Planning Decisions within Edinburgh

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

Decision List

Applications contained in **this** Decision List were determined during the week ending **21 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
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

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

26/0771/TCO (Treework Within a Conservation Area)	It's a large Norway maple overhanging Hawes Brae leaning over the road with a split fork removal of dangerous Norway Maple overhanging Hawes Brae Road. at Tree Works Hawes Brae Queensferry South Queensferry	Rosebery Estates Partnership., FAO: James Bowie Dalmeny Estate Office 1 Rosebery Estates Partnership Edinburgh EH30 9TQ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**17 September 2026**

Community Council: Queensferry + District

26/03287/FUL (Planning Permission)	Flat roof rear extension to the property. at 23 Braehead Road Edinburgh EH4 6BN	Mr Chris Miles., 23 Braehead Road Edinburgh EH4 6BN	**Local Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: Cramond, Barnton + Cammo

26/03265/FUL (Planning Permission)	Erect a timber garden room to be used as a home office and family space. at 45 Cramond Glebe Road Edinburgh EH4 6NT	Mr Jo Coomber., 45 Cramond Glebe Road Edinburgh EH4 6NT	**Local Delegated Decision**	**GRANTED**	**16 September 2026**

Community Council: Cramond, Barnton + Cammo

26/02480/FUL (Planning Permission)	Erection of irrigation storage tank and pumping house. at Land South Of 18 Cramond Road North Edinburgh	Bruntsfield Links Golfing Society., 32 Barnton Avenue Edinburgh EH4 6JH	**Local Delegated Decision**	**GRANTED**	**17 September 2026**

Community Council: Davidson Mains+Silverknowes (Inactive)

26/02459/FUL (Planning Permission)	Erect summer house. at 43 Inveralmond Drive Edinburgh EH4 6JX	Mr James Armstrong., 43 Inveralmond Drive Edinburgh EH4 6JX	**Local Delegated Decision**	**GRANTED**	**16 September 2026**

Community Council: Cramond, Barnton + Cammo

26/02141/FUL (Planning Permission)	Change of use from agricultural to garden ground. Proposed access and amenity improvements including amended vehicular access, driveways, garages and extended private garden ground (as amended) at 1, 2 East Haugh Cottages Edinburgh Road Newbridge Junction Newbridge EH28 8LA	Haugh Estates Ltd., Block 3 Uphall Business Park Uphall EH52 5NT	**Local Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: Kirkliston

26/01497/FUL (Planning Permission)	Proposed installation of replacement below ground combined sewage overflow (CSO) system, associated pipework, and ground level changes. at Land 130 Metres North Of 7 Brighouse Park Rigg Edinburgh	Scottish Water., Main Building 55 Buckstone Terrace Edinburgh EH10 6XH	**Local Delegated Decision**	**PERMITTED DEVELOPMENT**	**16 September 2026**

Community Council: Cramond, Barnton + Cammo

26/01196/CLESTL (Certificate of Lawfulness Existing STL)	Use of entire flatted dwelling as short-stay residential accommodation, by single persons, or up to 6 persons together. at Flat 2 19 Rose Lane South Queensferry EH30 9XW	Lea O'Connor., Flat 2 19 Rose Lane South Queensferry EH30 9XW	**Delegated Decision**	**REFUSED**	**16 September 2026**

Community Council: Queensferry + District

25/05861/FUL (Planning Permission)	Erection of a new two storey three bed dwelling with associated access and landscaping. at 20 Barnton Avenue Edinburgh EH4 6AL	Mr Bert Demarco., 20 Barnton Avenue Edinburgh EH4 6AL	**Local Delegated Decision**	**WITHDRAWN**	**17 September 2026**

Community Council: Davidson Mains+Silverknowes (Inactive)

Wards

Ward No. B02 – Pentland Hills

26/03258/FUL (Planning Permission)	Proposed outbuildings. at Currie Rugby Football Club 5 Malleny Balerno EH14 7AF	Currie Rugby Club Ltd., FAO: Jestyn Davies Malleny Park Balerno EH14 7AF	**Local Delegated Decision**	**GRANTED**	**16 September 2026**

Community Council: Balerno

26/03151/CLP (Certificate of Lawfulness (proposed))	To replace the existing side conservatory with a new side conservatory and install new rear dormer window. at 422 Lanark Road West Balerno EH14 5SN	Mr Adam Wilkie., 422 Lanark Road West Balerno EH14 5SN	**Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: Balerno

26/02893/FUL (Planning Permission)	Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended) to extend the duration of a planning permission for an outdoor activity centre and associated facilities granted 17/03822/FUL for a further 10 year period. at Proposed Activity Centre 381 Metres Northeast Of Whitemoss Farmhouse B7031 From Junction With A70 To Greenburn East Calder Kirknewton	Mad Max Adventures., FAO: Jak Kennedy C/o Agent	**Local Delegated Decision**	**GRANTED**	**16 September 2026**

Community Council: Balerno

Wards

Ward No.B03 – Drum Brae/Gyle

26/02987/FUL (Planning Permission)	Remove existing sunroom to rear of property. build rear extension. Internal alterations. Convert attic into office space. at 23 North Gyle Loan Edinburgh EH12 8JJ	Mr Andrew Ritchie., 23 North Gyle Loan Edinburgh EH12 8JJ	**Local Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: Corstorphine + Gyle

