Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN
Date: **12 October 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **12 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

26/0834/TCO (Treework Within a Conservation Area)	t1 cherry - remove tree. at 29 Barnton Avenue Davidson's Mains Edinburgh EH4 6JG	Mr Michael Bremner., 29 Barnton Avenue Davidson's Mains Edinburgh EH4 6JG	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Davidson Mains+Silverknowes (Inactive)

26/0809/TCO (Treework Within a Conservation Area)	T1 sycamore remove dead limb. at 33 Barnton Avenue West Cramond Edinburgh EH4 6DF	Mr David Henderson., 33 Barnton Avenue West Cramond Edinburgh EH4 6DF	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**5 October 2026**

Community Council: Cramond, Barnton + Cammo

26/0795/TCO (Treework Within a Conservation Area)	Ash tree, remove tree. Holly, reduce height by 2m. Cypress, reduce height by 4-5m. Cypress 1, reduce height by 4-5m. Birch, remove tree. at 14 Station Road Dalmeny South Queensferry EH30 9HY	Mr Greg Hardie., 16 Crawford Green Kirkliston EH29 9LD	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**8 October 2026**

Community Council: Queensferry + District

26/0776/TPO (Treework)	2 Beech trees (T7640 & T7641). Squirrel damaged branches are 10m above ground level. Shorten damaged branches on N and NW of crowns where they overhang 19 Regis Court by 3m. at 19 Regis Court Cramond Edinburgh EH4 6RG	Dunvegan Residents' Association., FAO: Ms Judith Foster 2 Dunvegan Court Edinburgh EH4 6RH	**Delegated Decision**	**GRANTED**	**8 October 2026**

Community Council: Cramond, Barnton + Cammo

26/03142/FUL (Planning Permission)	Additional service yard space at Plot 1. at Land South West Of Old Liston Road Newbridge Edinburgh	GSS Newbridge Limited., 18 Walker Street Edinburgh EH3 7LP	**Local Delegated Decision**	**GRANTED**	**9 October 2026**

Community Council: Ratho + District

26/03011/FUL (Planning Permission)	Sub-divide the existing property into 2 separate properties (12 and 12B) Change of use for 1 part of the sub-divide from office to residential. Construct new single storey flat roof extension to the rear of the property. at 12 Main Street Edinburgh EH4 5BY	Mr Peter Halton., 12 Main Street Edinburgh EH4 5BY	**Delegated Decision**	**WITHDRAWN**	**6 October 2026**

Community Council: Davidson Mains+Silverknowes (Inactive)

26/02753/CLP (Certificate of Lawfulness (proposed))	Use the residential farmhouse as a childrens home for no more than 3 children and 2 staff. No more than 5 people will be in residence. at Claylands Farmhouse 1 Claylands Farm Claylands Road Newbridge EH28 8LZ	Mr Colin Gilburt., The Old Dairy House Dundas Home Farm South Queensferry EH30 9SS	**Delegated Decision**	**REFUSED**	**5 October 2026**

Community Council: Ratho + District

Wards

Ward No. B02 – Pentland Hills

26/0778/TCO (Treework Within a Conservation Area)	Sycamore, Acer pseudoplatanus x3 each approx. 20m height, approx. 60-100yrs old group of three sycamore reduced to monoliths of 5-8m to retain habitat potential. at Malleny House 4 Malleny Balerno EH14 7AF	National Trust For Scotland., FAO: Mr James Bell Malleny Garden, National Trust For Scotland 4 Malleny Garden Balerno Edinburgh EH14 7AF	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**6 October 2026**

Community Council: Balerno

26/0779/TCO (Treework Within a Conservation Area)	Lime trees x4, Tilia x europaea, line of 4 trees, remove dead wood from canopy of each, retaining trees but making safe. at Malleny House 4 Malleny Balerno EH14 7AF	National Trust For Scotland., FAO: Mr James Bell Malleny Garden, National Trust For Scotland 4 Malleny Garden Balerno Edinburgh EH14 7AF	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**6 October 2026**

Community Council: Balerno

26/03404/FUL (Planning Permission)	Conversion of attic space above garage. at 6 Freelands Road Ratho Newbridge EH28 8NP	Mrs Mandy Logan., 6 Freelands Road Ratho Newbridge EH28 8NP	**Local Delegated Decision**	**GRANTED**	**7 October 2026**

Community Council: Ratho + District

26/0630/TPO (Treework)	Common lime, sycamore, beech. at 19 Curriehill Castle Drive Balerno EH14 5TA	Mr Richard Dumayne., 19 Curriehill Castle Drive Balerno EH14 5TA	**Delegated Decision**	**REFUSED**	**7 October 2026**

Community Council: Balerno

26/03205/FUL (Planning Permission)	Construction of an extension to the rear of existing house. at 38 Baberton Mains Place Edinburgh EH14 3DE	Steven & Linda MacLennan., 38 Baberton Mains Place Edinburgh EH14 3DE	**Local Delegated Decision**	**GRANTED**	**6 October 2026**

Community Council: Juniper Green + Baberton Mains

Wards

Ward No.B03 – Drum Brae/Gyle

Wards

Ward No. B04 – Forth

26/0846/TCO (Treework Within a Conservation Area)	T1 and T2 cherry trees - remove. at The Tower 141A East Trinity Road Trinity Edinburgh EH5 3PP	Mr Colin Campbell., The Tower 141A East Trinity Road Edinburgh EH5 3PP	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Trinity

26/0841/TCO (Treework Within a 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	Mrs Rosemary Gray., 34 Dudley Grove Newhaven Edinburgh EH6 4QW	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Trinity

26/0832/TCO (Treework Within a Conservation Area)	T1 cherry reduction t2 & t3 rowan reduction. at 2 Denham Green Place Trinity Edinburgh EH5 3PB	Ms Brian Tait., 2 Denham Green Place Trinity Edinburgh EH5 3PB	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Trinity

26/0814/TCO (Treework Within a Conservation Area)	Wych Elm: crown reduce by 3 metres all round. Goat Willow: crown reduce by 2 metres all round. European Larch: crown reduce by 2 metres all round. at 32 York Road Trinity Edinburgh EH5 3EQ	Mr Colin Donald., 32 York Road Newhaven Edinburgh EH5 3EQ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**6 October 2026**

Community Council: Trinity

26/0789/TCO (Treework Within a Conservation Area)	T1 Eucalyptus removal. T2 Apple removal. at 178 Ferry Road Edinburgh EH6 4NS	Ms Lyn McMorland., 178 Ferry Road Edinburgh EH6 4NS	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**6 October 2026**

