Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN
Date: **5 October 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **5 October 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

26/0619/TPO (Treework)	Tilia x Europea X3 Acer pseudoplatanus X1 list epicormic growth , lime X3 + reduction X1 branch sycamore. at 6 Inveralmond Grove Edinburgh EH4 6RA	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	**Delegated Decision**	**MIXED DECISION**	**29 September 2026**

Community Council: Cramond, Barnton + Cammo

26/02676/FUL (Planning Permission)	Proposed two storey side extension (as amended). at 12 Echline View South Queensferry EH30 9XL	Mrs Ashley McClements., 12 Echline View South Queensferry EH30 9XL	**Local Delegated Decision**	**GRANTED**	**30 September 2026**

Community Council: Queensferry + District

Wards

Ward No. B02 – Pentland Hills

26/0701/TCO (Treework Within a Conservation Area)	T1 lime with kretzchmaria deusta - fell, t2 heavily leaning birch - fell. at 225 Lanark Road West Currie EH14 5NR	Mr Mark Lister., 225 Lanark Road West Currie EH14 5NR	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**1 October 2026**

Community Council: Currie

26/03250/LBC (Listed Building Consent)	To remove existing slates from all pitches and replace with Cupa H3 Heavy slates laid over a waterproof air permeable membrane. at The Farmhouse Buteland Road Balerno EH14 7JJ	Pentland Innovation Ltd., FAO: Jeremy Donnan Buteland Farmhouse Buteland Steading Buteland Road Balerno EH14 7JJ	**Delegated Decision**	**GRANTED**	**30 September 2026**

Community Council: Balerno

26/02307/FUL (Planning Permission)	Demolition of an existing derelict farmhouse and erection of a 1.5 storey dwelling providing 4 No. bedrooms, an office, a snug and an open plan kitchen /living space complete with driveway and associated landscaping. at Farmhouse Haughhead Farm Balerno EH14 7JH	Alastair Wardlaw., 4th Floor, 144 West George Street Glasgow G2 2HG	**Local Delegated Decision**	**WITHDRAWN**	**28 September 2026**

Community Council: Balerno

Wards

Ward No. B03 – Drum Brae/Gyle

26/03635/PND (Prior Notification of Demolition Dev.)	Demolition of former janitors house. at 58A Rannoch Road Clerwood Edinburgh EH4 7EN	The City Of Edinburgh Council., FAO: Mr James Gibbons Waverley Court 4 East Market Street Edinburgh EH8 8BG	**Delegated Decision**	**PERMITTED DEVELOPMENT**	**29 September 2026**

Community Council: Corstorphine + Clermiston

26/02504/FUL (Planning Permission)	Redevelopment of MUGA Pitch to create three padel courts and two pickleball court, installation of a container unit Clubhouse, a container unit Toilet /Changing block, padel court lighting and associated works. at Land 60 Metres East Of 2 Airborne Place Edinburgh	GAME4PADEL., FAO: Gary Henney 1 New Park Square Edinburgh Park Edinburgh EH12 9GR	**Local Delegated Decision**	**GRANTED**	**29 September 2026**

Community Council: Corstorphine + Gyle

Wards

Ward No. B04 – Forth

26/03411/FUL (Planning Permission)	Adjustment of an existing rear extension, with a partial garage conversion and internal alterations. at 67 Trinity Road Edinburgh EH5 3HS	Mr John Semple., 67 Trinity Road Edinburgh EH5 3HS	**Local Delegated Decision**	**GRANTED**	**2 October 2026**

Community Council: Trinity

Wards

Ward No. B05 – Inverleith

26/0699/TCO (Treework Within a Conservation Area)	All tree work shown within submitted report with the exception of: T1307 Lime - Crown thin by no more than 10 -15% of overall canopy. at Belgrave Crescent Gardens 26 Belgrave Crescent Edinburgh	Ms Ann Simpson., 1 Belgrave Crescent Edinburgh EH4 3AQ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**1 October 2026**

Community Council: West End

26/03330/FUL (Planning Permission)	Demolish existing garage; extend dwelling house. at 6 House O'hill Row Edinburgh EH4 2AW	Mrs Georgia Flower., 6 House O'hill Row Edinburgh EH4 2AW	**Local Delegated Decision**	**GRANTED**	**30 September 2026**

Community Council: Davidson Mains+Silverknowes (Inactive)