26/01213/CLPSTL (Certificate of Lawful Use Proposed STL)	Change of use to a short term letting. at 37 Craigmount View Edinburgh EH12 8BS	Mrs Zhiping Xie., 37 Craigmount View Craigmount Edinburgh EH12 8BS	**Delegated Decision**	**REFUSED**	**16 September 2026**

Community Council: Corstorphine East +West Craigs

Wards

Ward No. B04 – Forth

26/03358/CLP (Certificate of Lawfulness (proposed))	Removal of the existing high pressure laminate, timber, and insulated render cladding from all areas of the existing residential building. The cladding is to be replaced with an A2 fire-rated, non-combustible insulated render system of similar colour and appearance. at 16, 18, 20, 22, 24 Colonsay View, 1, 3 Colonsay Place, 40, 42, 44, 46, 48 Waterfront Park Edinburgh	Hillcrest Homes (Scotland) Ltd., FAO: Ian Chamberlain 1 Explorer Road Dundee DD2 1EG	**Delegated Decision**	**GRANTED**	**16 September 2026**

Community Council: West Pilton + West Granton (Inactive)

26/02478/FULSTL (Planning Permission STL)	Change of use from residential flat (sui generis) to short term let (sui generis) for the purpose of secondary letting. at 17 New Lane Edinburgh EH6 4JD	Robertson Capital Investments Ltd., FAO: James Robertson 17 New Lane Edinburgh EH6 4JD	**Local Delegated Decision**	**REFUSED**	**16 September 2026**

Community Council: Trinity

Wards

Ward No. B05 – Inverleith

26/0690/TCO (Treework Within a Conservation Area)	G1 willow fell group of trees encroaching on banking posing a flood risk. T1 willow, remove large branch hanging over foot bridge. at Foot Bridge Bell Place Edinburgh	City Of Edinburgh Council., FAO: Blair Shepherd Flood Prevention, Planning & Transport G4 Waverley Court 4 East Market Street Edinburgh EH8 8BG	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**14 September 2026**

Community Council: Stockbridge + Inverleith

26/0635/TCO (Treework Within a Conservation Area)	T1 Lime crown raise to provide vertical clearance of 5,5m above road carriageway, 3m above footpath,,Reduce end load from limb to north west extending over road (max 2.5m) Remove deadwood over road and pavement Height Pre and Post 25m; Width pre and post 15m. at 10 Belgrave Place Edinburgh EH4 3AN	DJ Alexander., FAO: Chris Ritchie 7 Alva Street Edinburgh EH2 4PH	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**17 September 2026**

Community Council: West End

26/02743/LBC (Listed Building Consent)	Replacement of 6 No. existing single-glazed timber sashes with new vacuum double-glazed timber sashes. at 18 Rintoul Place Edinburgh EH3 5JF	Ms Joanna Cherry., 18 Rintoul Place Edinburgh EH3 5JF	**Delegated Decision**	**GRANTED**	**18 September 2026**

Community Council: Stockbridge + Inverleith

26/01623/CLESTL (Certificate of Lawfulness Existing STL)	I have been operating a 2-bedroom short term let (STL) since 2014. I wish to apply for a CoL to continue my operation. at 3F1 33 Comely Bank Place Edinburgh EH4 1ER	Ms Annabel Kohler., 7 East Fettes Avenue Edinburgh EH4 1DN	**Delegated Decision**	**GRANTED**	**15 September 2026**

Community Council: Stockbridge + Inverleith

26/01220/CLESTL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 1F3 11 Comely Bank Road Edinburgh EH4 1DR	Ms Lea O'Connor., 1F3 11 Comely Bank Road Edinburgh EH4 1DR	**Delegated Decision**	**REFUSED**	**17 September 2026**

Community Council: Stockbridge + Inverleith

Wards

Ward No. B06 – Corstorphine/Murrayfield

26/0775/TCO (Treework Within a 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	James Gibb Residential Factors., FAO: Roxanne Neame 23 Alava Street Edinburgh EH2 4PS	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**17 September 2026**

Community Council: Murrayfield

26/02845/FUL (Planning Permission)	Alterations to existing dwelling house. Including formation of new external steps to rear and new rear entry. New air source heat pump. at 70 Craigleith View Ravelston Edinburgh EH4 3JY	Mrs Gillian West., 70 Craigleith View Edinburgh EH4 3JY	**Local Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: Murrayfield

26/02074/FUL (Planning Permission)	Erection of detached garage within rear garden, with associated landscaping works. at 21 Murrayfield Avenue Edinburgh EH12 6AU	Mr Jay Francey., 21 Murrayfield Avenue Edinburgh EH12 6AU	**Local Delegated Decision**	**GRANTED**	**17 September 2026**

Community Council: Murrayfield

26/02075/LBC (Listed Building Consent)	Erection of detached garage within rear garden, with associated landscaping works (as amended). at 21 Murrayfield Avenue Edinburgh EH12 6AU	Jay Francey., 21 Murrayfield Avenue Edinburgh EH12 6AU	**Committee Decision**	**GRANTED**	**17 September 2026**