Community Council: Trinity

26/0726/TCO (Treework Within a Conservation Area)	Front garden silverbirch by driveway. crown lift to 5m all the way round remove just secondary and tertiary beanches, rear garden purple leaved plum. has numerous ganoderma fruiting bodies on bole. reduce height from 6m down to 4m to manage risk and remove dead branch over neighbour's garden., rear garden birch lateral selective reduction of 2-3 branches back to suitable sublaterals by 2-4m would benefit the neighbour with height reduction only by 2m. (amended by email 23 Sept 2026) at 11 Russell Place Edinburgh EH5 3HQ	Mr David Hannah., 11 Russell Place Edinburgh EH5 3HQ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**6 October 2026**

Community Council: Trinity

26/03274/LBC (Listed Building Consent)	Replace all windows and doors. at 7Q Laverockbank Avenue Edinburgh EH5 3BP	Mr Alasdair MacLean., 7Q Laverockbank Avenue Edinburgh EH5 3BP	**Delegated Decision**	**GRANTED**	**7 October 2026**

Community Council: Trinity

26/03252/LBC (Listed Building Consent)	Proposed to undertake the urgent repairs to the perimeter walled garden with the re-opening of a blocked up gated entrance. at Granton Castle Walled Garden 40 Speirs Bruce Way Edinburgh EH5 1TH	The City Of Edinburgh Council., FAO: Fay Butler Waverley Court 4 East Market Street Edinburgh EH8 8BG	**Delegated Decision**	**GRANTED**	**5 October 2026**

Community Council: West Pilton + West Granton (Inactive)

Wards

Ward No. B05 – Inverleith

26/0878/TCO (Treework Within a Conservation Area)	Apple, magnolia, ornamental weeping pear: remedial cyclical minor pruning works to previous points (50-80 cm). at 16 Warriston Crescent Warriston Edinburgh EH3 5LB	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**8 October 2026**

Community Council: Stockbridge + Inverleith

26/0871/TCO (Treework Within a Conservation Area)	Young codominant stemmed oak tree by the river. remove. weak included union has failed & one of the stems is lying in the river. at Land 30 Metres South Of 1 Bell's Mills New Town Edinburgh	James Gibb Residential Factors., Ms Anzhela Docheva 23 Alva Street Edinburgh EH2 4PS	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: West End

26/0858/TCO (Treework Within a Conservation Area)	Apple tree x2 - reduction of regrowth back to old growth points 1-1.5m. at 13 Howard Place Warriston Edinburgh EH3 5JZ	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Stockbridge + Inverleith

26/0862/TCO (Treework Within a Conservation Area)	Dbh 390 remove tree , 20080079*l, pinus radiata, height 12, dbh 390 remove tree , 20080079*k, pinus radiata, height 12, dbh 390 remove tree , 20080078*c, pinus radiata, height 12, dbh 390 remove tree , 20080076*w, pinus radiata, height 15, dbh 470 remove tree , 20080076*x, pinus radiata, height 15, dbh 440 - remove tree , 20080076*c, pinus radiata, height 11, dbh 500 - remove tree. at Royal Botanic Nursery Inverleith Avenue South Inverleith Edinburgh	Mr William Hinchliffe., Royal Botanic Garden Edinburgh 20A Inverleith Row Edinburgh EH3 5LR	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**6 October 2026**

Community Council: Stockbridge + Inverleith

26/0852/TCO (Treework Within a Conservation Area)	Decaying cherry tree in back green safely remove the tree which has Ganoderma fruiting bodies growing on dead wood. at 1F1 8 Brandon Terrace Broughton Edinburgh EH3 5EA	Ms Jeanette Stevenson., 8/1 Brandon Terrace Edinburgh EH3 5EA	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: New Town + Broughton

26/0854/TCO (Treework Within a 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	Colin Tennant., 15 Kinnear Road Edinburgh EH3 5PG	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Stockbridge + Inverleith

26/0856/TCO (Treework Within a Conservation Area)	G0001 Wnch 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	Charles White Ltd., FAO: Ms Pamela Moreton 14 New Mart Road Edinburgh EH14 1RL	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**8 October 2026**

Community Council: West End

26/0805/TCO (Treework Within a Conservation Area)	Ash tree in lower garden area.Crown extends over property of 15A (accessed off upper-level walkway) - Remove branches overhanging house (15A). 5 branches of 5 metres length to be removed. at 1F1 15 St Bernard's Row Stockbridge Edinburgh EH4 1HW	Cullerton'S Property., Mr Steven Mackenzie. 74 St. Stephen Street Edinburgh EH3 5AQ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Stockbridge + Inverleith

26/0785/TCO (Treework Within a Conservation Area)	Silver Birch. at 22 Arboretum Road Inverleith Edinburgh EH3 5PN	Mrs Claire Ritchie., 22 Arboretum Road Edinburgh EH3 5PN	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**6 October 2026**

Community Council: Stockbridge + Inverleith

26/03553/FUL (Planning Permission)	Alterations and extension to form open plan kitchen dining, bathroom and stacked utility. at 8 Craigleith Hill Park Edinburgh EH4 2NR	Ms Katelyn Geraghty., 8 Craigleith Hill Park Edinburgh EH4 2NR	**Local Delegated Decision**	**GRANTED**	**9 October 2026**

Community Council: Craigleith + Blackhall

26/03529/LBC (Listed Building Consent)	Existing timber sash and case windows to be removed and replaced with new timber double glazed sash and case windows, all proportions to remain the same to match the existing. at 1 Eyre Crescent Edinburgh EH3 5ET	Ms C Mcfarlane., 1 Eyre Crescent Edinburgh EH3 5ET	**Delegated Decision**	**GRANTED**	**9 October 2026**

Community Council: New Town + Broughton

26/03499/FUL (Planning Permission)	Installation of air conditioning system with external unit mounted on flat roof. at 3F2 1B Eildon Street Edinburgh EH3 5JU	Mr Wesley Mackinder., 3F2 1B Eildon Street Edinburgh EH3 5JU	**Local Delegated Decision**	**GRANTED**	**5 October 2026**

Community Council: Stockbridge + Inverleith

26/0716/TCO (Treework Within a 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	Mr Nick Price., 12 Dean Street Stockbridge Edinburgh	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**6 October 2026**

Community Council: Stockbridge + Inverleith

26/03431/CLP (Certificate of Lawfulness (proposed))	New doors and window. at 11A South Learmonth Gardens Edinburgh EH4 1EZ	Ms Elinor Reid., 11A South Learmonth Gardens Edinburgh EH4 1EZ	**Delegated Decision**	**GRANTED**	**7 October 2026**