26/03220/LBC (Listed Building Consent)	Replace two windows to side of dormer, the frame will be timber to replace the current old, rotten timber and the glazing will be double with a 4mm space between each of the 2 4mm float glass panes. at 26 Teviotdale Place Edinburgh EH3 5HY	Ms Edwina Wood., 25 Teviotdale Place Edinburgh EH3 5HY	**Delegated Decision**	**GRANTED**	**30 September 2026**

Community Council: Stockbridge + Inverleith

26/03058/LBC (Listed Building Consent)	Installation of specialist architectural lighting within and around the Category A listed Victorian Palm Houses, including localised façade uplighting and internal accent lighting, with associated discreet brackets and fixings. at Royal Botanic Garden 20A Inverleith Row Edinburgh EH3 5LR	Royal Botanic Garden Edinburgh., 20A Inverleith Row Edinburgh EH3 5LR	**Delegated Decision**	**GRANTED**	**29 September 2026**

Community Council: Stockbridge + Inverleith

Wards

Ward No. B06 – Corstorphine/Murrayfield

26/03424/FUL (Planning Permission)	Proposed erection hardwood timber front entrance porch. at 3 Corstorphine Hill Road Edinburgh EH12 6JZ	Iain & Dominique Watt., 3 Corstorphine Hill Road Edinburgh EH12 6JZ	**Local Delegated Decision**	**GRANTED**	**28 September 2026**

Community Council: Corstorphine + Clermiston

26/03370/FUL (Planning Permission)	Erection of an extension. at 7 Blinkbonny Grove Edinburgh EH4 3HH	Mr N Brown., 7 Blinkbonny Grove Edinburgh EH4 3HH	**Local Delegated Decision**	**GRANTED**	**30 September 2026**

Community Council: Craigleith + Blackhall

26/03186/FUL (Planning Permission)	Convert the attic space for domestic use with roof lights to the front and a dormer to the rear elevation. at 3F2 7 Roseburn Terrace Edinburgh EH12 5NG	Soleglen., FAO: Jamie Logan 7 Roseburn Terrace Edinburgh EH12 5NG	**Delegated Decision**	**GRANTED**	**29 September 2026**

Community Council: Murrayfield

Wards

Ward No. B07 – Sighthill/Gorgie

Wards

Ward No. B08 – Colinton/Fairmilehead

26/03795/WINPA (Prior Approval Windows)	We wish to install new double glazed upvc windows to replace our old wooden sash and case windows, which are rotten. The replacement windows are pvc sash windows (heritage range) with wood effect finish. the opening mechanism is the same. All othe rdetails will match the old windows including number, orientation and colour of panes and all the dimensions, colour of frame and astragalsbars. at 46 Spylaw Street Edinburgh EH13 0JT	Dr Philip Starkey Lewis., 46 Spylaw Street Edinburgh EH13 0JT	**Delegated Decision**	**PRIOR APPROVAL NOT REQUIRED**	**2 October 2026**

Community Council: Colinton

26/03377/FUL (Planning Permission)	New close boarded timber boundary fence. at 11 Camus Avenue Edinburgh EH10 6RD	Mr N Calder., 11 Camus Avenue Edinburgh EH10 6RD	**Local Delegated Decision**	**REFUSED**	**28 September 2026**

Community Council: Fairmilehead

Wards

Ward No. B09 – Fountainbridge/Craiglockhart

Wards

Ward No. B10 –Morningside

26/03450/LBC (Listed Building Consent)	Replacement of existing non-original conservatory with single-storey sunroom extension. at 6 St Margaret's Road Edinburgh EH9 1AZ	Mr & Mrs K White., 6 St Margaret's Road Edinburgh EH9 1AZ	**Delegated Decision**	**GRANTED**	**29 September 2026**

Community Council: Merchiston

26/03260/LBC (Listed Building Consent)	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 3B Tipperlinn Road Edinburgh EH10 5ET	Mr Craig Renilson., 3B Tipperlinn Road Edinburgh EH10 5ET	**Delegated Decision**	**GRANTED**	**30 September 2026**

Community Council: Merchiston

26/0565/TCO (Treework Within a Conservation Area)	Remove mature Oak on the north boundary in the front garden. - Tree bowing the stone boundary retaining wall. A bulge & cracks are visible on neighbour's side. at Flat 1 4 East Castle Road Merchiston Edinburgh EH10 5AR	James Gibb Residential Factors., Ms Sarah Cassidy 23 Alva Street Edinburgh EH2 4PS	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**1 October 2026**