Community Council: Murrayfield

Wards

Ward No. B07 – Sighthill/Gorgie

26/01695/FUL (Planning Permission)	Change the use of the existing Class 4 (Business) building to Class 11 (Assembly and Leisure) virtual reality entertainment centre. at 11 Washington Lane Edinburgh EH11 2HA	AW Edinburgh | HW Entertainment., FAO: David Henderson 14 Dunvegan Gardens Livingston EH54 9ER	**Local Delegated Decision**	**GRANTED**	**16 September 2026**

Community Council: Gorgie + Dalry

Wards

Ward No. B08 – Colinton/Fairmilehead

26/03278/CLP (Certificate of Lawfulness (proposed))	Single storey flat roof extension to rear, max 3m high. at 66 Caiystane Gardens Edinburgh EH10 6SY	Mrs Jay Campbell., 66 Caiystane Gardens Edinburgh EH10 6SY	**Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: Fairmilehead

Wards

Ward No. B09 – Fountainbridge/Craiglockhart

26/0652/TCO (Treework Within a Conservation Area)	Sycamore tree in back garden with lots of dieback - Removal of tree, Cherry tree with heavy lean towards house in signs of decline - Removal of tree. at 2 South Steil Edinburgh EH10 5XF	Mr Christoff Christoff., 2 South Steil Edinburgh EH10 5XF	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**17 September 2026**

Community Council: Craiglockhart

26/02831/FUL (Planning Permission)	The proposal involves the removal of the existing mature boundary hedge and its replacement with a high-quality vertical timber slatted fence and matching pedestrian gate of comparable height. at 1 Chesser Cottages Slateford Edinburgh EH11 3AB	Mr Kailas Shelar., 1 Chesser Cottages Slateford Edinburgh EH11 3AB	**Local Delegated Decision**	**REFUSED**	**18 September 2026**

Community Council: Hutchison + Chesser (Inactive)

26/02535/LBC (Listed Building Consent)	Replacement hardwood sash and case windows (7 No) and doors (2 No). (AS AMENDED) at 48A Craiglockhart Loan Edinburgh EH14 1JS	Mr & Mrs Goar, 48A Craiglockhart Loan Edinburgh EH14 1JS	**Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: Craiglockhart

Wards

Ward No. B10 –Morningside

26/0782/TCO (Treework Within a Conservation Area)	Lime removal of dead and dangerous lime. at BF 8 Abbotsford Crescent Morningside Edinburgh EH10 5DY	Capital Tree Services Ltd., FAO: Mr Michael Sleigh 26 Whitehouse Crescent Gorebridge EH23 4FT	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**17 September 2026**

Community Council: Merchiston

26/0781/TCO (Treework Within a 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	Mr John Peggie., 18 Hermitage Gardens Morningside Edinburgh EH10 6BA	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**17 September 2026**

Community Council: Morningside

26/0762/TCO (Treework Within a Conservation Area)	Silver birch pruning: remove small hanging branch in lower crown, and prune back from street light to create 1 metre clearance. at 14B Merchiston Crescent Merchiston Edinburgh EH10 5AX	Ms Anne Donnelly., 14B Merchiston Crescent Edinburgh EH10 5AX	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**17 September 2026**

Community Council: Merchiston

26/0764/TCO (Treework Within a 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	Mrs Christine Simpson, 30 Cluny Drive Morningside Edinburgh EH10 6DP	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**17 September 2026**

Community Council: Morningside

26/03620/WINP A (Prior Approval Windows)	Window 5 (non original and not facing road) is to be changed to a fixed pane insyead of side opening. at 40 Cluny Gardens Morningside Edinburgh EH10 6BN	Mr D Macniven., 40 Cluny Gardens Edinburgh EH10 6BN	**Delegated Decision**	**PRIOR APPROVAL NOT REQUIRED**	**18 September 2026**

Community Council: Morningside

26/0665/TCO (Treework Within a Conservation Area)	Silver birch - reduce by half. at 52 Spottiswoode Street Edinburgh EH9 1DG	Mr John Finnick., 52 Spottiswoode Street Edinburgh EH9 1DG	**Delegated Decision**	**WITHDRAWN**	**17 September 2026**

Community Council: Marchmont + Sciennes

26/0654/TCO (Treework Within a Conservation Area)	Sycamore Tree 1 - Lift crown by 2m and clear branching blocking zip line, Horse Chestnut - Lift crown by 2m and clear branching blocking zip line, Sycamore Tree 2 - Lift Crown by 2m all round, Maple Tree - Lift Crown by 2m all round, Eucalyptus Tree - Lift crown by 2m and remove branches overhanging garage roof at 5 Gillsland Road Edinburgh EH10 5BW	Mr Callum Gibb., 43 Dolphin Road Edinburgh EH145RX	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**17 September 2026**

Community Council: Merchiston

26/03267/FUL (Planning Permission)	Proposed extension and internal alterations. at 9 Merchiston Avenue Edinburgh EH10 4PJ	Laura Visser & Alison Davy., 10C Tipperlinn Road Edinburgh UK EH10 5ET	**Local Delegated Decision**	**GRANTED**	**18 September 2026**

