developments

Listed Category: B Merchiston And Greenhill Conservation Area	Rear ground floor extension, basement conversion and internal alterations. at 8 Bruntsfield Terrace Bruntsfield Edinburgh EH10 4EX 26/03684/LBC	DRD Architects. FAO: Glen Wade 3 Tolbooth Wynd Leith Edinburgh EH6 6DN	8 Bruntsfield Terrace Edinburgh EH10 4EX	Delegated Decision	Registered on: **10/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Merchiston Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Merchiston And Greenhill Conservation Area	Silver birch pruning: remove small hanging branch in lower crown, and prune back from streetlight to create 1 metre clearance. at 14B Merchiston Crescent Merchiston Edinburgh EH10 5AX 26/0762/TCO		Ms Anne Donnelly., 14B Merchiston Crescent Edinburgh EH10 5AX	Delegated Decision	Registered on: **14/09/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions

Morningside Conservation Area	The tree to the right of my house and given its height could fall on the house in a storm. The branches overhang the pavement on the west side of Braid Avenue. It is squeezing a holly tree beside it. removal of leylandii. at 30 Cluny Drive Morningside Edinburgh EH10 6DP 26/0764/TCO		Mrs Christine Simpson, 30 Cluny Drive Morningside Edinburgh EH10 6DP	Delegated Decision	Registered on: **15/09/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions

Morningside Conservation Area	T1 Willow - Re-pollard to 5 metres, T2 Cherry - Reduction of 1.5m in height and 1m from sides. at 18 Hermitage Gardens Morningside Edinburgh EH10 6BA 26/0781/TCO	Lord Of The Trees. (Dunbar). FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Mr John Peggie., 18 Hermitage Gardens Morningside Edinburgh EH10 6BA	Delegated Decision	Registered on: **17/09/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions

Listed Category: C Merchiston And Greenhill Conservation Area	Lime removal of dead and dangerous lime. at BF 8 Abbotsford Crescent Morningside Edinburgh EH10 5DY 26/0782/TCO	Capital Tree Services Ltd. FAO: Michael Sleigh 26 Whitehouse Crescent Gorebridge EH23 4FT	Capital Tree Services Ltd., FAO: Mr Michael Sleigh 26 Whitehouse Crescent Gorebridge EH23 4FT	Delegated Decision	Registered on: **17/09/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions

Marchmont, Meadows And Bruntsfield Conservation Area	Mature Nothofagus (T224) remove has outgrown its position close to the buildings. at Flat 2 108 Warrender Park Road Marchmont Edinburgh EH9 1DN 26/0783/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	University Of Edinburgh., Mr Jonathan Long 20 Gilmerton Road Edinburgh EH16 5UB	Delegated Decision	Registered on: **17/09/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions

Marchmont, Meadows And Bruntsfield Conservation Area	Lime T1178 crown lift to 5.2m for highway clearance remove deadwood greater than 25mm. Lime T1179 crown lift to 5.2m for highway clearance remove deadwood greater than 25mm. Lime T1184 crown lift to 5.2m for highway clearance. at Flat 1 26 Viewforth Edinburgh EH10 4FF 26/0784/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Trinity Factoring Services Ltd., FAO: Ms Margaret Stewart 209-211 Bruntsfield Place Edinburgh EH10 4DH	Delegated Decision	Registered on: **17/09/2026**	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

Marchmont, Meadows And Bruntsfield Conservation Area	Application for the issue of a Certificate of Lawfulness confirming its existing use as short-term let accommodation is lawful based on 10 years of continuous use at 2F4 23 Forbes Road Bruntsfield Edinburgh EH10 4EG 26/03762/CLESTL	STL Solutions. (Stack Office - West Regent St). FAO: Craig Douglas. Stack Offices 126 West Regent Street Glasgow G2 1RW	Ms Janet Raymond., 23 2F4, Forbes Road Edinburgh EH10 4EG	Delegated Decision	Registered on: **16/09/2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Merchiston CLE and CLP submissions

7. Certificate of Lawfulness Proposed

Wards

Ward No. B11 – City Centre

1. Planning Applications

World Heritage Site New Town Conservation Area	Erection of a new Mews building. at Land 18 Metres East Of 8 Albany Street Lane Edinburgh 26/03224/FUL	JWGS Associates. FAO: Elliot Dickson 26 Dublin Street Edinburgh EH3 6NN	Mr Alex Watts., 36 Albany Street Edinburgh EH1 3QH	Delegated Decision	Registered on: **11/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Housing - Local

