Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN
Date: **5 October 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

Listed Category: C	Move kitchen to rear of flat and create kitchen living room area, move bedroom to old kitchen and form new ensuite bathroom. at C Inchgarvie House Society Road Port Edgar South Queensferry EH30 9SJ 26/03928/LBC	Marcus Dean Associates. Marcus Dean. 23 Inverleith Terrace Edinburgh EH3 5NS	31-33 Bridge Street Musselburgh Scotland EH21 6AA	Delegated Decision	Registered on: **29/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Queensferry + District Listed building and Con Area Consents
	Attic conversion with rear and side dormer window and front velux roof light. at 5 Silverknowes Terrace Silverknowes Edinburgh EH4 5HN 26/03938/FUL	SB-AD Architecture & Design. Laura Bishop. 32 Silverknowes Gardens Edinburgh EH4 5NB	Ms M & D Nicoll & Johnstone., 5 Silverknowes Terrace Silverknowes Edinburgh EH4 5HN	Delegated Decision	Registered on: **30/09/2026** Comments Due by **22.10.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) Householder Developments
	Formation of rear extension and internal alternations. at 15 Crawford Green Almondhill Kirkliston EH29 9LD 26/03939/FUL	John Allan Architectural Design. 41 Fitzallan Place Wester Inch West Lothian EH48 2UN	Mr Andrew Cox., 15 Crawford Green Almondhill Kirkliston EH29 9LD	Local Delegated Decision	Registered on: **01/10/2026** Comments Due by **23.10.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Kirkliston Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Barnton Avenue Conservation Area	t1 cherry - remove tree. at 29 Barnton Avenue Davidson's Mains Edinburgh EH4 6JG 26/0834/TCO	Edinburgh Tree Surgeons. (Roslin). Alan Dewar. 54 Penicuik Road Roslin EH25 9LH	Mr Michael Bremner., 29 Barnton Avenue Davidson's Mains Edinburgh EH4 6JG	Delegated Decision	Registered on: **05/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) TCO and TPO submissions

4. Tree Preservation Orders

	T1 Sycamore, remove large dead branch as indicated in report photograph. T2 Ash, fell due to stem decay and crown dieback typical of add stage 3 as per report. at 3 Barnton Park Wood Edinburgh EH4 6EW 26/0842/TPO		Steve Milne Chartered Arboriculturist., 75 Lorimer Gardens Dunfermline KY12 0BF	Delegated Decision	Registered on: **05/10/2026**	Alastair Barnes alastair.barnes@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

World Heritage Site	Prior Approval for portion of Site 2 at Bavelaw for peatland restoration. at Land 2200 Metres South Of Bavelaw Mill Farm Wester Rigg Balerno 26/03887/PNA		Project L-and Community Enterprise Ltd., Mrs Rebecca Barr Treeline Offices Baddinsgill Farm West Linton West Linton United Kingdom EH46 7HL	Delegated Decision	Registered on: **28/09/2026** Comments Due by **19.10.2026**	James Armstrong james.armstrong@edinburgh.gov.uk Community Council: Balerno PNA and PND submissions

2. Proposal of Application Notice

3. Trees in Conservation Area

Balerno Conservation Area	Plan of trees and locations - Removal of identified trees - all marked with paint and listed. at 507 Lanark Road West Balerno EH14 7AJ 26/0845/TCO	GM Land Solutions Ltd. Gavin Mathison. Dean Farm Dunfermline KY12 0TQ	Mrs Karen Peacock 516B Lanark Road West Edinburgh EH14 7DH	Delegated Decision	Registered on: **30/09/2026**	Tree Team planningtrees@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

	Installation external roof plant & rainscreen cladding. at 3 Redheughs Avenue Edinburgh EH12 9RH 26/03893/FUL	The McLennan Partnership Ltd. FAO: Kieran Leadbetter 3 Gateway Court Dalmarnock Glasgow G40 4DS	Barclays., 1 Churchill Place Canary Wharf London E14 5HP	Local Delegated Decision	Registered on: **28/09/2026** Comments Due by **21.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Corstorphine + Gyle Other Developments - Local

	Existing garage to be converted, new external stores to rear of the proposed converted garage. at 50 North Gyle Road North Gyle Edinburgh EH12 8EP 26/03897/FUL	Venn Architectural Services Ltd. Stuart Smith. 16 Hamilton Drive West Edinburgh EH15 1NR	Mr D O'Donnell., 50 North Gyle Road North Gyle Edinburgh EH12 8EP	Local Delegated Decision	Registered on: **28/09/2026** Comments Due by **21.10.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Gyle Householder Developments

	Removal of existing jetwash, canopy and air and vac bays and the erection of new jet wash bays, plant room, valet bays and associated forecourt works. at 300 Gyle Avenue Edinburgh EH12 9LR 26/03898/FUL	Carney Sweeney. FAO: Lucy Pillivant Brunel House 2 Brunel House 2 Fitzalan Road Cardiff Wales CF24 0EB	Motor Fuel Group., 10 Bricket Road St Albans AL1 3JX	Local Delegated Decision	Registered on: **28/09/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Corstorphine + Gyle 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.B04 – Forth

1. Planning Applications

	Demolish outbuildings and conservatory. form new 2 storey extension to rear, with patio. replace front dormer and form rear dormer. form new shed. install solar PV, a heat pump and ac units. form new opening in rear wall onto Wardie playing fields. at 85 Netherby Road Trinity Edinburgh EH5 3LR 26/03882/FUL	Fernandes Binns Architects Ltd. Montrose Ter. Justine Fernandes-Binns. 52 Montrose Terrace Edinburgh EH7 5DL	Mrs Deb Crimella.	Local Delegated Decision	Registered on: **25/09/2026** Comments Due by **20.10.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Trinity Householder Developments

Listed Category: B	Application under section 42 of the Town and Country Planning (Scotland) Act 1997 to vary Condition 1 of planning permission 23/01068/FUL to extend the period for commencement of the development. at Land 93 Metres West Of Madelvic House Granton Park Avenue Edinburgh 26/03944/FUL	Ironside Farrar. FAO: Nikki McAuley 111 McDonald Road Edinburgh EH7 4NW	National Galleries Of Scotland. FAO: The Board Of Trustees Gallery Of Modern Art 2 73 Belford Road Edinburgh EH4 3DS	Committee Decsion	Registered on: **30/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Karen Robertson karen.robertson@edinburgh.gov.uk Community Council: Granton + District Other Developments - Major