Community Council: Merchiston

26/03030/LBC (Listed Building Consent)	Internal alterations to allow for new layout, to provide new kitchen, shower room and en suite. at 92 Warrender Park Road Edinburgh EH9 1ET	Miss Annie Ward., 115 Liberton Brae Edinburgh Scotland EH16 6LE	**Delegated Decision**	**WITHDRAWN**	**16 September 2026**

Community Council: Marchmont + Sciennes

26/02824/LBC (Listed Building Consent)	Internal reconfiguration works and the alteration and repair of the existing roof space to form a new primary bedroom suite with rear facing dormer. at 12 Jordan Lane Edinburgh EH10 4RA	Mr Patrick Graham., 12 Jordan Lane Morningside Edinburgh EH10 4RA	**Delegated Decision**	**WITHDRAWN**	**16 September 2026**

Community Council: Morningside

26/02825/FUL (Planning Permission)	Proposed internal reconfiguration works and alteration and repair of the existing roof space to form a new primary bedroom suite with rear facing dormer. at 12 Jordan Lane Edinburgh EH10 4RA	Mr Patrick Graham., 12 Jordan Lane Edinburgh EH10 4RA	**Delegated Decision**	**WITHDRAWN**	**16 September 2026**

Community Council: Morningside

26/02806/FUL (Planning Permission)	Erection of a single storey detached timber garden building in the rear curtilage of the property. 3.5m wide x 2.5m deep x 2.48m in height. Timber construction with insulated walls, floor and roof and double glazed windows. Plastic grid foundation system with pea gravel. No plumbing or drainage. at 69B Leamington Terrace Viewforth Edinburgh EH10 4JT	Mr John Whyte., 69b 69B leamington terrace edinburgh scotland eh10 4jt	**Local Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: Merchiston

26/02518/FUL (Planning Permission)	Restrospective planning permission for fence installed Approx 10m of larchwood fence,1.3M on top of existing 0.4m stone wall & overlapping with 0.9m spaced out cast iron railings. 5m stone wall on each side of the fence approx 1.5m high. at 39 Morningside Park Edinburgh EH10 5EZ	Gavaksh Saxena., 39 Morningside Park Edinburgh EH10 5EZ	**Local Delegated Decision**	**REFUSED**	**18 September 2026**

Community Council: Morningside

Wards

Ward No. B11 – City Centre

26/03309/LBC (Listed Building Consent)	The proposed works comprise minor internal alterations to facilitate the conversion of existing storerooms at Levels 2, 3, 4 and 5 into hotel bedrooms, creating one additional bedroom on each floor (four bedrooms in total). at 2F, 3F, 4F, 5F 9 - 10 St Andrew Square Edinburgh EH2 2AF	RAAG St Andrew Hotel Limited.,	**Delegated Decision**	**PERMISSION IS NOT REQUIRED**	**16 September 2026**

Community Council: New Town + Broughton

26/03314/CLP (Certificate of Lawfulness (proposed))	The proposed works comprise minor internal alterations to facilitate the conversion of existing storerooms at Levels 2, 3, 4 and 5 into hotel bedrooms, creating one additional bedroom on each floor (four bedrooms in total). at 2F, 3F, 4F, 5F 9 - 10 St Andrew Square Edinburgh EH2 2AF	RAAG St Andrew Hotel Limited.,	**Delegated Decision**	**GRANTED**	**16 September 2026**

Community Council: New Town + Broughton

26/03254/ADV (Advert Consent)	New Internal 86" Attractor panel visible from the street. at 10 Princes Street Edinburgh EH2 2AN	Barclays Bank PLC., 1 Churchill Place London E14 5HP	**Delegated Decision**	**GRANTED**	**16 September 2026**

Community Council: New Town + Broughton

26/03226/FUL (Planning Permission)	Install glazed door in place of existing garage door in mews house. at 9B Cumberland Street South West Lane Edinburgh EH3 6RB	Mrs Lisa Stephenson., 9B Cumberland Street South West Lane Edinburgh EH3 6RB	**Local Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: New Town + Broughton

26/03159/LBC (Listed Building Consent)	Internal refurbishment to ground and first floor including new ventilation strategy on first floor. at 10 Princes Street Edinburgh EH2 2AN	Barclays Bank PLC., 1 Churchill Place London E14 5HP	**Delegated Decision**	**GRANTED**	**16 September 2026**

Community Council: New Town + Broughton

26/03065/LBC (Listed Building Consent)	Alterations to the existing entrance with new signage, lighting and detailing to glazed panel, replacement panel with new door entry system and redecorate frontage elements in jet black. at 2 South Charlotte Street Edinburgh EH2 4AW	CLB Properties., FAO: Cameron Blaney 8 Pendreich Road Bridge Of Allen Stirling FK9 4LY	**Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: West End

26/02963/FUL (Planning Permission)	Enclosed dining area to rear terrace of existing restaurant and all associated site works. at 38 George Street Edinburgh EH2 2LE	Mr Antonio Crolla., 38 George Street Edinburgh EH2 2LE	**Local Delegated Decision**	**WITHDRAWN**	**14 September 2026**