Community Council: Stockbridge + Inverleith

26/03398/LBC (Listed Building Consent)	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with IGU's. All historical detail to be matched/reinstated. Existing cases to be refurbished in situ. at 22A Inverleith Row Edinburgh EH3 5QH	Mrs Margaret Palfreyman., 22A Inverleith Row Edinburgh EH3 5QH	**Delegated Decision**	**GRANTED**	**9 October 2026**

Community Council: Stockbridge + Inverleith

26/03336/FUL (Planning Permission)	Proposed separation of basement storeroom from commercial unit at 83 Henderson Row and conversion to form a basement bedsit flat accessed off the stairwell of 85 Henderson Row. at 83 Henderson Row Edinburgh EH3 5BE	Mr Gerry Kerr., 83 Henderson Row Edinburgh EH3 5BE	**Local Delegated Decision**	**WITHDRAWN**	**6 October 2026**

Community Council: New Town + Broughton

26/01504/FUL (Planning Permission)	Erection of hotel development (Class 7) with ancillary restaurant and bar on ground floor, landscaping, car parking, cycle parking and other associated infrastructure. at Centrum House 108 - 114 Dundas Street, 116 Dundas Street Edinburgh	Evans Dakota Hotels Limited., Millshaw Leeds United Kingdom LS11 8EG	**Committee Decision**	**GRANTED**	**6 October 2026**

Community Council: New Town + Broughton

25/02822/FULSTL (Planning Permission)	Retrospective change of use of premises to short-term let accommodation. at 5 East Werberside Edinburgh EH4 1SU	Greenpark Banchory Ltd., FAO: Mrs L Reith 5 East Werberside Edinburgh EH4 1SU	**Committee Decision**	**REFUSED**	**6 October 2026**

Community Council: Stockbridge/Inverleith (pre 28 March 2025)

Wards

Ward No. B06 – Corstorphine/Murrayfield

26/0869/TCO (Treework Within a Conservation Area)	Tag 002 Copper Beech - reduction of squirrel-damaged branches by 2m, and reduction of east side of crown by 2m. at 8 Succoth Place Murrayfield Edinburgh EH12 6BL	Ms JoAnna Collings., 8 Succoth Place Murrayfield Edinburgh EH12 6BL		**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Murrayfield

26/03855/LBC (Listed Building Consent)	Internal alterations to property, including formation of shower room, removal of masonry store in Kitchen, installation of w.c with toilet and all associated works. at 21 Ravelston Garden Ravelston Edinburgh EH4 3LE	Mr Simon Barber, 21 Ravelston Garden Edinburgh United Kingdom EH4 3LE	**Local Delegated Decision**	**PERMISSION IS NOT REQUIRED**	**6 October 2026**

Community Council: Murrayfield

26/03493/FUL (Planning Permission)	SPN cabinet to front garden (as amended). at 150 St John's Road Edinburgh EH12 8AY	Mr S Anderson., 150 St John's Road Edinburgh EH12 8AY	**Local Delegated Decision**	**GRANTED**	**9 October 2026**

Community Council: Corstorphine + Clermiston

26/03367/PATEL (Prior Approval)	Proposed 20m pole with 6no antennas, 1no dish on support pole; 3no equipment cabinets; 1no meter cabinet and ancillary development. at Telecoms Mast 36 Metres Southeast Of 126 Balgreen Road Edinburgh	Cornerstone., Hive 2 1530 Arlington Business Park Theale United Kingdom RG7 4SA	**Delegated Decision**	**REFUSED**	**7 October 2026**

Community Council: Murrayfield

26/03319/FUL (Planning Permission)	Proposed two storey gable extension and single storey rear extension with internal alterations (as amended). at 4 Tyler's Acre Gardens Edinburgh EH12 7JH	Mr Dean Travers., 4 Tyler's Acre Gardens Edinburgh EH12 7JH	**Local Delegated Decision**	**GRANTED**	**9 October 2026**

Community Council: Corstorphine + Clermiston

26/0650/TPO (Treework)	T1 Black Pine - Cut to 10m high monolith with coronet cuts, T2 Scots Pine - Cut to stump at Mary Erskine School 95 Ravelston Dykes Road Edinburgh EH4 3NT	Erskine Stewart Melville School., Queensferry Road Edinburgh EH4 3EZ	**Delegated Decision**	**GRANTED**	**7 October 2026**

Community Council: Murrayfield

Wards

Ward No. B07 – Sighthill/Gorgie

Wards

Ward No. B08 – Colinton/Fairmilehead

26/0870/TPO (Treework)	Ash tree (tag 256) in the woodland behind 2 comiston farm close. Dieback of the upper crown remove large diameter deadwood over the garden of 2 comiston farm close. at 2 Comiston Farm Close Edinburgh EH10 6BF	Trinity Factoring Services Ltd., Mr Ahmad Alshiekh 209-211 Bruntsfield Place Edinburgh EH10 4DH	**Delegated Decision**	**GRANTED**	**8 October 2026**

Community Council: Fairmilehead

26/0761/TCO (Treework Within a Conservation Area)	Deadwood. at 2 Barnshot Road Colinton Edinburgh EH13 0DH	Mrs Helen Panter., 2 Barnshot Road Edinburgh EH13 0DH	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Colinton

26/0736/TPO (Treework)	Common LIme remove low promary branches, Common LIme remove stump to be cut to ground level. This tree is crowed out of light and is struggling to grow, Wytch Elm remove stump to be cut to ground level. Tree struggling to grow, very over crowded, Holly hedge reduce height to 2m. at 7 Laverockdale Park Edinburgh EH13 0QE	Mr Richard Green., 7 Laverockdale Park Edinburgh EH13 0QE	**Delegated Decision**	**MIXED DECISION**	**7 October 2026**

Community Council: Colinton

26/0724/TPO (Treework)	T27 common beech reduce height of crown by 2m reduce north and east sides of crown by 2m. T30 scots pine deadwood crown and target prune low lateral branches., T35 pedunculate oak deadwood crown. T35 pedunculate oak deadwood crown, 11 trees as specified plan. at 7 Laverockdale Park Edinburgh EH13 0QE	Mr Richard Green., 7 Laverockdale Park Edinburgh EH13 0QE	**Delegated Decision**	**MIXED DECISION**	**7 October 2026**

Community Council: Colinton

Wards

Ward No. B09 – Fountainbridge/Craiglockhart

26/0853/TCO (Treework Within a Conservation Area)	Beech hedge hornbeam tree reduce 0.5 m beech hedge & thin hornbeam. at 12 Littlejohn Wynd Greenbank Edinburgh EH10 5SE	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**6 October 2026**