World Heritage Site Listed Category: A New Town Conservation Area	Retrospective change of use of an office unit to short term letting accommodation. at 34 Queen Street New Town Edinburgh 26/03633/FULSTL	STL Solutions. (Stack Office - West Regent St). FAO: Craig Douglas Stack Offices 126 West Regent Street Glasgow G2 1RW	34 Queen Street LLC., 34 Queen Street New Town Edinburgh	Local Delegated Decision	Registered on: **08/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local

World Heritage Site Listed Category: B Old Town Conservation Area	Internal alterations to form an open-plan kitchen / living room, removal of internal partitions. Formation of a new shower room through removal of the partition between two existing cupboards. Enlargement of bedroom. Relocation of the existing boiler and associated internal alterations. at 3F1 2 Burnet's Close 156 High Street Edinburgh EH1 1QU 26/03661/LBC	ABC Architecture. FAO: Enrico Nasolini 18A Rothesay Place Edinburgh EH3 7SQ	19 Coulter Crescent Edinburgh EH16 6DZ	Delegated Decision	Registered on: **09/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Old Town Listed building and Con Area Consents

World Heritage Site Listed Category: A New Town Conservation Area	Change of use from office (Class 4) to residential. at GF 8 Doune Terrace Stockbridge Edinburgh EH3 6DY 26/03664/FUL	Sorrell Associates. FAO: Jim Sorrell The Green House 41 St Bernard's Crescent Edinburgh EH4 1NR	Mr Duncan Wylie., 8 Doune Terrace Stockbridge Edinburgh EH3 6DY	Delegated Decision	Registered on: **10/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Housing - Local

World Heritage Site Listed Category: B New Town Conservation Area	Install a key safe at the front entrance. at 2F 38 Palmerston Place New Town Edinburgh EH12 5BJ 26/03672/LBC	Tod & Taylor Architects. Rosalind Taylor. 43 Manor Place Edinburgh EH3 7EB	38 Palmerston Place Edinburgh EH12 5BJ	Delegated Decision	Registered on: **10/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: West End Listed building and Con Area Consents

World Heritage Site Listed Category: B Old Town Conservation Area	Proposed new signage to replace existing. at 15 Blair Street Old Town Edinburgh EH1 1QR 26/03673/LBC	KBAD. FAO: Kerr Blyth 106 Biggar Road Edinburgh EH10 7DU	15 Blair Street Edinburgh EH1 1QR	Delegated Decision	Registered on: **10/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Old Town Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Repairs to the stone fascia cladding and replacement of the soffit. at 99 Princes Street New Town Edinburgh EH2 3AA 26/03676/FUL	Reid Mitchell HD Limited (Warr.). Harry Coley-Smith 3 3 Warriston's Close Edinburgh EH1 1PG	Thistle-Peat Limited., Thistle House Thistle Street Edinburgh EH2 1DF	Delegated Decision	Registered on: **11/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: A New Town Conservation Area	Retrospective change of use from residential flat to short term let accommodation (sui generis). at 3F2 95 Broughton Street Broughton Edinburgh EH1 3RZ 26/03702/FULSTL		Miss Susan Wall., 2 Belgrave Place Edinburgh EH4 3AN	Local Delegated Decision	Registered on: **19/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local
World Heritage Site Listed Category: B New Town Conservation Area	Advertisement of the following types: Fixing and display of only one illuminated signage replacing the existing signage. at 125A Princes Street New Town Edinburgh EH2 4AD 26/03731/ADV	Scott Hobbs Planning. FAO: Niamh Toner 26 Alva Street Edinburgh EH2 4PY	Parcotel Ltd T/AS Easyhotel Edinburgh., FAO: Mr Rakesh Patel 26 Alva Street Edinburgh EH2 4PY	Delegated Decision	Registered on: **16/09/2026** Comments Due by **07.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Advertisements

