Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN
Date: **19 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

Barnton Avenue Conservation Area	Erection of a new two storey three bed dwelling with associated access and landscaping. at 20 Barnton Avenue Edinburgh EH4 6AL 26/04118/FUL	Kenneth Reid Architects. 39 Braid Farm Road Edinburgh EH10 6LE	Mr Bert Demarco., 20 Barnton Avenue Edinburgh EH4 6AL	Local Delegated Decision	Registered on: **15/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Adam Gloser adam.gloser@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) Housing - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

Cramond Conservation Area	Land To South Of 19 Cramond Glebe Gardens. Council owned trees, removal of overhanging branches. at 19 Cramond Glebe Gardens Edinburgh EH4 6NZ 26/0863/TCO		Mr Gregor Wood., 35 Cramond Gardens Edinburgh EH4 6PT	Delegated Decision	Registered on: **13/10/2026**	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Cramond, Barnton + Cammo 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. B02 – Pentland Hills

1. Planning Applications

	Extensions and alterations to dwelling. at 11 Cherry Tree Avenue Balerno EH14 5AN 26/04086/FUL	Andrew Megginson Architecture. 128 Dundas Street Edinburgh EH3 5DQ	Tim Tulip & Angela Kanasova., 11 Cherry Tree Avenue Balerno EH14 5AN	Delegated Decision	Registered on: **13/10/2026** Comments Due by **03.11.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Balerno 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. B03 – Drum Brae/Gyle

1. Planning Applications

	Installation of semi-permanent modular galvanised steel disabled access ramp. at 4 Parkgrove View Edinburgh EH4 7QW 26/04122/FUL	William P Whiland & Son Ltd. FAO: Ben Mazzucco 8 Alder Road Broadmeadow Estate Dumbarton G82 2EL	Mrs Valerie Collins., 4 Parkgrove View Edinburgh EH4 7QW	Delegated Decision	Registered on: **14/10/2026** Comments Due by **05.11.2026**	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. B04 – Forth

1. Planning Applications

	Single storey rear extension. at 17 Wardie Crescent Edinburgh EH5 1AF 26/04054/FUL	SB-AD. FAO: Laura Bishop 32 Silverknowes Gardens Edinburgh EH4 5NB	Mr & Mrs R Baggott La Velle. 17 Wardie Crescent Edinburgh EH5 1AF	Delegated Decision	Registered on: **08/10/2026** Comments Due by **03.11.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Granton + District Householder Developments

	Proposed two storey side extension. at 2 Bangholm Park Edinburgh EH5 3BA 26/04124/FUL	N7 Design Studio Ltd. FAO: Nick Walker 4 Catelbock Gardens Kirkliston EH29 9GR	Mr & Mrs R Stewart. 2 Bangholm Park Edinburgh EH5 3BA	Delegated Decision	Registered on: **15/10/2026** Comments Due by **05.11.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Trinity Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Victoria Park Conservation Area	Mature sycamore tree fell and remove roots for purpose of creating a safe link between school and school sports campus. at Tree Works Craighall Avenue Edinburgh 26/0894/TCO	The Paul Hogarth Company. FAO: Paul Hogarth Bankhead Steading Bankhead Road South Queensferry EH30 9TF	City Of Edinburgh Council., FAO: Paul Russell 6 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	Registered on: **16/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Trinity TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Victoria Park Conservation Area	Install a domestic size air source heat pump to the rear of the house, within the garden, to supply heating and hot water to the house. at 5 Dudley Gardens Edinburgh EH6 4PX 26/04077/CLP	Gray Architectural Associates. FAO: Steven Gray 88 Buckstone Terrace Edinburgh EH10 6QR	Mr Doug Clark., 5 Dudley Gardens Edinburgh EH6 4PX	Delegated Decision	Registered on: **09/10/2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Trinity CLE and CLP submissions

Wards

Ward No. B05 – Inverleith

1. Planning Applications

	Alterations to property including installation of large format doors with Juliet balcony along with new raised deck and steps. Formation of dormer window and all associated works. at 49 Gardiner Road Edinburgh EH4 3RL 26/03745/FUL	ABC Architecture. FAO: Steven White 18A Rothesay Place Edinburgh EH3 7SQ	Andrews & Stina Saunders., 49 Gardiner Road Edinburgh EH4 3RL	Delegated Decision	Registered on: **09/10/2026** Comments Due by **03.11.2026**	Aine O'Neill aine.o'neill@edinburgh.gov.uk Community Council: Craigleith + Blackhall Householder Developments