Community Council: Craiglockhart

26/0797/TCO (Treework Within a Conservation Area)	Lawson Cypress 'Wisselii' in the front garden, remove. Has become to large for its position. at 1 Broomyknowe Edinburgh EH14 1JZ	Mrs Gillian Burrage., 1 Broomyknowe Edinburgh EH14 1JZ		**NOT MAKE A TREE PRESERVATION ORDER**	**8 October 2026**

Community Council: Craiglockhart

26/0767/TPO (Treework)	Common lime sycamore, var. tree works as described in report. at 1 Redhall House Avenue Wester Craiglockhart Edinburgh EH14 1JJ	Hacking & Paterson., K Halliday. 1 Newton Terrace GLASGOW SCOTLAND G3 7PL	**Delegated Decision**	**MIXED DECISION**	**7 October 2026**

Community Council: Craiglockhart

26/03442/FUL (Planning Permission)	Removal of masonry panel above doorway with new high level window. at 21 Rattray Drive Edinburgh EH10 5TH	Ms Sarah Phillips., 21 Rattray Drive Edinburgh EH10 5TH	**Local Delegated Decision**	**GRANTED**	**9 October 2026**

Community Council: Craiglockhart

25/05508/FUL (Planning Permission)	Proposed embankment reinforcement with rock bags to support existing pipe bridge foundations and replacement bridge (as amended) at Land 80 Metres West Of 44 Craiglockhart Dell Road Edinburgh	Scottish Water., Scottish Water Main Building 55 Buckstone Terrace Edinburgh EH10 6XH	**Local Delegated Decision**	**GRANTED**	**7 October 2026**

Community Council: Craiglockhart

Wards

Ward No. B10 –Morningside

26/0866/TCO (Treework Within a Conservation Area)	T1 Cypress remove. at 18 Braid Avenue Morningside Edinburgh EH10 6EE	Mr Angus Robb., 18 Braid Avenue Edinburgh EH10 6EE	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Morningside

26/0868/TCO (Treework Within a Conservation Area)	T1 lime reduction. at 12A Hermitage Gardens Morningside Edinburgh EH10 6BA	Mr Douglas McGregor., 12A Hermitage Gardens Morningside Edinburgh EH10 6BA	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**8 October 2026**

Community Council: Morningside

26/0835/TCO (Treework Within a Conservation Area)	T1 Sycamore remove, t2 Lime reduction. at 49 Braid Road Braid Hills Edinburgh EH10 6AW	Ms Susan Todd., 49 Braid Road Braid Hills Edinburgh EH10 6AW	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Morningside

26/0837/TCO (Treework Within a Conservation Area)	t1 birch - remove tree, t2 birch - remove tree at 42C Colinton Road Edinburgh EH10 5BT	Mr Colin Auld., 42C Colinton Road Edinburgh EH10 5BT	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Merchiston

26/0824/TCO (Treework Within a Conservation Area)	T1 Copper Beech crown reduce longer branches by approx.2m cut back on road side by 1.5 2.5m. at 1F 17 Corrennie Drive Edinburgh EH10 6EG	Mr Peter Burns., 17 Corrennie Drive Morningside Edinburgh EH10 6EG	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**8 October 2026**

Community Council: Morningside

26/0830/TCO (Treework Within a 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	Mr Chris Masters., 12 Braid Avenue Morningside Edinburgh EH10 6EE	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Morningside

26/0831/TCO (Treework Within a Conservation Area)	T1 cherry: reduce width of crown by up to 2 metres. G1 Lime: crown raise to 4 metres and prune back from building to create 1-2 metres clearance. at 22A Merchiston Park Merchiston Edinburgh EH10 4PN	Ms Kaz Lyon., 22 Merchiston Park Merchiston Edinburgh EH10 4PN	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**8 October 2026**

Community Council: Merchiston

26/0833/TCO (Treework Within a 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	Mrs Elizabeth Creissen., 3/2 Craiglea Drive Edinburgh EH10 5PB	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Morningside

26/0810/TCO (Treework Within a Conservation Area)	T1 cherry reduction. at 16 Westhall Gardens Bruntsfield Edinburgh EH10 4JQ	Ms Laura Davis., 16 Westhall Gardens Edinburgh EH10 4JQ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**5 October 2026**

Community Council: Merchiston

26/0783/TCO (Treework Within a Conservation Area)	Mature Nothofagus (T224) remove has outgrown its position close to the buildings. at Flat 2 108 Warrender Park Road Marchmont Edinburgh EH9 1DN	University Of Edinburgh., Mr Jonathan Long 20 Gilmerton Road Edinburgh EH16 5UB	**Delegated Decision**	**WITHDRAWN**	**6 October 2026**

Community Council: Marchmont + Sciennes

26/03636/CLP (Certificate of Lawfulness (proposed))	Installation of timber garden shed in the rear garden. at 39 Greenhill Gardens Bruntsfield Edinburgh EH10 4BL	Ms Elizabeth Cooper., 39 Greenhill Gardens Edinburgh EH10 4BL	**Delegated Decision**	**GRANTED**	**7 October 2026**

Community Council: Merchiston

26/03480/FUL (Planning Permission)	Enlarge exisiting french doors opening at rear of property and form enlarged metal balcony to suit widened opening. at 23 Colinton Road Edinburgh EH10 5DR	Mr Aogan Murray., 23 Colinton Road Edinburgh EH10 5DR	**Local Delegated Decision**	**WITHDRAWN**	**6 October 2026**

Community Council: Merchiston

26/03483/LBC (Listed Building Consent)	Enlarge the existing french door opening at the rear of the house and extend the balcony outside to suit the wider doorway. at 23 Colinton Road Edinburgh EH10 5DR	Mr Aogan Murray., 23 Colinton Road Edinburgh EH10 5DR	**Delegated Decision**	**WITHDRAWN**	**6 October 2026**

Community Council: Merchiston

26/03397/LBC (Listed Building Consent)	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with IGU's. All historical detail to be matched/reinstated. Existing cases to be refurbished in situ. at 2F1 1 Roseneath Terrace Edinburgh EH9 1JS	Mr Bede Hager-Suart., 2F1 1 Roseneath Terrace Edinburgh EH9 1JS	**Delegated Decision**	**GRANTED**	**9 October 2026**

Community Council: Marchmont + Sciennes

26/03270/FUL (Planning Permission)	Alterations and extensions to existing listed dwellinghouse, including demolition of later additions, erection of replacement side extension, alteration and extension of rear wing to provide ancillary family / staff and wellness accommodation, erection of ancillary garage and home office, alterations to access, landscaping and associated works. at Cherry Oak Care Home 26 Colinton Road Edinburgh EH10 5EQ	Mrs Jennifer Perella., 26 Colinton Road Edinburgh EH10 5EQ	**Local Delegated Decision**	**WITHDRAWN**	**5 October 2026**