World Heritage Site Listed Category: B New Town Conservation Area	Replace single glazed sash and case windows with slimline double glazed sash and case units. at 2F1 64 Broughton Street Broughton Edinburgh EH1 3SA 26/03769/LBC		64 Broughton Street Edinburgh EH1 3SA	Delegated Decision	Registered on: **17/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

World Heritage Site Listed Category: A New Town Conservation Area	Lime tree remove deadwood do a climbing inspection looking for cavities also crown raise 3.5m. at 24A London Street Broughton Edinburgh EH3 6NA 26/0787/TCO	Andrew Lawrie. 15 Meadowhouse Road Edinburgh EH12 7HW	Mrs Kirsten Keith., 24A London Street Edinburgh EH3 6NA	Delegated Decision	Registered on: **18/09/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions

Listed Category: C Coltbridge And Wester Coates Conservation Area	Maple removal of tree by sectional felling and rigging. at 6 Wester Coates Gardens Wester Coates Edinburgh EH12 5LT 26/0791/TCO	Jonty Dunning. 1 Castle Grove Kendal LA9 7AY	Mr Jonty Dunning., 1 Castle Grove Kendal LA9 7AY	Delegated Decision	Registered on: **21/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Murrayfield TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

World Heritage Site Listed Category: B Old Town Conservation Area	Application for a Certificate of Lawfulness confirming existing use as short-term let accommodation is lawful. at 3F3 112A West Bow Edinburgh EH1 2HH 26/03646/CLESTL	STL Solutions. FAO: Craig Douglas 126 West Regent Street Glasgow G2 2RQ	Mr Hugh Newsam., 122A 3f3 West Bow Edinburgh EH1 2HH	Delegated Decision	Registered on: **18/09/2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Old Town CLE and CLP submissions

	The property is a self-contained, ground floor flat which is being used for residential purposes (sui generis) on a medium to long-term basis. at Flat 2 7 High Riggs Tollcross Edinburgh EH3 9BW 26/03738/CLESTL	Brodies LLP. FAO: Rachel Lonie 110 Queen Street Glasgow G1 3BX	Mansley Serviced Apartments Limited., FAO: Mr Colin Stone The Mansions 1 219 Earls Court Road London SW5 9BN	Delegated Decision	Registered on: **15/09/2026**	Craig Turnbull craig.turnbull@edinburgh.gov.uk Community Council: Tollcross CLE and CLP submissions

	The property is a self-contained, second floor flat which is being used for residential purposes (sui generis) on a medium to long-term basis. at Flat 6 7 High Riggs Tollcross Edinburgh EH3 9BW 26/03742/CLESTL	Brodies LLP. (Glasgow). Rachel Lonie 110 Queen Street Glasgow G13DX	Mansley Serviced Apartments Limited., Mr Colin Stone The Mansions 1 219 Earls Court Road London SW5 9BN	Delegated Decision	Registered on: **15/09/2026**	Craig Turnbull craig.turnbull@edinburgh.gov.uk Community Council: Tollcross CLE and CLP submissions

World Heritage Site Old Town Conservation Area	Application for a Certificate of Lawfulness confirming existing use as short term let accommodation is lawful. at 406 Webster's Land Tollcross Edinburgh EH1 2RX 26/03775/CLESTL	STL Solutions. FAO: Craig Douglas Stack Office Gla 126 West Regent Street Glasgow G2 2RQ	Mr Gary Bennett., 406 Websters Land Edinburgh EH1 2RX	Delegated Decision	Registered on: **17/09/2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Tollcross CLE and CLP submissions

7. Certificate of Lawfulness Proposed

Wards

Ward No. B12 – Leith Walk

1. Planning Applications

Leith Conservation Area	Change of use from a vacant betting shop (sui generis) to an adult gaming centre (AGC) (sui generis), plus the installation and display of advertisements. at 21 - 22 Crighton Place Edinburgh EH7 4NY 26/03569/FUL	Planning Potential. FAO: Henry Hodgson Suite 19, 1 Cardale Park Beckwith Head Road Harrogate HG3 1RY	Merkur Slots UK Ltd.,	Delegated Decision	Registered on: **03/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Central Other Developments - Local