Listed Category: B Inverleith Conservation Area	Internal and external alterations to the property. Changes to internal layout at lower ground floor to form a study and at first floor to form a dressing room. Widening of the existing garden door. at 39 Inverleith Place Edinburgh EH3 5QD 26/04001/LBC	Lorn Macneal Architects. 3 St Vincent Street Edinburgh EH3 6SW	39 Inverleith Place Edinburgh EH3 5QD	Delegated Decision	Registered on: **05/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Stockbridge + Inverleith Listed building and Con Area Consents
	Internal alterations and attic conversion to first floor flat. at 13 Orchard Road Edinburgh EH4 2EP 26/04088/FUL	AGL Architect Ltd. FAO: Alexander Lees 32 Carseview Bannockburn Stirling FK7 8LQ	Mrs Valerie Low., 3 Orchard Grove Edinburgh EH4 2ER	Delegated Decision	Registered on: **14/10/2026** Comments Due by **05.11.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigleith + Blackhall Householder Developments
New Town Conservation Area	Retrospective change of use of premises to short term let accommodation. at Flat 8 3 Haugh Street Edinburgh EH4 1LT 26/04096/FULSTL	STL Solutions. FAO: Craig Douglas Stack Offices 126 West Regent Street Glasgow G2 1RW	Mr Thomas Middlemiss., Flat 8 3 Haugh Street Edinburgh EH4 1LT	Local Delegated Decision	Registered on: **12/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Stockbridge + Inverleith Other Developments - Local
Inverleith Conservation Area	Temporary access from Arboretum Place for construction access. at Land 20 Metres North Of 7 Arboretum Place Edinburgh 26/04098/FUL	Scottish Water. FAO: Karla Mann Scottish Water Waverley Court 4 East Market Street Edinburgh EH8 8BG	Scottish Water., Waverley Court 4 East Market Street Edinburgh EH8 8BG	Local Delegated Decision	Registered on: **13/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Stockbridge + Inverleith Other Developments - Local

	Sub-division of house forming studio apt, upper 1 bedroom apt and 3 bedroom townhouse. at 15 Groathill Road North Edinburgh EH4 2RQ 26/04134/FUL	Scott Francis Allan Architectural Design. 36 Wallace Avenue Wallyford East Lothian EH21 8BZ	Mr Dick Li., 15 Groathill Road North Edinburgh EH4 2RQ	Delegated Decision	Registered on: **15/10/2026** Comments Due by **06.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Drylaw +Telford Housing - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

World Heritage Site Dean Conservation Area	Ash, prune the tree to reduce overshadowing to the applicant's garden. at Tree Works Belford Place Edinburgh 26/0885/TCO	CLWG Architects. FAO: David Willis 38 Dean Park Mews Edinburgh EH4 1ED	Mrs Carolyn Crabbie., 12 Belford Terrace Edinburgh EH4 3DQ	Delegated Decision	Registered on: **13/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: West End TCO and TPO submissions

Inverleith Conservation Area	Large silver birch 1.5m, crown height reduction and 1m lateral crown reduction. at 24 Comely Bank Edinburgh EH4 1AL 26/0913/TCO	Steven Purdie. 6 Craigleith Hill Crescent Edinburgh EH4 2JE	Mr Mike Keochane., 24 Comely Bank Edinburgh EH4 1AL	Delegated Decision	Registered on: **19/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions

Inverleith Conservation Area	Mature Birch growing very close to block 5 crown lift to 4m over road to prevent high vehicle strike reduce from flats to give 2m clearance by shortening secondary branches. at Flat 6 5 Liddesdale Place Edinburgh EH3 5JW 26/0918/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mr Christopher Muniz., 5 Liddesdale Place Edinburgh EH3 5JW	Delegated Decision	Registered on: **19/10/2026**	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

Wards

Ward No. B06 – Corstorphine/Murrayfield

1. Planning Applications

West Murrayfield Conservation Area	Replacement windows and installation of external vertical awning. at Flat 7 60 Campbell Avenue Edinburgh EH12 6DN 26/03963/FUL	CR Smith Glaziers (Dunfermline) Ltd. FAO: Hazel Neill Head Office Gardeners Street Dunfermline KY12 0RN	Mr Houston., Flat 7 60 Campbell Avenue Edinburgh EH12 6DN	Local Delegated Decision	Registered on: **15/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Murrayfield Householder Developments

Listed Category: C Coltbridge And Wester Coates Conservation Area	Replace single glazed sash and case windows with slimline double glazed sash and case units. at 5 Roseburn Cliff Edinburgh EH12 6AL 26/04129/LBC		5 Roseburn Cliff Edinburgh EH12 6AL	Delegated Decision	Registered on: **15/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Murrayfield Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Corstorphine Conservation Area	G1 Golden cypress x3, fell to ground level. at 1F2 3 Manse Street Edinburgh EH12 7TR 26/0896/TCO	McLaren Tree Surgery Ltd. FAO: Crawford McLaren 51 Silverknowes View Edinburgh EH4 5PS	Mrs Claire Thompson., 1F2 3 Manse Street Edinburgh EH12 7TR	Delegated Decision	Registered on: **14/10/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Corstorphine + Clermiston TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