Community Council: New Town + Broughton

26/02938/ADV (Advert Consent)	Advertisement of the following types : Fascia Sign, Projecting Sign, External signage (illuminated). at 11 - 13 South St Andrew Street Edinburgh EH2 2AU	Tarka Hotels., 11 - 13 South St Andrew Street Edinburgh EH2 2AU	**Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: New Town + Broughton

26/02727/LBC (Listed Building Consent)	Replacement of existing timber sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. All Historical detail to be matched /reinstated. at 10 Drummond Place Edinburgh EH3 6PH	Mr Alistair Angus., 10 Drummond Place Edinburgh EH3 6PH	**Delegated Decision**	**GRANTED**	**18 September 2026**

Community Council: New Town + Broughton

26/02701/LBC (Listed Building Consent)	Internal alterations to the existing layout. new external staircase to access, rear garden area from ground floor (as amended). at 48 Palmerston Place Edinburgh EH12 5DE	Mr A Cary., 56 Rodney Street Edinburgh EH7 4DX	**Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: West End

26/02700/FUL (Planning Permission)	Change of use from Class 1A Office commercial use to Class 9, residential alterations to the existing layout new external staircase to access rear garden area from ground floor. at 48 Palmerston Place Edinburgh EH12 5DE	Mr A Cary., 56 Rodney Street Edinburgh EH7 4DX	**Local Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: West End

26/02672/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, projecting sign (illuminated) and transparent vinyl signage bonded to the inside face of the glass (as amended). at 71 George Street Edinburgh EH2 3EE	TSB Bank PLC., FAO: Andrew Mcfadyen Henry Duncan House 120 George Street Edinburgh EH2 4LH	**Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: New Town + Broughton

26/02675/LBC (Listed Building Consent)	Fitout commercial unit at 40 Frederick Street to refurbish and repair the shop frontage and replace the existing aluminium framed windows (as amended). at 71 George Street Edinburgh EH2 3EE	TSB Bank PLC., FAO: Andrew McFadyen Henry Duncan House 120 George Street Edinburgh EH2 4LH	**Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: New Town + Broughton

26/02677/FUL (Planning Permission)	Proposed replacement of the shopfront glazing, new signage and an entrance access ramp formed within the recessed door (as amended). at 71 George Street Edinburgh EH2 3EE	TSB Bank PLC., FAO: Andrew Mcfadyen Henry Duncan House 120 George Street Edinburgh EH2 4LH	**Local Delegated Decision**	**GRANTED**	**16 September 2026**

Community Council: New Town + Broughton

26/02598/FULSTL (Planning Permission STL)	Retrospective change of use from and alterations to existing premises to create a serviced apartment. at 5A Walker Street Edinburgh EH3 7JY	Crownmere Limited., FAO: Rodney Boyd 21 Hill Street Edinburgh EH3 2JP	**Committee Decision**	**REFUSED**	**17 September 2026**

Community Council: West End

26/02578/FULSTL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F3 73 Bread Street Edinburgh EH3 9AH	Ms Feng Xiao., 1F3 73 Bread Street Edinburgh EH3 9AH	**Committee Decision**	**REFUSED**	**17 September 2026**

Community Council: Tollcross

26/02520/LBC (Listed Building Consent)	External service alterations on the north-west elevation and south-east elevation, comprising relocation / installation of a boiler flue, and relocation / replacement of an associated kitchen drainage pipe. (AS AMENDED) at 6 Ramsay Garden Edinburgh EH1 2NA	Scott McFarlane., 6 Ramsay Garden Edinburgh EH1 2NA	**Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: Old Town

26/02409/FULSTL (Planning Permission STL)	Change of use of premises to short-term let accommodation. at 23 Old Fishmarket Close 190 High Street Edinburgh EH1 1AE	Refurb Property Group., 23 Old Fishmarket Close 190 High Street Edinburgh EH1 1AE	**Local Delegated Decision**	**GRANTED**	**16 September 2026**

Community Council: Old Town

26/02207/FUL (Planning Permission)	Proposals to remodel and extend existing 2 storey mews house, and to form a new boundary wall between 32 Albany Street and 8 Albany Street Lane. at 8 Albany Street Lane Edinburgh EH1 3PQ	James & Diana Dawson., 8 Albany Street Lane Edinburgh EH1 3PQ	**Local Delegated Decision**	**REFUSED**	**14 September 2026**

Community Council: New Town + Broughton

26/01306/FULSTL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 5 8 Porteous' Pend Old Town Edinburgh EH1 2HP	Kirsen Fraser Limited., FAO: Simon Haywood 8 Flat 5 Porteous' Pend Edinburgh EH1 2HP	**Committee Decision**	**REFUSED**	**17 September 2026**

Community Council: Old Town

26/01245/CLESTL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 2F3 29 Lauriston Street Edinburgh EH3 9DQ	Ms Natalie McRoberts., 2F3 29 Lauriston Street Edinburgh EH3 9DQ	**Delegated Decision**	**REFUSED**	**16 September 2026**

Community Council: Tollcross

26/01195/CLESTL (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 4F2 16 Johnston Terrace Old Town Edinburgh EH1 2PR	55 North Network Ltd., 16 4F2 Johnston Terrace Edinburgh EH1 2PR	**Delegated Decision**	**REFUSED**	**17 September 2026**