Community Council: Merchiston

26/03271/LBC (Listed Building Consent)	Alterations and extensions to existing listed dwellinghouse, including demolition of later additions, erection of replacement side extension, alteration and extension of rear wing to provide ancillary family /staff and wellness accommodation, erection of ancillary garage and home office, alterations to access, landscaping and associated works. at Cherry Oak Care Home 26 Colinton Road Edinburgh EH10 5EQ	Mrs Jennifer Perella., 26 Colinton Road Edinburgh EH10 5EQ	**Delegated Decision**	**WITHDRAWN**	**5 October 2026**

Community Council: Merchiston

26/03249/FUL (Planning Permission)	Internal alterations, new rooflights and attic conversion. at 26 Merchiston Park Edinburgh EH10 4PN	Mr & Mrs R Henry., 26 Merchiston Park Edinburgh EH10 4PN	**Local Delegated Decision**	**GRANTED**	**9 October 2026**

Community Council: Merchiston

26/03119/FUL (Planning Permission)	Changes to external fenestration (as amended). at 34 Greenhill Gardens Edinburgh EH10 4BP	Blair & Tessa Munro., 34 Greenhill Gardens Edinburgh Scotland EH10 6BP	**Local Delegated Decision**	**GRANTED**	**7 October 2026**

Community Council: Merchiston

26/02419/FUL (Planning Permission)	Erection of black 50 x 50 x 3mm SHS steel arch to be fixed to the rear side of the existing railings at the front of entrance. at 1 Nile Grove Edinburgh EH10 4RE	Pizza Express., Building 01 1 Arc Uxbridge Sanderson Road Uxbridge Middlesex UB8 1DH	**Local Delegated Decision**	**GRANTED**	**6 October 2026**

Community Council: Morningside

Wards

Ward No. B11 – City Centre

26/0815/TCO (Treework Within a Conservation Area)	1 Blue Cypress cultivar in the rear garden remove, It has become too large for its position. at 63 Great King Street New Town Edinburgh EH3 6RP	Mr Chris Fletcher., 63 Great King Street New Town Edinburgh EH3 6RP	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**5 October 2026**

Community Council: New Town + Broughton

26/0808/TCO (Treework Within a Conservation Area)	Queen Street Gardens East. T1 Elm, remove hanging limb. at Queen Street Gardens Queen Street Edinburgh	Royal Scots Club., FAO: Caroline Roussot Queen Street Gardens East Edinburgh EH3 6HU	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: New Town + Broughton

26/0798/TCO (Treework Within a Conservation Area)	2 Leyland Cypresses in the rear garden, remove. 1 mature Sycamore in the rear garden, prune over neighbouring building to create 2 metres clearance from the 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	Scottish Arts Club., FAO: Jilly Orr 24 Rutland Square Edinburgh EH1 2BW	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: West End

26/0787/TCO (Treework Within a Conservation Area)	Lime tree: remove deadwood and crown raise to 3.5 metres. at 24A London Street Broughton Edinburgh EH3 6NA	Mrs Kirsten Keith., 24A London Street Edinburgh EH3 6NA	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**6 October 2026**

Community Council: New Town + Broughton

26/0765/TCO (Treework Within a Conservation Area)	Crataegus monogyna and prunus padus fell both small trees as the hawthorn is dead and covered in ivy and the cherry is 90% dead. at Regent Royal And Carlton Terrace Gardens Regent Terrace Calton Hill Edinburgh	Regent Gardens., FAO: Miss Charlotte Mallalieu 17A Royal Terrace Mews Edinburgh EH7 5BZ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: New Town + Broughton

26/0760/TCO (Treework Within a Conservation Area)	Wild cherry: reduce by 2 metres all round. at 3A Palmerston Place New Town Edinburgh EH12 5AF	Mr Neil Cosnette, 32 3A Palmerston Place Edinburgh Scotland EH12 5BJ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: West End

26/03428/LBC (Listed Building Consent)	Formation of double door opening and kitchen alterations. at 1F 32 Stafford Street Edinburgh EH3 7BD	Ms Mackenzie Chalker., 1F 32 Stafford Street Edinburgh EH3 7BD	**Delegated Decision**	**REFUSED**	**7 October 2026**

Community Council: West End

26/03440/FUL (Planning Permission)	Proposed installation of a stale air exhaust external weather louvre to replace an existing glazed unit. at 4F, 5F 19 Canning Street Edinburgh EH3 8EG	LSEG., FAO: Giles Elliot 10 Paternoster Square London EC4M 7LS	**Local Delegated Decision**	**GRANTED**	**5 October 2026**

Community Council: West End

26/03329/LBC (Listed Building Consent)	Internal alterations: partition walls in the corner of a large rectangular room, create a new bathroom at the rear of the utility room. Plumbing will tap into existing soil system, and floor will be raised to accommodate shower drain. at 42 Carlton Terrace Mews Edinburgh EH7 5DB	Mr Ian Yellowlees., 42 Carlton Terrace Mews Edinburgh EH7 5DB	**Delegated Decision**	**GRANTED**	**5 October 2026**

Community Council: New Town + Broughton

26/03298/LBC (Listed Building Consent)	Internal alterations. at 10 Grassmarket Edinburgh EH1 2JU	Mr Mehmet Cagritekin., 10 Grassmarket Edinburgh EH1 2JU	**Delegated Decision**	**GRANTED**	**7 October 2026**

Community Council: Old Town

26/03306/LBC (Listed Building Consent)	Proposed internal and external alterations. (AS AMENDED) at Ibis Hotel 6 Hunter Square Edinburgh EH1 1QW	L&G Hotel Edinburgh PropCo Limited.,	**Delegated Decision**	**GRANTED**	**9 October 2026**

Community Council: Old Town

26/03307/FUL (Planning Permission)	Proposed external alterations to existing hotel. (AS AMENDED) at Ibis Hotel 6 Hunter Square Edinburgh EH1 1QW	L&G Hotel Edinburgh PropCo Limited.,	**Local Delegated Decision**	**GRANTED**	**9 October 2026**

Community Council: Old Town

26/03152/CLP (Certificate of Lawfulness (proposed))	Proposal to add two external concealed gutters with exposed downpipes to serve two existing external balconies (to south and west elevations). at Tollcross Fire Station 6A West Tollcross Edinburgh EH3 9BP	Scottish Fire & Rescue Service., Tollcross Fire Station Ponton Street Edinburgh EH3 9BP	**Delegated Decision**	**GRANTED**	**5 October 2026**