	Application under section 42 of the Town and Country Planning (Scotland) Act 1997 to vary Condition 1 of planning permission 23/01359/FUL to extend the period for commencement of the development. at Land East Of Granton Art Centre 242 West Granton Road Pilton Edinburgh 26/03946/FUL	Ironside Farrar. FAO: Nikki McAuley 111 McDonald Road Edinburgh EH7 4NW	National Galleries Of Scotland. FAO: The Board Of Trustees Gallery Of Modern Art 2 73 Belford Road Edinburgh EH4 3DS	Local Delegated Decision	Registered on: **30/09/2026** Comments Due by **23.10.2026**	Karen Robertson karen.robertson@edinburgh.gov.uk Community Council: Granton + District Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

Trinity Conservation Area	T1 cherry reduction t2 & t3 rowan reduction. at 2 Denham Green Place Trinity Edinburgh EH5 3PB 26/0832/TCO	Lord Of The Trees. (Dunbar). Pauline Trollip. 3 Meiklerig Cottages Dunbar EH42 1TF	Ms Brian Tait., 2 Denham Green Place Trinity Edinburgh EH5 3PB	Delegated Decision	Registered on: **29/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions

Victoria Park Conservation Area	Holly tree, remove holy tree that is adjacent to a boundary wall for the property. at 34 Dudley Grove Newhaven Edinburgh EH6 4QW 26/0841/TCO	Hilary Anderson. Hilary Anderson 6 Laverockbank Road Edinburgh EH5 3DG	Rosemary Gray. 34 Dudley Grove Newhaven Edinburgh EH6 4QW	Delegated Decision	Registered on: **30/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions

Trinity Conservation Area	t1 cherry, remove tree, t2 cherry, remove tree. at The Tower 141A East Trinity Road Trinity Edinburgh EH5 3PP 26/0846/TCO	Edinburgh Tree Surgeons. (Roslin). Alan Dewar. 54 Penicuik Road Roslin EH25 9LH	Mr Colin Campbell., The Tower 141A East Trinity Road Edinburgh EH5 3PP	Delegated Decision	Registered on: **30/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions

Victoria Park Conservation Area	Rowan, four-stem removal of one of four main stems. the stems are more than 7.5cm diameter. at 2F2 156 Ferry Road Edinburgh EH6 4NX 26/0860/TCO		Mr Nicholas Uglow-Klein., 156 Ferry Road Edinburgh EH6 4NX	Delegated Decision	Registered on: **02/10/2026**	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions

4. Tree Preservation Orders

Listed Category: C Trinity Conservation Area	L1 full removal of Lime tree, E1 full removal of eucalyptus tree. at 74 Trinity Road Trinity Edinburgh EH5 3JT 26/0829/TPO	Steven Purdie. 6 Craigleith Hill Crescent Edinburgh EH4 2JE	Mr Iain Smith., 74 Trinity Road Trinity Edinburgh EH5 3JT	Delegated Decision	Registered on: **29/09/2026**	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B05 – Inverleith

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

New Town Conservation Area	Sycamore, crown reduce away from building to give a 2 to 3m clearance pruning back to growth points. at 2 Leslie Place Stockbridge Edinburgh 26/0716/TCO	Taylored Trees. Angus Taylor. Flat 1, 18 Falcon Avenue Edinburgh EH10 4AJ	Mr Nick Price. 12 Dean Street Stockbridge Edinburgh	Delegated Decision	Registered on: **01/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions

New Town Conservation Area	Ash tree in lower garden area Crown extends over property of 15A (accessed off upper-level walkway) - Remove branches overhanging house (15A). at 1F1 15 St Bernard's Row Stockbridge Edinburgh EH4 1HW 26/0805/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Cullerton's Property. Mr Steven Mackenzie. 74 St. Stephen Street Edinburgh EH3 5AQ	Delegated Decision	Registered on: **02/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions

Listed Category: B Inverleith Conservation Area	T1 cypress sectional fell to ground level. at 17 Inverleith Row Inverleith Edinburgh EH3 5LS 26/0826/TCO	McLaren Tree Surgery Ltd. FAO: Crawford McLaren 51 Silverknowes View Edinburgh EH4 5PS	Mrs Abbe Le Pelley., 17 Inverleith Row Edinburgh EH3 5LS	Delegated Decision	Registered on: **29/09/2026**	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions

World Heritage Site New Town Conservation Area	See attached plan and report by arboriculturist. at Dean Gardens Eton Terrace Edinburgh 26/0844/TCO		Mrs Pam Barnes., 13 Eton Terrace Edinburgh EH4 1QD	Delegated Decision	Registered on: **02/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions

Inverleith Conservation Area	Sycamore tree crown reduction: Ex height 20m, prop height 18m; Ex width 18m, prop width 16m. Dead wooding. at 15 Kinnear Road Inverleith Edinburgh EH3 5PG 26/0854/TCO	Alba Tree Surgeons. FAO: Stanislav Kadura Hudson House 8 Albany Street Edinburgh EH1 3QB	Colin Tennant., 15 Kinnear Road Edinburgh EH3 5PG	Delegated Decision	Registered on: **02/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions

Dean Conservation Area	G0001 Wynch Elm x 3 reduce crowns laterally by 4m to fence line. Rowan T1055 remove. Sycamore T1066 remove., Ash T1075 and T1076. remove. at Flat 1 21 Sunbury Street New Town Edinburgh EH4 3BU 26/0856/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Charles White Ltd., FAO: Ms Pamela Moreton 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	Registered on: **02/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: West End TCO and TPO submissions

Listed Category: A Inverleith Conservation Area	Apple tree x2 - reduction of regrowth back to old growth points 1-1.5m. at 13 Howard Place Warriston Edinburgh EH3 5JZ 26/0858/TCO		Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	Registered on: **05/10/2026**	Tree Team planningtrees@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

World Heritage Site Dean Conservation Area	Replacement of existing timber windows with uPVC windows to match. at Flat 1 29 Sunbury Place New Town Edinburgh EH4 3BY 26/03800/CLP	Bryant And Cairns. FAO: Neil Gourlay 2-3 Borthwick View Pentland Industrial Estate Loanhead EH20 9QH	Mr Ben Wilson., 29-1 Sunbury Place Edinburgh EH4 3BY	Delegated Decision	Registered on: **25/10/2026**	Aine O'Neill aine.o'neill@edinburgh.gov.uk Community Council: West End CLE and CLP submissions