Community Council: Old Town

26/01119/CLESTL (Certificate of Lawfulness Existing STL)	Use of entire flatted dwelling as short-stay (mid-term) residential accommodation, by single persons, or up to 4 persons together for periods of 28 days on average. at 3F2 62 Thistle Street New Town Edinburgh EH2 1EN	Dr Sharada Laidlay., 3F2 62 Thistle Street New Town Edinburgh EH2 1EN	**Delegated Decision**	**REFUSED**	**15 September 2026**

Community Council: New Town + Broughton

26/01010/FULSTL (Planning Permission STL)	Change of use and alterations to former Funeral Directors / parlour to create seven serviced apartments with integral manager's accommodation (as amended) at 39 London Street Edinburgh EH3 6LX	Bluemarsh Ltd., 15 Salamader Yards Edinburgh EH6 7HB	**Committee Decision**	**REFUSED**	**17 September 2026**

Community Council: New Town + Broughton

25/06265/CLPSTL (Certificate of Lawful Use Proposed STL)	Proposed use of the property as a short term let for visiting guests, operating as self-contained accommodation. at 3F1 1 Upper Bow Old Town Edinburgh EH1 2JN	Mr Shahryar Moghaddam., 9 Winton Park Edinburgh EH10 7EX	**Delegated Decision**	**REFUSED**	**16 September 2026**

Community Council: Old Town

25/06266/CLPSTL (Certificate of Lawful Use Proposed STL)	Proposed use of the flat as short term visitor accommodation on a secondary let basis. at 3F 332 Lawnmarket Old Town Edinburgh EH1 2PH	Mr Shahryar Moghaddam., 9 Winton Park Edinburgh EH10 7EX	**Delegated Decision**	**REFUSED**	**16 September 2026**

Community Council: Old Town

25/05679/CLESTL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years. at Flat 5 20 Old Tolbooth Wynd Edinburgh EH8 8EQ	Five Star Global Property Limited., 71-75 Shelton Street Covent Garden London WC2H 9JQ	**Delegated Decision**	**GRANTED**	**17 September 2026**

Community Council: Old Town

25/05399/CLESTL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years. at 20 Robertson's Close Old Town Edinburgh EH1 1LY	Mrs Gillian Reid., 12 Park Crescent Edinburgh EH16 6JD	**Delegated Decision**	**REFUSED**	**16 September 2026**

Community Council: Old Town

25/05269/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years. at GF 33 Northumberland Street New Town Edinburgh EH3 6LR	Mr Steven Mitchell., GF 33 Northumberland Street New Town Edinburgh EH3 6LR	**Delegated Decision**	**GRANTED**	**17 September 2026**

Community Council: New Town + Broughton

25/03931/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 2F2 11 Bread Street Edinburgh EH3 9AL	Crown Properties., FAO: Mahmood Iqbal 4 East Suffolk Road Edinburgh United Kingdom EH16 5PH	**Delegated Decision**	**REFUSED**	**16 September 2026**

Community Council: Tollcross

25/03392/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting. at 16 Canning Street West End Edinburgh	CS Properties (Scotland) 1 Limited., 28 Rutland Square Edinburgh EH1 2BW	**Delegated Decision**	**GRANTED**	**16 September 2026**

Community Council: West End (pre 28 March 2025)

Wards

Ward No. B12 – Leith Walk

26/0763/TCO (Treework Within a Conservation Area)	Large Holly approx 12 metres high and broad, sparse outer crown reduce crown by up to 1.5m all round, small ash approx 10 metres, in decline, remove to ground level. at 13 Claremont Crescent Broughton Edinburgh EH7 4HX	Mr Michael Worobec., 13 Claremont Crescent Edinburgh EH7 4HX	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**17 September 2026**

Community Council: New Town + Broughton

26/01975/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 1F2 5 Edina Place Edinburgh EH7 5RN	Ms Nicola Ellis., 5 Edina Place Edinburgh EH7 5RN	**Delegated Decision**	**WITHDRAWN**	**17 September 2026**

Community Council: Leith Central

26/01231/CLESTL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 2F1 17 Rossie Place Edinburgh EH7 5SD	Barry Dunlop., 2F1 17 Rossie Place Edinburgh EH7 5SD	**Delegated Decision**	**REFUSED**	**17 September 2026**

Community Council: Leith Central

26/01139/CLESTL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short-term let accommodation is lawful. at 1F2 44 Montgomery Street Hillside Edinburgh EH7 5JY	Ms Agie Anderson., 1F2 44 Montgomery Street Hillside Edinburgh EH7 5JY	**Delegated Decision**	**REFUSED**	**15 September 2026**

Community Council: Leith Central

26/01118/CLESTL (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 1F4 34 Broughton Road Warriston Edinburgh EH7 4ED	Mr Bruce Biggs-Gregory., 34 1F4 Broughton Road Edinburgh EH7 4ED	**Delegated Decision**	**REFUSED**	**15 September 2026**

Community Council: New Town + Broughton

26/00647/FUL (Planning Permission)	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	R & D Properties., FAO: Mr Ronald Law 16 Ferguson Rigg Newcraighall Edinburgh EH21 8RL	**Delegated Decision**	**WITHDRAWN**	**16 September 2026**