Listed Category: C Leith Conservation Area	The installation of an aluminium faceplate over the existing fascia, finished in black and colour-matched to the proposed black frontage, with individual raised lettering finished in gold and fixed to the faceplate using a rod fixing system. at 244 Leith Walk Edinburgh EH6 5EL 26/03652/LBC		35 Baileyfield Park Drive Bonnyrigg EH19 2BF	Delegated Decision	Registered on: **09/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Central Listed building and Con Area Consents

New Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at 172 Montgomery Street Hillside Edinburgh EH7 5FE 26/03752/FULSTL	STL Solutions. FAO: Craig Douglas Stack Office Glasgow 126 West Regent Street Glasgow G2 2RQ	Mr Usman Kushi., 172 Montgomery Street Edinburgh EH7 5FE	Local Delegated Decision	Registered on: **16/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Leith Central Other Developments - Local

Listed Category: B Victoria Park Conservation Area	Internal alterations to dwelling and conversion of existing integral garage, install new front screen window and door, install new window to gable elevation. at 223A Ferry Road Edinburgh EH6 4SP 26/03782/LBC	Raymond Bryan. 1 John's Place Edinburgh EH6 7EL	16 Ferguson Rigg Newcraighall Edinburgh EH21 8RL	Delegated Decision	Registered on: **17/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Central Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

New Town Conservation Area	Mature ash (Fraxinus Excelsior). Reduce height and lateral spread of tree. at 1F1 19 Wellington Street Edinburgh EH7 5EE 26/0772/TCO	Treetek. FAO: David Carnegie Turners House, High Road, Spott High Road Dunbar EH42 1RJ	Treetek., FAO: Mr David Carnegie Turners House High Road Turners House, High Road, Spott Dunbar EH42 1RJ	Delegated Decision	Registered on: **21/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Leith Central TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

	Application for the issue of a Certificate of Lawfulness confirming its existing use as short-term let accommodation is lawful based on 10 years of continuous use. at 1F2 5 Edina Place Leith Edinburgh EH7 5RN 26/03759/CLESTL	STL Solutions. (Stack Office - West Regent St). FAO: Craig Douglas Stack Offices 126 West Regent Street Glasgow G2 1RW	Ms Nicola Ellis., 1F2 5 Edina Place Leith Edinburgh EH7 5RN	Delegated Decision	Registered on: **16/09/2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Leith Central CLE and CLP submissions

7. Certificate of Lawfulness Proposed

Wards

Ward No. B13 – Leith

1. Planning Applications

	Rear extension and associated internal alterations to ground floor main door flat. at 2 Cornhill Terrace Lochend Edinburgh EH6 8EL 26/03715/FUL	Affect Studio Ltd. FAO: Jamie Henry Tribe Porty 19 Windsor Place Edinburgh EH15 2AJ	Mr Don & Mrs Cathy Uttley., 2 Cornhill Terrace Edinburgh EH6 8EL	Local Delegated Decision	Registered on: **14/09/2026** Comments Due by **07.10.2026**	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Leith Links Householder Developments

Leith Conservation Area	Temporary planning permission for three years for the change of use of an existing residential flat to short term let. (Retrospective). at 1F2 3 Yardheads North Leith Edinburgh EH6 6BU 26/03716/FULSTL		Mr Robert A Cirstea., Gordon St 21-1 Gordon Street Edinburgh EH6 8TA	Local Delegated Decision	Registered on: **14/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Other Developments - Local

Listed Category: C Leith Conservation Area	Erection of timber boundary fence following removal of unsafe brick boundary wall. at 46 Portland Street Newhaven Edinburgh EH6 4BA 26/03767/LBC	Louise McBride Architect Ltd. 8 Brae Park Road Edinburgh EH4 6DN	46 Portland Street Newhaven Edinburgh EH6 4BA	Delegated Decision	Registered on: **16/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B14 – Craigentinny/Duddingston

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

New Town Conservation Area	Issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 1F1 3 West Norton Place Abbeyhill Edinburgh EH7 5AW 26/03689/CLESTL	STL Solutions. (Stack Office - West Regent St). FAO: Craig Douglas Stack Offices 126 West Regent Street Glasgow G2 1RW	Mr Martin Mellor., 3 1f1 West Norton Place Edinburgh EH7 5AW	Delegated Decision	Registered on: **11/09/2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Leith Central CLE and CLP submissions