Wards

Ward No. B06 – Corstorphine/Murrayfield

1. Planning Applications

	Change of use to Class 6 (storage) and siting of 33 self-storage shipping containers and associated works on Land 80m southeast of Roseburn Street. at Land 40 Metres South Of 13 Roseburn Street Edinburgh 26/03680/FUL	CBRE UK. FAO: Hannah Munro 7 Castle Street Edinburgh EH2 3AH	Roseburn St Ltd., 7 Castle Street Edinburgh EH2 3AH	Delegated Decision	Registered on: **28/09/2026** Comments Due by **23.10.2026**	Blair Burnett blair.burnett@edinburgh.gov.uk Community Council: Murrayfield Other Developments - Local
	Single storey side extension. at 27 Hillview Drive Corstorphine Edinburgh EH12 8QP 26/03875/FUL	Lothian Plans. FAO: Stephen Lothian 18 Laidlaw Gardens Tranent EH33 2QH	Mr John Simmons, 27 Hillview Drive Edinburgh Scotland EH12 8QP	Local Delegated Decision	Registered on: **28/09/2026** Comments Due by **20.10.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Householder Developments
Corstorphine Conservation Area	Proposed single storey gable/rear and porch extension with changes to rear extension. at 110 Broomhall Road Broomhall Edinburgh EH12 7PP 26/03951/FUL	Scott Francis Allan Architectural Design. 36 Wallace Avenue Wallyford EH21 8BZ	Mr Peter Melon And Mrs Madeline Robertson., 110 Broomhall Road Edinburgh EH12 7PP	Local Delegated Decision	Registered on: **01/10/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Corstorphine + Clermiston 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. 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

	Formation of site access and footway from Inglis Green Road, including kerbing, surfacing, services, ducts and street lighting, together with closure of the former access as part of the approved development under Planning Permission 22/02233/FUL. at 22 Inglis Green Road Kingsknowe Edinburgh EH14 2HZ 26/03844/CLE	Iceni Projects. (Hill Street). Jennifer Hogg. 14 - 18 Hill Street Edinburgh EH2 3JZ	J Smart & Co., 28 Cramond Road South Edinburgh EH4 6AB	Delegated Decision	Registered on: **23/09/2026**	Blair Burnett blair.burnett@edinburgh.gov.uk Community Council: Longstone CLE and CLP submissions

7. Certificate of Lawfulness Proposed

Wards

Ward No. B08 – Colinton/Fairmilehead

1. Planning Applications

Colinton Conservation Area	Install a garden room to be used as a home gym, office, family area. at 20 Bonaly Road Colinton Edinburgh EH13 0EQ 26/03956/FUL	JW CAD Services. FAO: James Woods 44 Finart Crescent Gatrcosh G69 8DP	Mrs Katie Fleming., 20 Bonaly Road Edinburgh EH13 0EQ	Local Delegated Decision	Registered on: **01/10/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Colinton Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

	Wild Cherry T9376 crown lift to 3m for pedestrian clearance. Rowan T9371 remove tree is dead. at Bonaly Wester (communal Ground) Colinton Edinburgh EH13 0RQ 26/0855/TPO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Charles White Ltd., FAO: Ms Sylvia Nicholson 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	Registered on: **02/10/2026**	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Colinton TCO and TPO submissions

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	Proposed garden office. at 32 Buckstone Dell Buckstone Edinburgh EH10 6PG 26/03914/CLP		Mr Anton-Caius Gurgu., 32 Buckstone Dell Buckstone Edinburgh EH10 6PG	Delegated Decision	Registered on: **29/09/2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Fairmilehead CLE and CLP submissions

Colinton Conservation Area	Removal of window and replacing it with single-leaf hardwood door with double glazed upper panel and raised square lower panel. Colour to match existing. at Flat 1 4 The Cedars Colinton Edinburgh EH13 0PL 26/03954/CLP	Mozolowski & Murray. FAO: Leanne O'Donnell 2-8 Clashburn Way Kinross KY13 8GA	Mrs P McKee., 4 Flat 1 The Cedars Edinburgh EH13 0PL	Delegated Decision	Registered on: **01/10/2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Colinton CLE and CLP submissions

Wards

Ward No. B09 – Fountainbridge/Craiglockhart

1. Planning Applications

	Proposed rear extension with works also including the demolition of the existing garage. Proposed new side access to newly formed utility space. Original extension approved under 19/06021/FUL. at 7 Craiglockhart Loan Edinburgh EH14 1HU 26/03908/FUL	MDA Studio Limited. FAO: David Moore 65 Redford Avenue Edinburgh EH13 0BU	Ms J Richardson. 7 Craiglockhart Loan Edinburgh EH14 1HU	Delegated Decision	Registered on: **30/09/2026** Comments Due by **21.10.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craiglockhart Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Craiglockhart Hills Conservation Area	Beech hedge hornbeam tree, reduce 0.5 m beech hedge & thin hornbeam. at 12 Littlejohn Wynd Greenbank Edinburgh EH10 5SE 26/0853/TCO		Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	Registered on: **02/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Craiglockhart 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. B10 – Morningside

1. Planning Applications

	Remove existing garage, form new side extension with associated internal alterations, new window to front elevation of existing house. Landscaping as required. at 24 Comiston Springs Avenue Edinburgh EH10 6LU 26/03912/FUL	MDA Studio. FAO: Joseph McGuigan 26 Bridge Road Edinburgh EH13 0LQ	Mr & Mrs Andrew Keba. 24 Comiston Springs Avenue Edinburgh EH10 6LU	Local Delegated Decision	Registered on: **01/10/2026** Comments Due by **23.10.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Fairmilehead Householder Developments

Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Replacement of existing sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. All historical detail to be matched/reinstated. at 3F2 7 Alvanley Terrace Bruntsfield Edinburgh EH9 1DU 26/03931/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	3F2 7 Alvanley Terrace Bruntsfield Edinburgh EH9 1DU	Delegated Decision	Registered on: **30/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Marchmont + Sciennes Listed building and Con Area Consents

Listed Category: C Merchiston And Greenhill Conservation Area	Change window openings into door openings, new external steps and patio. at 4B Ettrick Road Merchiston Edinburgh EH10 5BJ 26/03934/LBC	Christine Leeman Architect. Flat 3 26 Thirlestane Road Edinburgh EH9 1AW	4B Ettrick Road Merchiston Edinburgh EH10 5BJ	Delegated Decision	Registered on: **30/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Merchiston Listed building and Con Area Consents