Community Council: Tollcross

26/02966/LBC (Listed Building Consent)	Replacement of 6 No. deteriorated sash windows with timber, slimline double glazed timber sashes, on a like-for-like basis, within existing refurbished cases. at 23 Cumberland Street Edinburgh EH3 6RT	Ms Sara Zegelman., 23 Cumberland Street Edinburgh EH3 6RT	**Delegated Decision**	**GRANTED**	**6 October 2026**

Community Council: New Town + Broughton

26/02739/LBC (Listed Building Consent)	Roof access improvements including addition of new guardrails, hatches, and roof ladders. at Minto House 18 - 20 Chambers Street Edinburgh EH1 1HU	The University Of Edinburgh., 9 Infirmary Street Edinburgh EH1 1NP	**Delegated Decision**	**GRANTED**	**7 October 2026**

Community Council: Old Town

26/02699/ADV (Advert Consent)	Banners on lamppost. at Old College 68 South Bridge Edinburgh EH8 9YL	The University Court Of The The University Of Edinburgh., Old College South Bridge Edinburgh EH8 9YL	**Delegated Decision**	**REFUSED**	**9 October 2026**

Community Council: Old Town

26/02591/FULSTL (Planning Permission STL)	Proposed change of use to short term let accommodation for up to 3 months (June to August) of each calendar year. at 33 Dublin Street Lane North Edinburgh EH3 6NT	Ms Margo Scott Cathro., 33 Dublin Street Lane North Edinburgh EH3 6NT	**Committee Decision**	**REFUSED**	**6 October 2026**

Community Council: New Town + Broughton

26/02403/ADV (Advert Consent)	Advertisement of the following types: Fascia Sign 3. No Vinyl Frosted, Parking signage. Non illuminated. Fitted to stonework & fence, 1 No. Return Elevation 1 No. folded aluminium tray with applied vinyl to face. New trough light to fit brickwork Fitted within recess (as amended). at 12 - 16 Bread Street Edinburgh EH3 9AF	CVS Group Ltd., FAO: Faith Peters CVS House Owen Road Norfolk England IP22 4ER	**Delegated Decision**	**GRANTED**	**7 October 2026**

Community Council: Tollcross

26/02283/LBC (Listed Building Consent)	Internal alterations at first floor to form five serviced apartments. at Unit 1 14A South St Andrew Street Edinburgh EH2 2AZ	Mr Chung Wong., 28 Forest Road Aberdeen AB15 4BS	**Delegated Decision**	**GRANTED**	**8 October 2026**

Community Council: New Town + Broughton

26/02115/LBC (Listed Building Consent)	Proposed strip-out, alterations and fit-out of existing unit to create new restaurant. Existing shopfront redecorated and new signage installed. at 92 George Street Edinburgh EH2 3DF	Ottolenghi Group Ltd., 422 Holloway Road London N7 6PL	**Delegated Decision**	**GRANTED**	**6 October 2026**

Community Council: New Town + Broughton

26/02116/FUL (Planning Permission)	Redecoration of shopfront in new colour. at 92 George Street Edinburgh EH2 3DF	Ottolenghi Group Ltd., 422 Holloway Road London N7 6PL	**Local Delegated Decision**	**GRANTED**	**5 October 2026**

Community Council: New Town + Broughton

26/02118/ADV (Advert Consent)	Fascia sign, projecting sign. at 92 George Street Edinburgh EH2 3DF	Ottolenghi Group Ltd., 422 Holloway Road London N7 6PL	**Delegated Decision**	**GRANTED**	**6 October 2026**

Community Council: New Town + Broughton

26/00660/FUL (Planning Permission)	Change of use from offices to an apart-hotel including alteration and extension of existing premises and associated works. at 16, 18, 20, 22, 24 - 26 Forth Street Edinburgh EH1 3LH	Limetree Developments (West) Limited.,	**Committee Decision**	**GRANTED**	**6 October 2026**

Community Council: New Town + Broughton

26/00661/LBC (Listed Building Consent)	Internal and external alterations to accommodate the redevelopment of the site for the change of use from office to an apart-hotel. at 16, 18, 20, 22, 24 - 26 Forth Street Edinburgh EH1 3LH	Limetree Developments (West) Limited.,	**Committee Decision**	**GRANTED**	**6 October 2026**

Community Council: New Town + Broughton

Wards

Ward No. B12 – Leith Walk

26/0800/TCO (Treework Within a Conservation Area)	T1 Norway Maple, removal. at 50 Pilrig Street Edinburgh EH6 5AL	Pirlig Street Developments Ltd., FAO: Mark Best 4 - 5 Gough Square London EC4A 3DE	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**8 October 2026**

Community Council: Leith Central

26/0772/TCO (Treework Within a Conservation Area)	Mature ash (Fraxinus Excelsior) reduce height and lateral spread of tree. reduce height by around 3.5m and lateral spread by around 2.5m - cutting to suitable growth points and in accordance with BS 3998 at 1F1 19 Wellington Street Edinburgh EH7 5EE	Treetek., FAO: Mr David Carnegie Turners House High Road Turners House, High Road, Spott Dunbar EH42 1RJ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**8 October 2026**

Community Council: Leith Central

26/03641/LBC (Listed Building Consent)	internal alterations to remove doors and infill opening. at 9 Pilrig Street Edinburgh EH6 5AH	Mrs Noreen Ul-Haq., 9 Pilrig Street Edinburgh Scotland EH65AH	**Delegated Decision**	**WITHDRAWN**	**9 October 2026**

Community Council: Leith Central

26/03303/FUL (Planning Permission)	Change of use to form 15 person HMO and internal alterations. at 9 Pilrig Street Edinburgh EH6 5AH	Mrs Noreen Ul-Haq., 9 Pilrig Street Edinburgh EH6 5AH	**Local Delegated Decision**	**WITHDRAWN**	**9 October 2026**

Community Council: Leith Central

26/02911/FUL (Planning Permission)	Change of use from Class 11 assembly and leisure to Class 1A shops and office. at 378 Leith Walk Edinburgh EH7 4PE	LinkLiving., FAO: Sarah Smith Link House 2C New Mart Road Edinburgh EH14 1RL	**Local Delegated Decision**	**GRANTED**	**7 October 2026**