7. Certificate of Lawfulness Proposed

Wards

Ward No. B15 – Southside/Newington

1. Planning Applications

Listed Category: B Grange Conservation Area	Install new en-suite to first floor rear room. at 171 Whitehouse Loan Morningside Edinburgh EH9 2EX 26/03685/LBC	Planning And Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DD	171 Whitehouse Loan Edinburgh EH9 2EX	Delegated Decision	Registered on: **16/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Marchmont + Sciennes Listed building and Con Area Consents

	Creation of a space that will enable the installation of a secure storage unit for two electric bicycles, with integral charging facilities, by expanding the existing area adjacent to the car run-in by 2m, while retaining the existing recycling bin storage area. Installation of the secure bicycle storage unit. at 42 Ladysmith Road Blackford Edinburgh EH9 3EU 26/03720/FUL		Mr David Lynch., 42 Ladysmith Road Edinburgh EH9 3EU	Local Delegated Decision	Registered on: **14/09/2026** Comments Due by **07.10.2026**	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Grange + Prestonfield Householder Developments

Craigmillar Park Conservation Area	Alterations to openings to rear, installation of conservation roof light and solar panels, widening of existing front vehicular access, removing existing gates and installation of vehicle and pedestrian gates. at 2 Blackbarony Road Mayfield Edinburgh EH16 5QP 26/03722/FUL	Neil Middleton Architects. FAO: Eleanor Hyde The Breakfast Mission 15 Old Fishmarket Close Edinburgh EH1 1AE	Mr John & Mrs Gillian McHugh., 2 Blackbarony Road Edinburgh EH16 5QP	Delegated Decision	Registered on: **14/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	James Allanson james.allanson@edinburgh.gov.uk Community Council: Grange + Prestonfield Householder Developments

Listed Category: A	Repair to the historic stonework, including repointing, crack stitching, stone indent repairs, replacement of failed sealants and corroded metal fixings, removal of redundant services, and cleaning of algae, staining, and other deposits. Defective historic repairs will be replaced where necessary, while sound original fabric will be retained. at Crawford Building Royal Observatory 21 Observatory Road Blackford Edinburgh EH9 3HJ 26/03743/LBC	Carter Jonas LLP. FAO: Nicky Brock Mayfield House 256 Banbury Road Oxford OX2 7DE	Mayfield House 256 Banbury Road Oxford OX2 7DE	Delegated Decision	Registered on: **15/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Clare Macdonald clare.macdonald@edinburgh.gov.uk Community Council: Grange + Prestonfield Listed building and Con Area Consents

Listed Category: B Grange Conservation Area	Installation of cast iron wall toppers fixed vertically to the existing stone rubble boundary walls to the west & south. at 36 Dick Place Edinburgh EH9 2JB 26/03755/LBC	LBA. FAO: Emily Diez The Stables Unit 2 Orwell Farm Kinross KY13 9HB	36 Dick Place Edinburgh EH9 2JB	Delegated Decision	Registered on: **16/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Marchmont + Sciennes Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Craigmillar Park Conservation Area	Birch tree X2 - 3-4 metre Birch tree reduction x2. at Flat 1 10 Suffolk Road Mayfield Edinburgh EH16 5NR 26/0718/TCO		Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	Registered on: **21/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions

Grange Conservation Area	Lime tree sectionally dismantle and remove declining lime tree overhanging Grange Loan. at Flat 1 1 West Grange Gardens Grange Edinburgh EH9 2RA 26/0774/TCO	Cameron Rowberry. 97 Polwarth Terrace Edinburgh EH11 1NW	Mr James Baxter., 1 West Grange Gardens Edinburgh EH9 2RA	Delegated Decision	Registered on: **21/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
Listed Category: C Craigmillar Park Conservation Area	1 No. medium sized mature small-leaved lime located within Craigmillar Park Conservation Area tree to be felled, stump to be inserted with eco-plugs to prevent regrowth. at Flat 4 20 Bright's Crescent Prestonfield Edinburgh EH9 2DB 26/0777/TCO		Mr Iain McHale., Flat 4 20 Bright's Crescent Edinburgh EH9 2DB	Delegated Decision	Registered on: **15/09/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
Waverley Park Conservation Area	Application for Treework, removal of tree. at 11 Queen's Crescent Newington Edinburgh EH9 2AZ 26/0780/TCO		Anne Blair., 11 Queen's Crescent Newington Edinburgh EH9 2AZ	Delegated Decision	Registered on: **16/09/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
Grange Conservation Area	T1 cherry remove. T2 and T3 Leylandii remove. at 10 St Thomas Road Grange Edinburgh EH9 2LQ 26/0786/TCO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Mr Graeme Shilland., 10 Saint Thomas Road Edinburgh EH9 2LQ	Delegated Decision	Registered on: **17/09/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