Community Council: Leith Central

26/00648/LBC (Listed Building Consent)	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	R & D Properties., FAO: Mr Ronald Law 16 Ferguson Rigg Newcraighall Edinburgh EH21 8RL	**Delegated Decision**	**WITHDRAWN**	**16 September 2026**

Community Council: Leith Central

Wards

Ward No. B13 – Leith

26/03275/FUL (Planning Permission)	Attic conversion. Remove existing concrete roof tiles and reinstate original slate roof. Remove chimneys. New roof windows. at 1 Pirniefield Terrace Edinburgh EH6 7PW	Mrs Nicola Lamberton., 1 Pirniefield Terrace Edinburgh EH6 7PW	**Local Delegated Decision**	**GRANTED**	**18 September 2026**

Community Council: Leith Links

26/02563/FUL (Planning Permission)	To erect a temporary sculpture with fencing between the days of 31 August and 27 September (in retrospect) at Land Outside Of The Kirkgate Shopping Centre Leith Walk Edinburgh	City Of Edinburgh Council., FAO: Gordon Baker Waverley Court 4 East Market Street Edinburgh EH8 8BG	**Local Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: Leith Harbour + Newhaven

26/02452/FUL (Planning Permission)	Proposed decking out front of public house for external tables /chairs (retrospective). at 58 Shore Edinburgh EH6 6RA	Leith's Finest Ltd., Exchange Tower 19 Canning Street Edinburgh Scotland EH3 8EH	**Local Delegated Decision**	**REFUSED**	**18 September 2026**

Community Council: Leith Harbour + Newhaven

26/01232/CLESTL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 5 Kirk Street Edinburgh EH6 5EX	Neil McHaffie., 5 Kirk Street Edinburgh EH6 5EX	**Delegated Decision**	**REFUSED**	**17 September 2026**

Community Council: Leith Harbour + Newhaven

26/00968/CLESTL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short-term let accommodation is lawful. at 5 Wellington Place Edinburgh EH6 7EQ	Morris Paton., 5 Wellington Place Edinburgh EH6 7EQ	**Delegated Decision**	**REFUSED**	**17 September 2026**

Community Council: Leith Links

25/06113/CLESTL (Certificate of Lawfulness Existing STL)	Short term let use. at Flat 5 20 Timber Bush North Leith Edinburgh EH6 6QH	Mr & Mrs Elwyn Soutter., 60 Artlone Road Randalstown Co Antrim BT41 3HX	**Delegated Decision**	**GRANTED**	**16 September 2026**

Community Council: Leith Harbour + Newhaven

Wards

Ward No. B14 – Craigentinny/Duddingston

26/03227/FUL (Planning Permission)	Change of use from shop to office and alterations to shopfront. at 41 Montrose Terrace Edinburgh EH7 5DJ	H Blackhall Developments (Scotland) Ltd., FAO: Ross Young Unit 8 West Shore Road Edinburgh EH5 1QF	**Local Delegated Decision**	**GRANTED**	**17 September 2026**

Community Council: Leith Central

26/03196/LBC (Listed Building Consent)	Shopfront and internal alterations. at 41 Montrose Terrace Edinburgh EH7 5DJ	H Blackhall Developments (Scotland) Ltd., FAO: Ross Young Unit 8 West Shore Road Edinburgh EH5 1QF	**Delegated Decision**	**GRANTED**	**17 September 2026**

Community Council: Leith Central

26/01951/LBC (Listed Building Consent)	External work is limited to removal of a small section of wall on the rear elevation and alteration of an existing doorway to form a window to bedroom 2. Internal work involves alteration of the layout to create a flat. As Amended. at 5 Piershill Place Edinburgh EH8 7EH	Sundial House Limited., FAO: Phil Miller 18 Broughton Place Edinburgh EH1 3RX	**Delegated Decision**	**GRANTED**	**18 September 2026**

Community Council: Northfield + Willowbrae

26/01778/CLESTL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 1F1 18 Waverley Park Edinburgh EH8 8ET	BOS Property Limited., 18 Waverley Park Edinburgh EH8 8ET	**Delegated Decision**	**REFUSED**	**15 September 2026**

Community Council: Craigentinny + Meadowbank

26/01718/CLESTL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 1F3 10 Dalgety Avenue Edinburgh EH7 5UE	Mr Valentino Volante., 1F3 10 Dalgety Avenue Edinburgh EH7 5UE	**Delegated Decision**	**REFUSED**	**15 September 2026**

Community Council: Craigentinny + Meadowbank

Wards

Ward No. B15 – Southside/Newington

26/0780/TCO (Treework Within a Conservation Area)	Application for Treework, removal of tree. at 11 Queen's Crescent Newington Edinburgh EH9 2AZ	Anne Blair., 11 Queen's Crescent Newington Edinburgh EH9 2AZ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**17 September 2026**

Community Council: Grange + Prestonfield

26/0777/TCO (Treework Within a Conservation Area)	1 No. medium sized mature small-leaved lime located within Criagmillar 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	Mr Iain McHale., Flat 4 20 Bright's Crescent Edinburgh EH9 2DB	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**15 September 2026**