Community Council: Leith Central

26/02623/FULSTL (Planning Permission STL)	Change of use of residential flat to short term let (STL) retrospective. at 1F3 98 Montgomery Street Edinburgh EH7 5HE	Mr Gary Dunbar., 26 Lakes Lane Beaconsfield Buckinghamshire HP9 2LB	**Committee Decision**	**REFUSED**	**6 October 2026**

Community Council: Leith Central

26/02101/FULSTL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at 20 Jameson Place Edinburgh EH6 8PB	Ms Lein Ta., 20 Jameson Place Edinburgh EH6 8PB	**Committee Decision**	**REFUSED**	**6 October 2026**

Community Council: Leith Central

Wards

Ward No. B13 – Leith

26/03035/FULSTL (Planning Permission STL)	Change of Use from Hairdresser (Class 1A) to Serviced Accommodation (Sui Generis). at 12 Portland Place Edinburgh EH6 6LA	Home4MyHair Ltd., FAO: Lukasz Stadnicki 12 Portland Place Edinburgh EH6 6LA	**Local Delegated Decision**	**REFUSED**	**9 October 2026**

Community Council: Leith Harbour + Newhaven

26/02796/CLP (Certificate of Lawfulness (proposed))	The application is seeking approval to remove the existing bike storage and proposes to install improved bike storage on same footprint. at 1 Victoria Quay Edinburgh EH6 6QQ	Perspective., FAO: Gemma Boyce 130 St Vincent Street Glasgow G2 5HF	**Delegated Decision**	**GRANTED**	**7 October 2026**

Community Council: Leith Harbour + Newhaven

26/02281/FUL (Planning Permission)	Construction of a 5.5m (w) x 4.8m (d) x 2.6m (h) secondary substation within the curtilage of a new housing development at Coatfield Lane, Leith. The substation will be housed in a brick enclosure. at Land 30 Metres South Of 26 Tolbooth Wynd Edinburgh	City Of Edinburgh Council., FAO: Ruth Bradford Waverley Court 4 East Market Street Edinburgh EH8 8BG	**Local Delegated Decision**	**GRANTED**	**5 October 2026**

Community Council: Leith Harbour + Newhaven

26/02019/FUL (Planning Permission)	Change of use from temporary storage to private recording studio class 4 with extension. at 13 - 14 Maritime Lane Edinburgh EH6 6RZ	Transgressive North., FAO: Jamie Chambers 180 Braid Road Edinburgh EH10 6HS	**Local Delegated Decision**	**GRANTED**	**6 October 2026**

Community Council: Leith Harbour + Newhaven

Wards

Ward No. B14 – Craigentinny/Duddingston

26/0823/TCO (Treework Within a 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	Mrs Angela Cruickshank., 15 Old Church Lane Duddingston Edinburgh EH15 3PX	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**6 October 2026**

Community Council: Northfield + Willowbrae

26/03392/FUL (Planning Permission)	The works include the erection of an additional, timber-faced dormer with slate cheeks to the front elevation and another timber-faced dormer with slate cheeks to the rear elevation. at 5 Craigentinny Crescent Edinburgh EH7 6QA	Ms Yvonne Swanson., 5 Craigentinny Crescent Edinburgh EH7 6QA	**Local Delegated Decision**	**GRANTED**	**9 October 2026**

Community Council: Craigentinny + Meadowbank

Wards

Ward No. B15 – Southside/Newington

26/0876/TCO (Treework Within a Conservation Area)	G1 x3 purple plum: reduce by 1m in height and 0.5m on the sides. Crown thin by 10%. G2 x2 birch, x2 crab apple and several cypresses: reduce in height and from the garden. Cypress trees by 2m in height only and deciduous trees by 1.5m on the biased garden sides. G3 x4 birch: reduce in height by 1.5m and sides by 0.75m. Crown thin by 10%. at 19 Cameron March Mayfield Edinburgh EH16 5XG	MGS Tree Services., FAO: Mr Elan Evans 39 Kellie Place Dunbar EH42 1GF	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**8 October 2026**

Community Council: Grange + Prestonfield

26/0872/TCO (Treework Within a Conservation Area)	T1 Hornbeam remove T1 to ground level. at 23A Dick Place Grange Edinburgh EH9 2JH	Mr Charles Wallis., 23A Dick Place Edinburgh EH9 2JH	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Grange + Prestonfield

26/0861/TCO (Treework Within a Conservation Area)	Cypress, remove tree. Holly, remove tree. Cypress, remove tree. Cypress, remove tree. at 6 Argyle Place Marchmont Edinburgh EH9 1JU	Mr Ryan Evans.,	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Marchmont + Sciennes

26/0836/TCO (Treework Within a 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	Mrs Jane Main., 2 Relugas Road Grange Edinburgh EH9 2NE	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**8 October 2026**

Community Council: Grange + Prestonfield

26/0838/TCO (Treework Within a Conservation Area)	Ash tree crown reduction: reduce width by 5 metres and height by 2 metres. at 1F1 71 Clerk Street Newington Edinburgh EH8 9JG	Ms Tania Ligertwood Moffat., 35A Newington Road Edinburgh EH9 1QR	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**8 October 2026**

Community Council: Southside

26/0822/TCO (Treework Within a 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	Dr Jane Walker., 3 Hope Terrace Morningside Edinburgh EH9 2AP	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Marchmont + Sciennes

26/0825/TCO (Treework Within a Conservation Area)	T1 Fir sectional fell to ground level. at 28 Grange Road Grange Edinburgh EH9 1UL	Mr Brian Christopher., 28 Grange Road Grange Edinburgh EH9 1UL	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**7 October 2026**

Community Council: Grange + Prestonfield

26/0820/TCO (Treework Within a Conservation Area)	T1 Silver Birch: fell and grind out stump. T2 Rowan: reduce crown by 2 metres all round. T3 Holly: fell and kill stump with stump killer. at GF 88 Dalkeith Road Prestonfield Edinburgh EH16 5AF	Mr Tim Hayward., 88 Dalkeith Road Prestonfield Edinburgh EH16 5AF	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**6 October 2026**

Community Council: Grange + Prestonfield

26/03926/PAN (Proposal of Application Notice)	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	AMA (New Town) Limited., 15 Coates Crescent Edinburgh EH3 7AF	**Delegated Decision**	**PRE-APPLICATION CONSULTATION APPROVED.**	**7 October 2026**

Community Council: Southside

26/0807/TCO (Treework Within a Conservation Area)	T1 birch building clearance, T2 holly reshape, T3 Purple plum reduction. at 8 Strathearn Road Marchmont Edinburgh EH9 2AE	Ms Emily Smart., 8 Strathearn Road Edinburgh Scotland EH9 2AE	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**8 October 2026**