Listed Category: B Southside Conservation Area	Confirm the lawful use of a property as a House in Multiple Occupation (HMO), where it has been continuously used as an HMO for more than 10 years. at 3F2 5 Lutton Place Newington Edinburgh EH8 9PD 26/03700/CLE		Appin Property Lettings Ltd., Mr Damien O'Looney. 5 South Charlotte Street Edinburgh EH2 4AN	Delegated Decision	Registered on: **16/09/2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Southside CLE and CLP submissions

7. Certificate of Lawfulness Proposed

Wards

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

Listed Category: A	Install metal flue cap at rear elevation of church. at Liberton Parish Church Kirkgate Liberton Edinburgh EH16 6RX 26/03678/LBC	Ross Smith & Jameson. (Haddington). Ian Jameson. 3 Cauldshiel Cottages Haddington EH41 4JR	Liberton Parish Church Kirkgate Edinburgh EH16 6RX	Delegated Decision	Registered on: **16/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Liberton + District Listed building and Con Area Consents

	Proposed removal and rebuild of pitched roof with increased pitch and formation of dormer windows. Convert and extend existing garage to create annex, ancillary to house. at 25 Ellen's Glen Road Liberton Edinburgh EH17 7QL 26/03714/FUL	Kyla Martin Architectural Service. 97 Newington Road Edinburgh EH9 1QW	Mr Fouad Alkhamisi., 25 Ellen's Glen Road Edinburgh EH17 7QL	Local Delegated Decision	Registered on: **14/09/2026** Comments Due by **07.10.2026**	Tom Hutchinson tom.hutchinson1@edinburgh.gov.uk Community Council: Liberton + District Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Proposed conversion of the existing garage to form additional habitable accommodation comprising a bedroom and ensuite. at 4 O'Donnel Street Edinburgh EH17 8ZP 26/03758/CLP	Nikhil Bhargava 165 Craigleith Hill Avenue Edinburgh EH4 2NA	Mr Juby Augustine., 4 O'Donnel Street Gilmerton Edinburgh EH17 8ZP	Delegated Decision	Registered on: **17/09/2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Gilmerton + District CLE and CLP submissions

Wards

Ward No. B17 – Portobello/Craigmillar

1. Planning Applications

	Installation of semi-permanent modular galvanised steel disabled access ramp. at Flat 2 27 Christian Crescent Magdalene Edinburgh EH15 3AD 26/03659/FUL	William P Whiland & Son Limited. FAO: Ben Mazzucco 8 Alder Road Broadmeadow Estate Dumbarton G82 2EL	Mr Brian Ferguson., Flat 2 27 Christian Crescent Edinburgh EH15 3AD	Local Delegated Decision	Registered on: **09/09/2026** Comments Due by **06.10.2026**	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Portobello (Inactive) Householder Developments

Listed Category: C Portobello Conservation Area	Provide ancillary accommodation in the rear garden comprising covered outdoor kitchen and partially covered seating area. at 1 Abercorn Terrace Portobello East Edinburgh EH15 2DD 26/03756/LBC	Sonia Browse Architects LLP. 13 Bellfield Lane Edinburgh EH15 2BL	1 Abercorn Terrace Edinburgh EH15 2DD	Delegated Decision	Registered on: **16/09/2026** Site Notice posted on: **25/09/2026** Advertised on: **25/09/2026** Comments Due by **16.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Portobello (Inactive) Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: C Portobello Conservation Area	Leylandii hedge to front garden at boundary between Nos. 8 and 10 West Brighton Crescent removal to ground level. at 10 West Brighton Crescent Portobello West Edinburgh EH15 1LU 26/0790/TCO		Mr Steve Tindal., 8 West Brighton Crescent Portobello Edinburgh EH15 1LU	Delegated Decision	Registered on: **21/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Portobello (Inactive) TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

Wards