Community Council: Merchiston

24/05160/FUL (Planning Permission)	Demolition of existing office premises and erection of 3x residential units with associated ancillary and private amenity space (as amended). at 5 Millar Place Morningside Edinburgh EH10 5HJ	C/O Xafinity Pension Trustees Limited., 5 Millar Place Edinburgh EH10 5HJ	**Committee Decision**	**GRANTED WITH LEGAL AGREEMENT**	**29 September 2026**

Community Council: Morningside (pre 28 March 2025)

Wards

Ward No. B11 – City Centre

26/03195/LBC (Listed Building Consent)	Installation of ethernet cable service. at Kenilworth 152 - 154 Rose Street Edinburgh EH2 3JD	Mitchells Butlers | Kenilworth., 152 - 154 Rose Street Edinburgh EH2 3JD	**Local Delegated Decision**	**GRANTED**	**30 September 2026**

Community Council: New Town + Broughton

26/03200/LBC (Listed Building Consent)	Internal alterations to the Georgian townhouse at 37 Melville Street and internal and external alterations to the rear 1960s mews building. at 37 Melville Street Edinburgh EH3 7JF	MS37., FAO: Betsy Williamson 37 Melville Street Edinburgh EH3 7JF	**Delegated Decision**	**REFUSED**	**2 October 2026**

Community Council: West End

26/03171/LBC (Listed Building Consent)	Internal alterations with new en-suite, replacement kitchen and bathroom. As amended. at Flat 2 4 Chessel's Court 240 Canongate Edinburgh EH8 8AD	Mr James Killick., Flat 2 4 Chessel's Court 240 Canongate Edinburgh EH8 8AD	**Delegated Decision**	**GRANTED**	**29 September 2026**

Community Council: Old Town

26/03172/LBC (Listed Building Consent)	Remove existing window to living room to rear elevation of basement level flat and replace with patio doors with fanlight over. Existing opening retained, but with cill taken down to internal floor level. at 28A Nelson Street Edinburgh EH3 6LJ	Spanish Hands Ltd., FAO: Simon Parkhill 28A Nelson Street Edinburgh EH3 6LJ	**Delegated Decision**	**GRANTED**	**29 September 2026**

Community Council: New Town + Broughton

26/03115/LBC (Listed Building Consent)	Replacement of 4 No. dilapidated sash windows and 1 No. dilapidated casement window (non-original) with timber, slimline double glazed sashes within existing cases and on a like-for-like basis. at 25 Gardner's Crescent Edinburgh EH3 8DF	Mrs Jen Thorpe., 25 Gardner's Crescent Edinburgh EH3 8DF	**Delegated Decision**	**GRANTED**	**29 September 2026**

Community Council: Tollcross

26/03098/LBC (Listed Building Consent)	Replacement of existing windows with new slim profile, timber frame double sash and case units, along with all associated works. at 3F2 47 Forrest Road Edinburgh EH1 2QP	Southside Property Managment., 20 Nicolson Street Edinburgh EH8 9DH	**Delegated Decision**	**GRANTED**	**29 September 2026**

Community Council: Old Town

26/03002/LBC (Listed Building Consent)	Roof replacement with Spanish slates, flat roof repair and replacement cupola / roof lanterns and stone work repairs. at 2F1 5 Royal Crescent Edinburgh EH3 6PZ	Mr Paddy Toner., 5 Royal Crescent Edinburgh EH3 6PZ	**Delegated Decision**	**GRANTED**	**29 September 2026**

Community Council: New Town + Broughton

26/02703/FUL (Planning Permission)	New shopfront and associated works (as amended). at 87 - 87A, 89 - 89A George Street Edinburgh EH2 3ES	Hamilton & Inches., FAO: Victoria Houghton 87 George Street Edinburgh EH2 3EY	**Local Delegated Decision**	**GRANTED**	**30 September 2026**

Community Council: New Town + Broughton

26/02704/LBC (Listed Building Consent)	Internal alterations to form connections with adjacent property (as amended). at 87 - 87A, 89 - 89A George Street Edinburgh EH2 3ES	Hamilton & Inches., FAO: Victoria Houghton 87 George Street Edinburgh EH2 3EY	**Delegated Decision**	**GRANTED**	**29 September 2026**

Community Council: New Town + Broughton

26/02705/LBC (Listed Building Consent)	External and internal alterations including new shop front and to form connections with adjacent property (as amended). at 87 - 87A, 89 - 89A George Street Edinburgh EH2 3ES	Hamilton & Inches., FAO: Victoria Houghton 87 George Street Edinburgh EH2 3EY	**Delegated Decision**	**GRANTED**	**29 September 2026**