Community Council: Marchmont + Sciennes

26/0794/TCO (Treework Within a Conservation Area)	Large Elm tree, full removal of large Elm tree. at PF1 18 Livingstone Place Edinburgh EH9 1PD	Mr Brian Warner., PF1 18 Livingstone Place Edinburgh EH9 1PD	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**8 October 2026**

Community Council: Marchmont + Sciennes

26/0786/TCO (Treework Within a Conservation Area)	T1 cherry remove. T2 and T3 Leylandii remove. at 10 St Thomas Road Grange Edinburgh EH9 2LQ	Mr Graeme Shilland., 10 Saint Thomas Road Edinburgh EH9 2LQ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**6 October 2026**

Community Council: Grange + Prestonfield

26/03743/LBC (Listed Building Consent)	Repair to the historic stonework, including repointing, crack stitching, stone indent repairs, replacement of failed sealants and corroded metal fixings, removal of redundant services, and cleaning of algae, staining, and other deposits. Defective historic repairs will be replaced where necessary, while sound original fabric will be retained. at Crawford Building Royal Observatory 21 Observatory Road Blackford Edinburgh EH9 3HJ	STFC, C/o Carter Jonas., Miss Jill Swift Mayfield House 256 Banbury Road Oxford OX2 7DE	**Delegated Decision**	**PERMISSION IS NOT REQUIRED**	**5 October 2026**

Community Council: Grange + Prestonfield

26/0718/TCO (Treework Within a Conservation Area)	Birch tree X2 - 3-4 metre Birch tree reduction x2. at Flat 1 10 Suffolk Road Mayfield Edinburgh EH16 5NR	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	**Delegated Decision**	**WITHDRAWN**	**6 October 2026**

Community Council: Grange + Prestonfield

26/03427/WINPA (Prior Approval Windows)	Replacement of aluminium sliding sash and case style windows for new pVCU double glazed sliding sash windows. at 24 Blackford Avenue Edinburgh EH9 2PH	Mairi Pennel., 24 Blackford Avenue Edinburgh EH9 2PH	**Delegated Decision**	**APPROVED**	**6 October 2026**

Community Council: Grange + Prestonfield

26/03221/FUL (Planning Permission)	Proposed Change of use from domestic dwelling house to form 6 person HMO. at 8 Rankin Drive Edinburgh EH9 3AT	CMW Investments Development Ltd., 23 Priestfield Road Edinburgh EH16 5HU	**Local Delegated Decision**	**GRANTED**	**5 October 2026**

Community Council: Grange + Prestonfield

26/02888/LBC (Listed Building Consent)	Replace 7 No. existing sash and case windows with matching double glazed sash and case windows (as amended). at 1F2 60 South Clerk Street Newington Edinburgh EH8 9PS	Mr David Nicol, 60 South Clerk Street Edinburgh Scotland EH8 9PS	**Delegated Decision**	**GRANTED**	**6 October 2026**

Community Council: Southside

26/02724/LBC (Listed Building Consent)	Alteration of vacant office building to form hotel. at 15 Dalkeith Road Edinburgh EH16 5BH	VITA Group., Horseshoe Farm Elkington Way Alderley Edge SK9 7GU	**Committee Decision**	**GRANTED**	**6 October 2026**

Community Council: Southside

26/02612/FUL (Planning Permission)	Proposed change of use of existing office building to form a hotel (Class 7) and associated works. at 15 Dalkeith Road Edinburgh EH16 5BH	Vita Hive 2 Ltd., Horseshoe Farm Elkington Way Alderley Edge SK9 7GU	**Committee Decision**	**GRANTED**	**6 October 2026**

Community Council: Southside

Wards

Ward No. B16 – Liberton/Gilmerton

26/03300/FUL (Planning Permission)	Minor alterations to previously consented works (23/00840/FUL and 23/00841/LBC). at 2 Stanedykehead Edinburgh EH16 6YE	Mr Graham Russell., 2 Stanedykehead Edinburgh EH16 6YE	**Local Delegated Decision**	**GRANTED**	**9 October 2026**

Community Council: Liberton + District

26/03301/LBC (Listed Building Consent)	Minor alterations to previously consented works currently underway (ref. 23/0841/FUL & 23/841/LBC). at 2 Stanedykehead Edinburgh EH16 6YE	Mr Graham Russell., 2 Stanedykehead Edinburgh EH16 6YE	**Delegated Decision**	**GRANTED**	**9 October 2026**

Community Council: Liberton + District

25/05142/FUL (Planning Permission)	For the erection of a two bedroom detached two storey dwelling. at Land 15 Metres South East Of 458 Old Dalkeith Road Moredun Edinburgh	Mr Allan Hope., 458 Old Dalkeith Road Moredun Edinburgh EH16 4SS	**Local Delegated Decision**	**GRANTED WITH LEGAL AGREEMENT**	**8 October 2026**

Community Council: Gilmerton + District

Wards

Ward No. B17 – Portobello/Craigmillar

26/03813/FUL (Planning Permission)	Erection of dwelling house. at Land 17 Metres East Of 153 Gilberstoun Edinburgh	Mr M Hepburn., 12A Magdalene Avenue Edinburgh EH15 3BH		**DECLINE TO DETERMINE**	**6 October 2026**

Community Council: Portobello (Inactive)

26/03522/FUL (Planning Permission)	Proposed alterations to an existing dwelling including: removal of existing conservatory, proposed singles to the extension to rear of building, replacement of existing garage door and access to from access road. at 10 Esplanade Terrace Edinburgh EH15 2ES	Ms Jo MacDonald., 10 Esplanade Terrace Edinburgh EH15 2ES	**Local Delegated Decision**	**GRANTED**	**9 October 2026**

Community Council: Portobello (Inactive)

26/03239/FULSTL (Planning Permission STL)	Change of use of residential flat (sui generis) to short-term let accommodation (sui generis). at Flat 9 19 Bridge Street Edinburgh EH15 1DB	Utopia Property Investments., FAO: Michaela Teague Milton Road 236 Milton Road East Edinburgh EH15 2PF	**Local Delegated Decision**	**WITHDRAWN**	**7 October 2026**

Community Council: Portobello (Inactive)

26/01817/FULSTL (Planning Permission STL)	Change of use from house (Class 9) to short term let (sui generis) for accessible and specialised accommodation for guests with disabilities and neurodivergent needs. at 9 Bailie Terrace Edinburgh EH15 3BT	Sapphire Keys Property Limitied., FAO: Anthony Kelly 64 Devon Road North Shields NE29 8PP	**Local Delegated Decision**	**REFUSED**	**9 October 2026**

Community Council: Craigmillar (Inactive)