Listed Category: C Merchiston And Greenhill Conservation Area	Change window openings into door openings, new external steps and patio. at 4B Ettrick Road Merchiston Edinburgh EH10 5BJ 26/03936/FUL	Christine Leeman Architect. Flat 3 26 Thirlestane Road Edinburgh EH9 1AW	Ms Gillian Gray. 4B Ettrick Road Merchiston Edinburgh EH10 5BJ	Local Delegated Decision	Registered on: **30/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Merchiston Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Morningside Conservation Area	T1 Copper Beech crown reduce longer branches by approx.2m cut back on roadside by 1.5 2.5m. at 1F 17 Corrennie Drive Morningside Edinburgh EH10 6EG 26/0824/TCO	McLaren Tree Surgery Ltd. FAO: Crawford McLaren 51 Silverknowes View Edinburgh EH4 5PS	Mr Peter Burns., 17 Corrennie Drive Morningside Edinburgh EH10 6EG	Delegated Decision	Registered on: **29/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions

Morningside Conservation Area	large sycamore s1height reduction of large sycamore s1 by 20% 2.5 metres, large sycamore s2 height reduction of sycamore s2 by 20% 2.5 metres, large silver birch b1height reduction of birch b1 by 25% 3 metres. at 12 Braid Avenue Morningside Edinburgh EH10 6EE 26/0830/TCO	Steven Purdie. 6 Craigleith Hill Crescent Edinburgh EH4 2JE	Mr Chris Masters., 12 Braid Avenue Morningside Edinburgh EH10 6EE	Delegated Decision	Registered on: **29/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
Listed Category: C Merchiston And Greenhill Conservation Area	T1 cherry reduction, g1 Lime, crown raise and clear from building. at 22A Merchiston Park Merchiston Edinburgh EH10 4PN 26/0831/TCO	Lord Of The Trees. (Dunbar). Pauline Trollip. 3 Meiklerig Cottages Dunbar EH42 1TF	Ms Kaz Lyon., 22 Merchiston Park Merchiston Edinburgh EH10 4PN	Delegated Decision	Registered on: **29/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
Plewlands Conservation Area	Mature willow tree urban garden 1-2m from building & touching primary school wall - Initial pollard of mature willow to reduce size and manage future growth. at 1F2 3 Craiglea Drive Edinburgh EH10 5PB 26/0833/TCO		Mrs Elizabeth Creissen., 3/2 Craiglea Drive Edinburgh EH10 5PB	Delegated Decision	Registered on: **29/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
Morningside Conservation Area	T1 Sycamore remove, t2 Lime reduction. at 49 Braid Road Braid Hills Edinburgh EH10 6AW 26/0835/TCO	Lord Of The Trees. (Dunbar). Pauline Trollip. 3 Meiklerig Cottages Dunbar EH42 1TF	Ms Susan Todd., 49 Braid Road Braid Hills Edinburgh EH10 6AW	Delegated Decision	Registered on: **29/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions
Listed Category: B Merchiston And Greenhill Conservation Area	t1 birch - remove tree, t2 birch - remove tree at 42C Colinton Road Edinburgh EH10 5BT 26/0837/TCO	Alan Dewar 54 Penicuik Road Roslin UK EH25 9LH	Mr Colin Auld., 42C Colinton Road Edinburgh EH10 5BT	Delegated Decision	Registered on: **05/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions

Merchiston And Greenhill Conservation Area	T1 Cupressus - Reduction and Crown Lift, T2 Lime - reduction, T3 Cotoneaster - Reduction at 42 Polwarth Terrace Polwarth Edinburgh EH11 1NJ 26/0843/TCO	Lord Of The Trees. (Dunbar). FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Mr Colin Finlayson., 42 Polwarth Terrace Edinburgh Scotland EH11 1NJ	Delegated Decision	Registered on: **30/09/2026**	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Merchiston 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. B11 – City Centre

1. Planning Applications

World Heritage Site Listed Category: A New Town Conservation Area	Alterations at lower ground floor for Garden Suite; addition of 2 condenser units to roof and piping to rear façade; modification of room layout and update of services from consent 26/02379/LBC; new grilles to rear façade. at B+B Edinburgh 3 Rothesay Terrace New Town Edinburgh EH3 7RY 26/03729/LBC		5 Advocate's Close Edinburgh EH1 1ND	Delegated Decision	Registered on: **15/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: West End Listed building and Con Area Consents

World Heritage Site Listed Category: B New Town Conservation Area	Replace rear door and window at garden level. at BF 9 Douglas Crescent New Town Edinburgh EH12 5BB 26/03825/LBC	Somner Macdonald Architects. (Brougham). Sean Gaule. 1A Brougham Place Edinburgh EH3 9HW	BF 9 Douglas Crescent Edinburgh EH12 5BB	Delegated Decision	Registered on: **22/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: West End Listed building and Con Area Consents

World Heritage Site New Town Conservation Area	Erection of new serviced apartments (sui generis) and associated landscaping. at 11 Gayfield Square Broughton Edinburgh EH1 3NT 26/03863/FUL	ISA. FAO: Ian Springford 4-5 Blenheim Place Edinburgh EH7 5JH	MacTaggart & Mickel Homes Ltd., 1 Robertson Street Glasgow G2 8JB	Delegated Decision	Registered on: **28/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Nicola Orr nicola.orr@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local

World Heritage Site Listed Category: B New Town Conservation Area	Installation of a wheelchair platform lift from pavement to entrance platt. Ramped access at step by main front doors and automatic door openers on main entrance front door and residents own flat front door. at Flat 2 20 Drumsheugh Gardens New Town Edinburgh EH3 7RN 26/03866/LBC	Mills & McCullough Architects. Nick Mills. 13 Liberton Drive Edinburgh EH16 6NL	Flat 2 20 Drumsheugh Gardens New Town Edinburgh EH3 7RN	Delegated Decision	Registered on: **24/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: West End Listed building and Con Area Consents

World Heritage Site New Town Conservation Area	One additional bedroom at hotel approved under 25/02873/FUL. at Albany House 58 Albany Street Broughton Edinburgh EH1 3QR 26/03867/FUL	Montagu Evans LLP. (Ed). Kyle Wise. Exchange Tower 19 Canning Street Edinburgh EH3 8EG	Artisan Albany House Limited C/o Agent.,	Local Delegated Decision	Registered on: **24/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Laura Marshall laura.marshall@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local