Community Council: New Town + Broughton

26/02391/FULSTL (Planning Permission STL)	Change of use of an existing premises to a short term let (sui generis). at 13 Gardner's Crescent Edinburgh EH3 8DE	Elaine McManus., 13 Gardner's Crescent Edinburgh EH3 8DE	**Local Delegated Decision**	**REFUSED**	**2 October 2026**

Community Council: Tollcross

26/01447/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 16 Leven Terrace Tollcross Edinburgh EH3 9LW	Mr Scott Paterson., 16 Leven Terrace Edinburgh EH3 9LW	**Delegated Decision**	**WITHDRAWN**	**2 October 2026**

Community Council: Tollcross

25/06532/LBC (Listed Building Consent)	Replacement windows to front and rear elevations. Alteration to rear form rear doors. Removal of internal walls and provision of ensuite and store on lower ground floor (as revised) at 53 Northumberland Street Edinburgh EH3 6JQ	Mr C Elder., 53 Northumberland Street New Town Edinburgh EH3 6JQ	**Delegated Decision**	**GRANTED**	**29 September 2026**

Community Council: New Town + Broughton

Wards

Ward No. B12 – Leith Walk

26/03317/FUL (Planning Permission)	Application for change of use from Class 1A (Shops and financial, professional and other services) to Class 9 (House). Proposals to include alteration to existing facade to remove commercial glazing and install residential windows and door with new brickwork. at 9 Newhaven Road Edinburgh EH6 5QA	GAM Stuart LTD., FAO: G Stuart 19A Graham Street Edinburgh EH6 5QN	**Delegated Decision**	**GRANTED**	**28 September 2026**

Community Council: Leith Central

26/03229/LBC (Listed Building Consent)	Replacement of existing windows + 2x doors on a like-for-like basis. Replacement windows to be pre-glazed with slimline IGUs. All historic detail to be matched /reinstated. at 33 Bellevue Place Edinburgh EH7 4BS	Mr Jim Gwyther., 33 Bellevue Place Edinburgh EH7 4BS	**Delegated Decision**	**GRANTED**	**2 October 2026**

Community Council: New Town + Broughton

Wards

Ward No. B13 – Leith

26/03208/LBC (Listed Building Consent)	Internal alterations. at Malmaison Hotel 1 - 4 Tower Place Edinburgh EH6 7BZ	Mal HDV Property Holdings Ltd | Malmaison Edinburgh., FAO: Chris O'Connor 1 Tower Place Edinburgh EH6 7BZ	**Delegated Decision**	**GRANTED**	**30 September 2026**

Community Council: Leith Harbour + Newhaven

26/03088/FUL (Planning Permission)	Change of use of barge 1502 from office to Bar Restaurant and new seating area on the quayside (as amended). at Barge 1502U Shore Edinburgh EH6 6QW	Water Of Leith 2000 Ltd., Barge 1502 Shore C Dock Edinburgh EH6 6QW	**Local Delegated Decision**	**GRANTED**	**29 September 2026**

Community Council: Leith Harbour + Newhaven

Wards

Ward No. B14 – Craigentinny/Duddingston

26/03516/FUL (Planning Permission)	Cut-down existing window to form new door opening and step construction. at Flat 1 67 Lochend Drive Edinburgh EH7 6DH	Mr & Mrs Blank Amaicei., Flat 1 67 Lochend Drive Edinburgh EH7 6DH	**Local Delegated Decision**	**GRANTED**	**28 September 2026**

Community Council: Craigentinny + Meadowbank

26/02840/FUL (Planning Permission)	Change of use from Class 1A (Shops, Financial, Professional and Other Services) and Class 6 (Storage and Distribution) to Class 4 (Business), Class 5 (General Industrial) and Class 6 at Unit 4 2 Seafield Way Edinburgh EH15 1TB	The Royal London Mutual Insurance Society Limited.,	**Local Delegated Decision**	**GRANTED**	**2 October 2026**

Community Council: Craigentinny + Meadowbank

26/02842/FUL (Planning Permission)	Change of use from Class 6 (Storage and Distribution) to Class 4 (Business), Class 5 (General Industrial) and Class 6 at Unit 3B, Unit 4 3 Seafield Way Edinburgh EH15 1TB	The Royal London Mutual Insurance Society Limited.,	**Local Delegated Decision**	**GRANTED**	**2 October 2026**