	A combined heat and power (chp) system, chp exhaust flue, heat trim radiator, heat trim pipework & plantroom ventilation. at Murrayfield Stadium 102A Roseburn Street Edinburgh EH12 5PJ 26/04092/CLP	Centrica. FAO: Sarah Edwards Windsor East Millstream Maidenhead Road Windsor SL4 5GD	Scottish Gas Murrayfield Stadium | Scottish Rugby Union., FAO: Gerry Devine Roseburn Street Edinburgh EH12 5PJ	Delegated Decision	Registered on: **12/10/2026**	James Armstrong james.armstrong@edinburgh.gov.uk Community Council: Murrayfield CLE and CLP submissions

Wards

Ward No. B07 – Sighthill/Gorgie

1. Planning Applications

	Part change of use of Class 1A to two serviced apartments with extension to rear. at 165 Gorgie Road Edinburgh EH11 1TJ 26/04081/FULSTL	Andrew Megginson Architecture. 128 Dundas Street Edinburgh EH3 5DQ	AGG Builders Ltd., FAO: Daria & Andrea Gjoka 165 Gorgie Road Edinburgh EH11 1TJ	Local Delegated Decision	Registered on: **13/10/2026** Comments Due by **05.11.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Gorgie + Dalry 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. B08 – Colinton/Fairmilehead

1. Planning Applications

Listed Category: A Colinton Conservation Area	Replacement of two lantern roof lights at the bar and kitchen areas. at Redford Barracks 265 Colinton Road Edinburgh EH13 0PP 26/04070/FUL	Convery Prenty Shields Ltd. FAO: Michele Saracini Fourth Floor 144 West George Street Glasgow G2 2HG	DIO (C/O CPS Architects)., 4th Floor 144 West George Street Glasgow G2 2HG	Delegated Decision	Registered on: **09/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Colinton 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

	Class 1 Licenced convenience shop and post office. at 90 Colinton Mains Drive Edinburgh EH13 9BJ 26/04060/CLE	Whitelaw Associates. FAO: Tom Whitelaw Kitleybrig Kitleyknowe Carlops EH26 9NJ	Mr M Hans., 90 Colinton Mains Drive Edinburgh EH13 9BJ	Delegated Decision	Registered on: **09/10/2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Firrhill (Inactive) CLE and CLP submissions

7. Certificate of Lawfulness Proposed

Wards

Ward No. B09 – Fountainbridge/Craiglockhart

1. Planning Applications

	Projecting sign and vinyl signage to glazing at 2 Union Walk Edinburgh EH3 9FW 26/03886/ADV	Gordon Ramsay. 3 Glebe Place Burntisland Fife KY3 0ES	Barbershop (Fountainbridge) Limited. FAO: Connor Moriarty 4 Deanhaugh Street Edinburgh EH4 1LY	Delegated Decision	Registered on: **14/10/2026** Comments Due by **04.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Tollcross Advertisements

	Convert the existing attic space into a two bedroom short term let property including a new external staircase to provide private main door access. at 1F1 2 Hutchison Terrace Edinburgh EH14 1QB 26/04062/FULSTL	Stewart Graham. 14 Curriehill Road Currie EH14 5NS	Mrs Sarah Waugh. 1F1 2 Hutchison Terrace Edinburgh EH14 1QB	Local Delegated Decision	Registered on: **09/10/2026** Comments Due by **03.11.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Hutchison + Chesser (Inactive) Other Developments - Local

Listed Category: A Craiglockhart Hills Conservation Area	Replace the existing single glazed sash and case windows with double glazed upgrades. Full restoration of the original case, manufacture and install like-for-like sashes with heritage slimlite double glazing. at Flat 7 44 Sassoon Grove Edinburgh EH10 5FA 26/04103/LBC	Hermitage Windows. FAO: Alistair Jamieson 3 Comiston Place Morningside Edinburgh EH10 6AF	Flat 7 44 Sassoon Grove Edinburgh EH10 5FA	Delegated Decision	Registered on: **12/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Craiglockhart Listed building and Con Area Consents

Listed Category: C	Alter outward opening french doors to window. at 145 Colinton Road Edinburgh EH14 1BG 26/04127/LBC		145 Colinton Road Edinburgh EH14 1BG	Delegated Decision	Registered on: **15/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Craiglockhart Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Colinton Conservation Area	Elm, as indicated by yellow dot on location plan prune overhanging branches in shared drive and remove Elm with Dutch Elm disease. at Treeworks Lanark Road Edinburgh 26/0883/TCO		Mr David Ross., 345 Lanark Road Edinburgh EH14 2LQ	Delegated Decision	Registered on: **14/10/2026**	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Longstone 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