Community Council: Grange + Prestonfield

26/0770/TPO (Treework)	Sycamore tree T1,Tree removal by section fell. at Charles Bell Pavilion Astley Ainslie Hospital 143 Grange Loan Edinburgh EH9 2HL	NHS Lothian., Mr David George Estates Department 1 Royal Edinburgh Hospital Morningside Place Edinburgh EH10 5HF	**Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: Marchmont + Sciennes

26/0692/TCO (Treework Within a Conservation Area)	Mature bay tree, 13m high, 6.5m canopy, 55cm trunk, at rear garden, 1m from boundary wall. - Fell and remove. Tree has outgrown its planting area and is close to adjoining walls. at 40 Granby Road Edinburgh EH16 5NL	Mr Graeme Binnington., 40 Granby Road Edinburgh EH16 5NL	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**14 September 2026**

Community Council: Grange + Prestonfield

26/03368/CLP (Certificate of Lawfulness (proposed))	Alterations and layout reconfigurations to existing detached home, including alterations to openings at the rear of the property and the installation of a conservation rooflight to existing single-storey service-wing roof. Installation of solar panels to the inward facing slopes of existing main-house roof. at 2 Blackbarony Road Edinburgh EH16 5QP	John & Gillian McHugh., 2 Blackbarony Road Edinburgh EH16 5QP	**Delegated Decision**	**WITHDRAWN**	**16 September 2026**

Community Council: Grange + Prestonfield

26/03293/LBC (Listed Building Consent)	Installation of 7 No. replacement hardwood double-glazed sash and case windows, to match existing. at Flat 7 8 East Suffolk Park Edinburgh EH16 5PL	Mrs M Thomas., Flat 7 8 East Suffolk Park Edinburgh EH16 5PL	**Delegated Decision**	**GRANTED**	**18 September 2026**

Community Council: Grange + Prestonfield

26/03268/FUL (Planning Permission)	Internal refurbishment of the existing Bank of Scotland branch, including replacement and relocation of existing ATM installations, alterations to the shopfront and mall-facing ATM positions, internal layout modifications, accessibility improvements, upgraded finishes and associated building services works. No change of use is proposed. at Unit 15A Cameron Toll Shopping Centre 6 Lady Road Edinburgh EH16 5PB	Bank Of Scotland | Private Banking., The Mound Edinburgh EH1 1YZ	**Delegated Decision**	**NOT DEVELOPMENT**	**16 September 2026**

Community Council: Liberton + District

26/02759/FULSTL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 1F1 24 Duncan Street Edinburgh EH9 1SR	Mr Glenn Masterton., 1F1 24 Duncan Street Edinburgh EH9 1SR	**Committee Decision**	**REFUSED**	**17 September 2026**

Community Council: Grange + Prestonfield

26/02454/FULSTL (Planning Permission STL)	Change of use from residential to Short Term Let. at Flat 1 3 St Leonard's Street Edinburgh EH8 9RN	Mrs Jahanara Begum., Flat 1 3 St Leonard's Street Edinburgh EH8 9RN	**Local Delegated Decision**	**REFUSED**	**16 September 2026**

Community Council: Southside

25/04786/CLESTL (Certificate of Lawfulness Existing STL)	Short term let. at Flat 2 2 East Parkside St Leonards Edinburgh EH16 5XJ	Mr David Lawrie., 9 Lonsdale Linton Cambridge CB21 4LT	**Delegated Decision**	**REFUSED**	**16 September 2026**

Community Council: Southside

Wards

Ward No. B16 – Liberton/Gilmerton

26/03126/ADV (Advert Consent)	Post supported lectern style information board set in landscape adjacent to building. at The Queens Medical Research Institute 47 Little France Crescent Edinburgh EH16 4TJ	The University Of Edinburgh., The Department Of Estates 9 Infirmary Street Edinburgh EH1 1NP	**Delegated Decision**	**GRANTED**	**16 September 2026**

Community Council: Gilmerton + District

Wards

Ward No. B17 – Portobello/Craigmillar

26/03284/FUL (Planning Permission)	Erect new single storey utility extension to side of dwelling. at 59 Gilberstoun Loan Edinburgh EH15 2RQ	Mr & Mrs G Paterson., 59 Gilberstoun Loan Edinburgh EH15 2RQ	**Local Delegated Decision**	**GRANTED**	**14 September 2026**

Community Council: Portobello (Inactive)

26/02594/FUL (Planning Permission)	Form new balcony. at 43 Abercorn Terrace Edinburgh EH15 2DG	Mr Gareth Rudd., 43 Abercorn Terrace Edinburgh EH15 2DG	**Local Delegated Decision**	**GRANTED**	**15 September 2026**

Community Council: Portobello (Inactive)

26/02475/FULSTL (Planning Permission STL)	Change of use of residential premises to short-term let accommodation. at 4 Bellfield Lane Edinburgh EH15 2BL	Mr Mark Dickson., 4 Bellfield Lane Edinburgh EH15 2BL	**Local Delegated Decision**	**REFUSED**	**16 September 2026**

Community Council: Portobello (Inactive)

Wards