Community Council: Craigentinny + Meadowbank

26/02843/FUL (Planning Permission)	Change of use from Class 6 (Storage and Distribution) to Class 4 (Business), Class 5 (General Industrial) and Class 6 at Unit 1 3 Seafield Way Edinburgh EH15 1TB	The Royal London Mutual Insurance Society Limited.,	**Local Delegated Decision**	**GRANTED**	**2 October 2026**

Community Council: Craigentinny + Meadowbank

26/01917/FUL (Planning Permission)	Change of use of existing church (Victory House Chapel) and conversion to create a two-bedroom flat. at 5 Piershill Place Edinburgh EH8 7EH	Sundial House Limited., FAO: Phil Miller 18 Broughton Place Edinburgh EH1 3RX	**Local Delegated Decision**	**GRANTED WITH LEGAL AGREEMENT**	**2 October 2026**

Community Council: Northfield + Willowbrae

Wards

Ward No. B15 – Southside/Newington

26/0720/TCO (Treework Within a Conservation Area)	Acer psuedoplatanus - 20% crown thin and approx 2m reduction, Prunus (cherry) - 20% crown thin and approx 1.5m reduction, Prunus Lusitanica - 0.5m crown reduction at 5 Blackford Road Edinburgh EH9 2DT	Castle Trees Arborists Ltd., Per Agent	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**1 October 2026**

Community Council: Marchmont + Sciennes

26/03413/FUL (Planning Permission)	Proposed new entrance gates. at The Elms Care Home 148 Whitehouse Loan Edinburgh EH9 2EZ	CrossReach | The Church Of Scotland., FAO: Craig Govan Charis House 47 Milton Road East Edinburgh EH15 2SR	**Local Delegated Decision**	**GRANTED**	**29 September 2026**

Community Council: Merchiston

26/03297/FUL (Planning Permission)	Single storey rear extension to ground floor flat creating new living room. at 102 West Savile Terrace Edinburgh EH9 3EJ	Mr Craig Robertson., 102 West Savile Terrace Edinburgh EH9 3EJ	**Local Delegated Decision**	**GRANTED**	**2 October 2026**

Community Council: Grange + Prestonfield

26/03264/FUL (Planning Permission)	Alterations to rear elevation including replacing existing windows and doors and replacing existing door with new window. at 8 Sylvan Place Edinburgh EH9 1LH	Mrs Jo Downie., 8 Sylvan Place Edinburgh EH9 1LH	**Local Delegated Decision**	**GRANTED**	**2 October 2026**

Community Council: Marchmont + Sciennes

26/03225/LBC (Listed Building Consent)	Replacement roof coverings with copper standing seam roof finish and renewal of associated flashing and fixings on a like for like basis. at Holland House Pollock Halls Of Residence 18 Holyrood Park Road Edinburgh EH16 5AU	The University Of Edinburgh Estates., Holland House Pollock Halls Of Residence 18 Holyrood Park Road Edinburgh EH16 5AU	**Delegated Decision**	**GRANTED**	**29 September 2026**

Community Council: Southside

26/03071/FULSTL (Planning Permission STL)	Change of use from residential to short term let (sui generis). at Flat 4 65 St Leonard's Street Edinburgh EH8 9QR	Ms Salma Begum., Flat 4 65 St Leonard's Street Edinburgh EH8 9QR	**Local Delegated Decision**	**REFUSED**	**2 October 2026**

Community Council: Southside

26/02648/FUL (Planning Permission)	Alter upper flat to form roof extension over flat roof with dormer windows to rear (as amended). at 32 Kirkhill Road Edinburgh EH16 5DD	Mr Mark Mitchell., 32 Kirkhill Road Edinburgh EH16 5DD	**Local Delegated Decision**	**GRANTED**	**30 September 2026**

Community Council: Grange + Prestonfield

Wards

Ward No. B16 – Liberton/Gilmerton

26/03506/FUL (Planning Permission)	Application to create driveway to front of dwelling. at 94 Gilmerton Dykes Drive Edinburgh EH17 8LL	Mr James Young., 94 Gilmerton Dykes Drive Edinburgh EH17 8LL	**Local Delegated Decision**	**REFUSED**	**28 September 2026**

Community Council: Gilmerton + District

26/03211/FUL (Planning Permission)	Change of use of the existing dwellinghouse to a House in Multiple Occupation (HMO) for 6 persons (in retrospect). at 44 Ellen's Glen Road Edinburgh EH17 7QP	Mr Steven Foster CEO., 11 Beavor Lane London W6 9AR	**Local Delegated Decision**	**WITHDRAWN**	**29 September 2026**

Community Council: Liberton + District

Wards

Ward No. B17 – Portobello/Craigmillar

Wards