World Heritage Site Listed Category: A New Town Conservation Area	Addition of a small surface mounted sign surface intercom unit and 2 No. surface mounted CCTV cameras to existing stone facade. at 21 West Register Street New Town Edinburgh EH2 2AA 26/03869/LBC		21 West Register Street Edinburgh United Kingdom EH22AA	Delegated Decision	Registered on: **24/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: B New Town Conservation Area	Replacement of 3 no. very dilapidated sash and case windows within existing refurbished cases with slimline, double glazed, timber sash windows, on a like-for-like basis. at 2F2 95 Broughton Street Broughton Edinburgh EH1 3RZ 26/03889/LBC	Clare Slifer Architects. 9 Rosefield Avenue Edinburgh EH15 1AT	2F2 95 Broughton Street Broughton Edinburgh EH1 3RZ	Delegated Decision	Registered on: **28/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: A West End Conservation Area	Replacement of 3no existing timber sash windows on rear elevation with custom-fitted with Slimline IGUs. at Flat 1 26 Castle Terrace Edinburgh EH1 2EL 26/03892/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	Flat 1 26 Castle Terrace Edinburgh EH1 2EL	Delegated Decision	Registered on: **28/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Tollcross Listed building and Con Area Consents
World Heritage Site Listed Category: C Old Town Conservation Area	Replacement of 5 no. deteriorated sash windows with timber, slimline double glazed sashes and full renovation of existing cases. at Flat 3 60 Candlemaker Row Old Town Edinburgh EH1 2QE 26/03903/LBC	Clare Slifer Architects. 9 Rosefield Avenue Edinburgh EH15 1AT	Flat 3 60 Candlemaker Row Old Town Edinburgh EH1 2QE	Delegated Decision	Registered on: **28/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Old Town Listed building and Con Area Consents

World Heritage Site Listed Category: C Old Town Conservation Area	Replacement of 5 No. dilapidated sash windows with timber, slimline double glazed sash windows and full renovation of existing cases. at Flat 3 60 Candlemaker Row Old Town Edinburgh EH1 2QE 26/03904/FUL	Clare Slifer Architects. 9 Rosefield Avenue Edinburgh EH15 1AT	Mr Aidan Kent., Flat 3 60 Candlemaker Row Old Town Edinburgh EH1 2QE	Delegated Decision	Registered on: **28/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Old Town Householder Developments
World Heritage Site Listed Category: A New Town Conservation Area	The proposal seeks retrospective LBC for internal alterations, including combining the original bathroom and WC into a larger family bathroom and removing a standalone bathtub in the bedroom. at 1F 13 India Street New Town Edinburgh EH3 6HA 26/03906/LBC	Kyle Mac Connell. Kyle Mac Connell. 23 Trinity Grove Edinburgh EH5 3HB	5 Campbell Road Edinburgh EH12 6DT	Delegated Decision	Registered on: **28/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents
World Heritage Site Listed Category: A New Town Conservation Area	Advertisement of the following types: non-illuminated fascia sign. at 21 West Register Street New Town Edinburgh EH2 2AA 26/03915/ADV		Chris Stewart Group., Mrs Karen Brown 21 West Register Street New Town Edinburgh EH2 2AA	Delegated Decision	Registered on: **29/09/2026** Comments Due by **20.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Advertisements
World Heritage Site Listed Category: B Old Town Conservation Area	Advertisement of the following types: fascia sign, canopy, projecting sign. at 14 Forrest Road Old Town Edinburgh EH1 2QN 26/03919/ADV	IKAD Architects Ltd. FAO: Ian Forbes Studio 2, The Red Sandstone 130 Leith Walk Edinburgh EH6 5DT	Signature Pub Group Ltd., Mr Nic Wood 6 Albyn Place Edinburgh EH2 4NL	Delegated Decision	Registered on: **29/09/2026** Comments Due by **20.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Old Town Advertisements

World Heritage Site Listed Category: B Old Town Conservation Area	New paint to the front ground floor walls, new lights and new signage. at 12 - 16 Forrest Road Old Town Edinburgh EH1 2QN 26/03920/LBC	IKAD Architects Limited. Ian Forbes. Studio 2, The Red Sandstone 130 Leith Walk Edinburgh EH6 5DT	6 Albyn Place Edinburgh Scotland EH2 4NL	Delegated Decision	Registered on: **29/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Old Town Listed building and Con Area Consents

World Heritage Site Listed Category: B Old Town Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 2F2 2 Greyfriars Place Old Town Edinburgh EH1 2QQ 26/03937/FULSTL	STL Solutions. (Stack Office - West Regent St). Craig Douglas. Stack Offices 126 West Regent Street Glasgow G2 1RW	Mr Axel Thomson., 2F2 2 Greyfriars Place Old Town Edinburgh EH1 2QQ	Local Delegated Decision	Registered on: **30/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Lesley Porteous lesley.porteous@edinburgh.gov.uk Community Council: Old Town Other Developments - Local

World Heritage Site Listed Category: B Old Town Conservation Area	External decoration and signage/lighting. Internal alterations including the formation of new stair and partitions, alterations to fixed furniture layout, new wall slapping at basement level and general decoration. at 2 - 8 High Street Edinburgh EH1 1TB 26/03941/LBC	Gillian McCallum CSY Architects 108 St Clair Street Kirkcaldy Scotland KY1 2BD	Westgate Brewery Bury St Edmonds Suffolk IP33 1QT	Delegated Decision	Registered on: **30/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Old Town Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

World Heritage Site New Town Conservation Area	Wild cherry As per report. at 3A Palmerston Place New Town Edinburgh EH12 5AF 26/0760/TCO	Andrew Josey 8 Albany St Edinburgh United Kingdom EH1 3QB	Mr Neil Cosnette, 32 3A Palmerston Place Edinburgh Scotland EH12 5BJ	Delegated Decision	Registered on: **02/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: West End TCO and TPO submissions
World Heritage Site Listed Category: A New Town Conservation Area	2 Leyland Cypresses in the rear garden, remove. Very limited rooting area due to the surrounding walls and they will get much bigger. 1 mature Sycamore in the rear garden, remove branches where they are touching or hanging low over the neighbouring building. Dead Laburnum in the rear garden, reduce down to 2.5m to be used as a support for a climbing plant. at 24 Rutland Square Edinburgh EH1 2BW 26/0798/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Scottish Arts Club., FAO: Jilly Orr 24 Rutland Square Edinburgh EH1 2BW	Delegated Decision	Registered on: **02/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: West End TCO and TPO submissions
World Heritage Site Listed Category: B New Town Conservation Area	Various works to 6 trees (wingnut, hawthorn, alder, oak, horse chestnut and laburnum), see attached for detail. at Royal Circus Gardens North 34 Royal Circus Stockbridge Edinburgh 26/0817/TCO		RCGN Secretary C Hunter., 16 Royal Circus Edinburgh EH3 6SS	Delegated Decision	Registered on: **29/09/2026**	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions
World Heritage Site Listed Category: A New Town Conservation Area	Tree 704, 763, 712, 718, G1 Work as per the recent survey. at Charlotte Square Gardens 48 Charlotte Square New Town Edinburgh 26/0865/TCO	Lord Of The Trees Ltd. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	National Trust For Scotland., FAO: Ms Georgina Mackie 48 Charlotte Square Edinburgh EH2 4DR	Delegated Decision	Registered on: **05/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

Listed Category: C 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. at 16 Leven Terrace Tollcross Edinburgh EH3 9LW 26/03970/CLESTL	STL Solutions. (Stack Office - West Regent St). Craig Douglas. Stack Offices 126 West Regent Street Glasgow G2 1RW	Mr Scott Paterson., 16 Leven Terrace Tollcross Edinburgh EH3 9LW	Delegated Decision	Registered on: **02/10/2026**	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

Listed Category: B New Town Conservation Area	Alterations to town house to reconfigure layout and install new rear access stair. at 10 East Claremont Street Broughton Edinburgh EH7 4JP 26/03883/LBC	Planning & Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DA	10 East Claremont Street Edinburgh United Kingdom EH7 4JP	Delegated Decision	Registered on: **25/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents

Abbeyhill Conservation Area	Retrospective change of use of premises to short-term let accommodation. at 16 Regent Place Abbeyhill Edinburgh EH7 5SB 26/03935/FULSTL	STL Solutions. (Stack Office - West Regent St). FAO: Craig Douglas Stack Offices 126 West Regent Street Glasgow G2 1RW	Mr Adam Stockley., 16 Regent Place Abbeyhill Edinburgh EH7 5SB	Local Delegated Decision	Registered on: **30/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Leith Central Other Developments - Local

2. Proposal of Application Notice

	Demolition of existing buildings and redevelopment of site for proposed residential development, affordable housing including potential ancillary commercial/community uses (class1A, 3, 4, 10, 11) and other associated works. at 101, 107, 107B, 107C Mcdonald Road Broughton Edinburgh EH7 4NW 26/03947/PAN	Iceni Projects 14 - 18 Hill Street Edinburgh EH2 3JZ	Urban Pulse MCRD Limited., 28 Rutland Square Edinburgh EH1 2BW	Additional Consultation Required Being assessed.	Registered on: **30/09/2026** Earliest date for planning application **23.12.2026**	Jamie Carver jamie.carver@edinburgh.gov.uk Community Council: New Town + Broughton PAN submissions

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. B13 – Leith

1. Planning Applications

Listed Category: B Leith Conservation Area	External wall insulation to the side and rear elevations; insulation and renewal of the rear and side flat roofs; associated alterations to roof lanterns, flashings and rainwater goods, installation of solar photovoltaic panels on the rear roofs; and installation of an air source heat pump on the rear flat roof. The principal south elevation and its stonework will remain unaltered. at 11A John's Place South Leith Edinburgh EH6 7EL 26/03873/LBC	EALA Impacts. (Maritime St). Aythan Lewes. 28 Maritime Street Edinburgh EH6 6SE	St James's Church 11A John's Place Edinburgh EH6 7EL	Delegated Decision	Registered on: **25/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Links Listed building and Con Area Consents

Listed Category: B Leith Conservation Area	External wall insulation, associated alterations to roof lanterns, flashings and rainwater goods; installation of solar photovoltaic panels on the rear roofs; and installation of an air source heat pump on the rear flat roof. at 11A John's Place South Leith Edinburgh EH6 7EL 26/03874/FUL	EALA Impacts. (Maritime St). Aythan Lewes. 28 Maritime Street Edinburgh EH6 6SE	St James's Church., St James's Church 11A John's Place Edinburgh EH6 7EL	Local Delegated Decision	Registered on: **28/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Links 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

Leith Conservation Area	Continued use as bar premises. at The Vintage Bar 60 Henderson Street North Leith Edinburgh EH6 6DE 26/03911/CLE	MacDonald Licensing. Jill Dunn 21A Rutland Square Edinburgh EH1 2BB	Partnership Of Charles Spence And Richard Muir., 26 Garscube Terrace Edinburgh EH12 6BN	Delegated Decision	Registered on: **28/09/2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven CLE and CLP submissions

7. Certificate of Lawfulness Proposed

Wards

Ward No. B14 – Craigentinny/Duddingston

1. Planning Applications

	Change of use from vacant plot to domestic garden ground. at Land 10 Metres West Of 4 Lady Nairne Loan Edinburgh 26/03467/FUL	HLP Architecture. FAO: Colin Gibson 35 Joppa Road Edinburgh EH15 2HB	Mr Mark Brady., 4 Lady Nairne Loan Edinburgh EH8 7NJ	Delegated Decision	Registered on: **30/09/2026** Comments Due by **21.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Northfield + Willowbrae Other Developments - Local

	New rear kitchen / dining extension, a raised external deck, a new upper level shower room within a modest side dormer and a new roof light. at 30 Sydney Terrace Craigentinny Edinburgh EH7 6SL 26/03841/FUL	Studio McMillan Architects. FAO: Ian McMillan 32 Bath Street Portobello Edinburgh EH15 1HD	Ms Lisa Monteith., 30 Sydney Terrace Edinburgh EH7 6SL	Local Delegated Decision	Registered on: **23/09/2026** Comments Due by **20.10.2026**	Mathilde Delestre mathilde.delestre@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank Householder Developments

	Proposed attic conversion with dormers to front and rear. at Flat 4 11 Meadowfield Gardens Duddingston Edinburgh EH8 7NT 26/03901/FUL	Venn Architectural Services Ltd. FAO: Stuart Smith 16 Hamilton Drive West Edinburgh EH15 1NR	Mr K Falconer., Flat 4 11 Meadowfield Gardens Duddingston Edinburgh EH8 7NT	Local Delegated Decision	Registered on: **28/09/2026** Comments Due by **20.10.2026**	Annmaree Marwick annmaree.marwick@edinburgh.gov.uk Community Council: Northfield + Willowbrae Householder Developments

	Proposed single storey rear / gable extension and attic conversion with front / side dormer and room windows. at 45 Meadowfield Avenue Duddingston Edinburgh EH8 7NP 26/03924/FUL	Scott Francis Allan 36 Wallace Avenue Wallyford Musselburgh EH21 8BT	Mr And Mrs Paul And Janey Sasaki., 45 Meadowfield Avenue Duddingston Edinburgh EH8 7NP	Delegated Decision	Registered on: **29/09/2026** Comments Due by **22.10.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Northfield + Willowbrae Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Duddingston Conservation Area	G1 Silver Birch - crown reduce height of all trees by up to 1.5m to contain., G2 Birch x4 - crown reduce height by up to 1.5m., G3 Rowan - tip prune 3 tallest trees to contain removing up to 0.5m, T1 Himalayan Birch - crown reduce all over by up to 1m. at 15 Old Church Lane Duddingston Edinburgh EH15 3PX 26/0823/TCO	McLaren Tree Surgery Ltd. 51 Silverknowes View Edinburgh Scotland EH4 5PS	Mrs Angela Cruickshank., 15 Old Church Lane Duddingston Edinburgh EH15 3PX	Delegated Decision	Registered on: **29/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Northfield + Willowbrae TCO and TPO submissions

Duddingston Conservation Area	Group of six elm trees between 24-39cm DBH and 8-10m high. All marked by CEC for felling due to DED to fell as requested to control the spread of DED. at Dr Neil's Garden 7A Old Church Lane Duddingston Edinburgh 26/0857/TCO		Dr Neils Garden Trust., FAO: Mr Alan Mitchell Duddingston Manse 5 Old Church Lane Edinburgh EH15 3PX	Delegated Decision	Registered on: **02/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Northfield + Willowbrae 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. B15 – Southside/Newington

1. Planning Applications

Grange Conservation Area	Replacement of the existing ancillary garage building with a new multipurpose building providing storage and study space. at 24 Lauder Road Grange Edinburgh EH9 2JF 26/03959/FUL	Mary Carslaw. 16 Merchiston Place Edinburgh EH10 4NS	Mr Jon Peltenburg., 24 Lauder Road Edinburgh EH9 2JF	Local Delegated Decision	Registered on: **01/10/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Marchmont + Sciennes Householder Developments

2. Proposal of Application Notice

Listed Category: B Southside Conservation Area	Partial selective demolition of existing buildings and redevelopment of the site for mixed use development comprising an arts centre cultural, community and venue spaces, commercial leisure and food/drink, small retail; commercial business space for employment/office space; hotel/leisure visitor accommodation and venue spaces; residential accommodation in a blend of co-Living, student and apartments (sui generis); associated amenity space, landscaping, infrastructure and ancillary works. at 1 Summerhall Edinburgh EH9 1PL 26/03926/PAN	Calton Planning. FAO: David Marwick 10 Rutland Square Edinburgh EH1 2AS	AMA (New Town) Limited., 15 Coates Crescent Edinburgh EH3 7AF	Additional Consultation Required Being assessed.	Registered on: **24/09/2026** Earliest date for planning application **17.12.2026**	Jamie Carver jamie.carver@edinburgh.gov.uk Community Council: Southside PAN submissions

Southside Conservation Area	Demolition of existing building and erection of purpose-built student accommodation with landscaping and associated works. at 16 Bernard Terrace Newington Edinburgh EH8 9NU 26/03905/PAN	Scott Hobbs Planning Ltd. FAO: Varshini Gorjala 24A Stafford Street Edinburgh EH3 7BD	HIFML-HBOS Investment Fund Managers., Per Agent.	Additional Consultation Required Being assessed.	Registered on: **28/09/2026** Earliest date for planning application **21.12.2026**	Catriona Reece-Heal catriona.reece-heal@edinburgh.gov.uk Community Council: Southside PAN submissions

3. Trees in Conservation Area

Grange Conservation Area	Copper beech tree, maintenance of tree to reduce size and maintain health. at 82 Grange Loan Grange Edinburgh EH9 2EP 26/0821/TCO		Ms Kirsty McCrea., 82 Grange Loan Grange Edinburgh EH9 2EP	Delegated Decision	Registered on: **05/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions

Grange Conservation Area	tree 1 remove thin self-seeded birch from overcrowded cluster of 3 birches, tree 2 remove thin self-seeded birch from overcrowded cluster of 3 birches, tree 3 - 3rd birch tree in cluster to remain with1m reduction in height of crown & 1m reduction in width, tree 4 reduction in height of 1m of crown and 1m in width of birch, tree 5 reduction in height of 1m of crown and 1m in width of paper birch. at 3 Hope Terrace Morningside Edinburgh EH9 2AP 26/0822/TCO		Dr Jane Walker., 3 Hope Terrace Morningside Edinburgh EH9 2AP	Delegated Decision	Registered on: **29/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions

Grange Conservation Area	T1 Fir sectional fell to ground level. at 28 Grange Road Grange Edinburgh EH9 1UL 26/0825/TCO	McLaren Tree Surgery Ltd 51 Silverknowes View Edinburgh Scotland EH4 5PS	Mr Brian Christopher. 28 Grange Road Grange Edinburgh EH9 1UL	Delegated Decision	Registered on: **29/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions

Grange Conservation Area	Lime in the front garden. Cut regrowth to pollard heads, lime in the rear garden. cut regrowth to pollard heads, sprouting elm stump by garage cut back sprouts. at 2 Relugas Road Grange Edinburgh EH9 2NE 26/0836/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mrs Jane Main., 2 Relugas Road Grange Edinburgh EH9 2NE	Delegated Decision	Registered on: **05/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions

Southside Conservation Area	Ash tree crown reduction: ex height 27m, prop height 24m ex width 20m, prop width 15m. at 1F1 71 Clerk Street Newington Edinburgh EH8 9JG 26/0838/TCO	ALBA Tree Surgeons. (Alba, Albany St). Stanislav Kadura. Hudson House 8 Albany Street Edinburgh EH1 3QB	Ms Tania Ligertwood Moffat., 35A Newington Road Edinburgh EH9 1QR	Delegated Decision	Registered on: **29/09/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Southside TCO and TPO submissions
Marchmont, Meadows And Bruntsfield Conservation Area	Norwegian maple tree and Scots Pine to be removed. at Tree Works Rillbank Terrace Sciennes Edinburgh 26/0840/TCO	Jose Cava. 5 Millar Place Edinburgh EH10 5HJ	Square & Crescent., 18 Walker Street Edinburgh EH3 7LP	Delegated Decision	Registered on: **01/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions
Marchmont, Meadows And Bruntsfield Conservation Area	T1 apple, reduce the height 4-3m spread 6-4m re shape. T2 liquid amber, reduce the height 6 - 5m spread 3-2m. at 7 Sylvan Place Sciennes Edinburgh EH9 1LH 26/0850/TCO	JWT Tree Services Ltd. FAO: John Thompson 10 South Quarry Way Gorebridge EH23 4GZ	Mrs Norah Rogers., 7 Sylvan Place Edinburgh EH9 1LH	Delegated Decision	Registered on: **02/10/2026**	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions
Listed Category: C Blacket Conservation Area	T1 Apple, reduce height from 6 - 4m spread from 5 - 3m re shape. at 21 Upper Gray Street Newington Edinburgh EH9 1SN 26/0851/TCO	JWT Tree Services Ltd. FAO: John Thompson 10 South Quarry Way Gorebridge EH23 4GZ	Mr James Brook., 21 Upper Gray Street Edinburgh EH7 4DG	Delegated Decision	Registered on: **02/10/2026**	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Cypress, remove tree, holly, remove tree, cypress, remove tree, cypress remove tree. at 6 Argyle Place Marchmont Edinburgh EH9 1JU 26/0861/TCO	Castle Trees Arborists Ltd. Ryan Evans. 26 Pincott Drive Edinburgh EH17 8ZQ	Mr Ryan Evans.,	Delegated Decision	Registered on: **05/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Grange Conservation Area	Replacement of 8 old solar panels on the rear-facing roof (not visible from the street) with 8 new panels. at 22 Dalrymple Crescent Grange Edinburgh EH9 2NX 26/03900/CLP		Mr John Dean., 22 Dalrymple Crescent Grange Edinburgh EH9 2NX	Delegated Decision	Registered on: **28/09/2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Grange + Prestonfield CLE and CLP submissions

Wards

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

	Garage conversion and bay window extension. at 2 Combe Road Hyvots Bank Edinburgh EH17 8YZ 26/03885/FUL	Lim Yap. 5 The Riggs Auchtermuchty Cupar KY14 7DX	Mr William Taylor., 2 Combe Road Hyvots Bank Edinburgh Scotland EH17 8YZ	Local Delegated Decision	Registered on: **28/09/2026** Comments Due by **20.10.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Gilmerton + District Householder Developments

Listed Category: C	Proposed alterations to existing house and proposed two storey extension to rear. at 56 Kingston Avenue Inch Edinburgh EH16 5SW 26/03922/FUL	Somner Macdonald Architects. (Brougham). Emma Sanderson. 1A Brougham Place Edinburgh EH3 9HW	Mr Lee Tweedie., 56 Kingston Avenue Inch Edinburgh EH16 5SW	Local Delegated Decision	Registered on: **29/09/2026** Comments Due by **21.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Liberton + District Householder Developments

Listed Category: C	Proposed alterations to existing house and proposed two storey extension to rear. at 56 Kingston Avenue Inch Edinburgh EH16 5SW 26/03923/LBC	Somner Macdonald Architects. (Brougham). Emma Sanderson. 1A Brougham Place Edinburgh EH3 9HW	56 Kingston Avenue Inch Edinburgh EH16 5SW	Delegated Decision	Registered on: **29/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Liberton + District 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. B17 – Portobello/Craigmillar

1. Planning Applications

	Form new single storey rear and side extension. Attic conversion with new velux windows and installation of garden room. at 27 Coillesdene Crescent Joppa Edinburgh EH15 2JJ 26/03761/FUL	Urban Design Limited. FAO: Craig Dougall 80 Newhailes Crescent Musselburgh EH21 6EG	Mr Iain Lowdean., 27 Coillesdene Crescent Portobello Lothians EH15 2JJ	Local Delegated Decision	Registered on: **28/09/2026** Comments Due by **20.10.2026**	Bilha Murenzi bilha.murenzi@edinburgh.gov.uk Community Council: Portobello (Inactive) Householder Developments
Listed Category: B Portobello Conservation Area	New ground floor side access with WC for use of the gardeners. at 14 East Brighton Crescent Edinburgh EH15 1LR 26/03807/FUL	Martin McMullen Architect. 157 Mountcastle Crescent Edinburgh EH8 7SY	James & Sue Hurford., 14 East Brighton Crescent Edinburgh EH15 1LR	Delegated Decision	Registered on: **21/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Portobello (Inactive) Householder Developments
Listed Category: B Portobello Conservation Area	New en-suite off the existing bedroom and new ground floor side access with WC for use of the gardeners. at 14 East Brighton Crescent Edinburgh EH15 1LR 26/03809/LBC	Martin McMullen Architect. FAO: Martin McMullen 157 Mountcastle Crescent Edinburgh EH8 7SY	14 East Brighton Crescent Edinburgh EH15 1LR	Delegated Decision	Registered on: **21/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Portobello (Inactive) Listed building and Con Area Consents

	Single storey extension to the rear of the existing terraced house and internal reconfigurations at ground floor level. at 11 Hewing Place Newcraighall Musselburgh EH21 8RN 26/03909/FUL	Neil Middleton Architects. Eleanor Hyde. The Breakfast Mission 15 Old Fishmarket Close Edinburgh EH1 1AE	Mr & Ms James Russell & Alana Glendinning., 11 Hewing Place Newcraighall Musselburgh EH21 8RN	Local Delegated Decision	Registered on: **28/09/2026** Comments Due by **20.10.2026**	Annmaree Marwick annmaree.marwick@edinburgh.gov.uk Community Council: Craigmillar (Inactive) Householder Developments

Portobello Conservation Area	Change of use from domestic dwelling house to short term let. Internal alterations, replacement dormer and windows to rear elevation, replacement roof to existing rear extension, new rooflights and façade treatment to existing rear extension. at 85 Joppa Road Portobello East Edinburgh EH15 2HB 26/03916/FULSTL	Iain MacLeod 21 Morton Street Joppa Edinburgh United Kingdom EH15 2HN	Mr Jon Gray., 18 Woodside Terrace Portobello Edinburgh EH15 2JB	Local Delegated Decision	Registered on: **30/09/2026** Site Notice posted on: **09/10/2026** Advertised on: **09/10/2026** Comments Due by **30.10.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Portobello (Inactive) Other Developments - Local

Listed Category: B	Change of use from Class 5 use to short term let in retrospect. at Unit 8 Holyrood Business Park 146 Duddingston Road West Duddingston Edinburgh EH16 4AP 26/03930/FULSTL	Format Design. Shona Mackay. Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	Scohouse Ltd., 146 Unit 8, Duddingston Road West Edinburgh EH16 4AP	Local Delegated Decision	Registered on: **30/09/2026** Comments Due by **23.10.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Craigmillar (Inactive) 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

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

Wards