Merchiston And Greenhill Conservation Area	New ground floor en-suite bathroom extension. at Chamberlain Road Nursing Home 7 - 9 Chamberlain Road Edinburgh EH10 4DJ 26/04043/FUL	S H S Burridge Architects. FAO: Andrew Burridge 33 Ashley Terrace Edinburgh EH11 1RE	Elder Homes Ltd. FAO: Bogdan Velica Cluny Lodge Cluny Drive Edinburgh EH10 6DP	Delegated Decision	Registered on: **08/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Merchiston Other Developments - Local

Listed Category: B Marchmont, Meadows And Bruntsfield Conservation Area	Internal alterations to install shower in existing walk-in wardrobe in bedroom to rear. at 1F1 31 Marchmont Crescent Edinburgh EH9 1HQ 26/04076/LBC	Alan Campbell. 60 Grigor Avenue Edinburgh EH4 2PG	31 Marchmont Crescent Edinburgh EH9 1HQ	Delegated Decision	Registered on: **09/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Marchmont + Sciennes Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Morningside Conservation Area	T1 Caucasian wingnut, T2 Cider gum, T3 Leyland cypress - As per report. at 3 Cluny Gardens Edinburgh EH10 6BE 26/0819/TCO	Heartwood Tree Care Ltd. FAO: Andrew Josey 8 Albany Street Edinburgh EH1 3QB	Mr Ian Farmer., 3 Cluny Gardens Edinburgh EH10 6BE	Delegated Decision	Registered on: **16/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions

Listed Category: C Merchiston And Greenhill Conservation Area	T1 mature ash, see supporting documents. T2 cherry, see supporting documents planning details. at 2 Greenhill Terrace Edinburgh EH10 4BS 26/0891/TCO		MGS Tree Services., FAO: Elan Evans 39 Kellie Place Dunbar EH42 1GF	Delegated Decision	Registered on: **13/10/2026**	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions

Merchiston And Greenhill Conservation Area	Indicated from adjacent street lamp. Remove deadwood greater than 25mm. Flowering Cherry T9623. remove over extended limb as indicated in Tree Safety Survey. Drummond Norway Maple T9624 remove secondary & tertiary branches from wall head laterally reduce eastern quadrant by 1.5m to prevent interactions with neighbouring property. Wild Cherry T9625 crown lift to 6m for garage clearance on southern aspect only. Lawson Cypress T9626 reduce crown from roof of garage as this will represent a lateral reduction of 1.5m. at Flat 1 1 St Margaret's Place Edinburgh EH9 1AY 26/0903/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Charles White Ltd., FAO: Sylvia Nicholson 14 New Mart Road Edinburgh EH14 1RL	Delegated Decision	Registered on: **15/10/2026**	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions

Plewlands Conservation Area	Holly growing in back garden. Height 6.5m, spread 4m, dbh 130mm, reduce height to 4.5m, reduce spread by 1 to 1.5m diameter. Prune the tree to a natural form. at 31 Craighouse Terrace Edinburgh EH10 5LH 26/0905/TCO	Root & Branch Arboriculture Ltd. FAO: Duncan Brooks 2 Trevelyan Place Pencaitland East Lothian EH34 5AH	Mr David MacNiven., 31 Craighouse Terrace Edinburgh EH10 5LH	Delegated Decision	Registered on: **16/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions

Listed Category: B Merchiston And Greenhill Conservation Area	7 holly trees group within 2 Spylaw Road, reduce height to 4m and remove foliage. at Corner House Day Nursery 2 Spylaw Road Edinburgh EH10 5BH 26/0907/TCO		Hardie., FAO: Greg Hardie 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	Registered on: **16/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions

Merchiston And Greenhill Conservation Area	Mature yew tree, reduce height by 3m to a more manageable, safer height, also keeps away from wall. at 3 West Castle Road Edinburgh EH10 5AT 26/0914/TCO		Mr Callum Gibb., 43 Dolphin Road Edinburgh EH14 5RX	Delegated Decision	Registered on: **19/10/2026**	Tree Team planningtrees@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: B Old Town Conservation Area	Retrospective change of use of premises to short-term let accommodation. at Flat 32 5 Drummond Street Edinburgh EH8 9TT 26/03601/FULSTL	STL Solutions. FAO: Craig Douglas Stack Offices 126 West Regent Street Glasgow G2 1RW	Mr Wayne Locke., Flat 32 5 Drummond Street Edinburgh EH8 9TT	Local Delegated Decision	Registered on: **13/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Old Town Other Developments - Local

Marchmont, Meadows And Bruntsfield Conservation Area	Installation of external ladder access to roof for maintenance. at 9, 11, 13 Valleyfield Street Edinburgh EH3 9LP 26/03737/FUL	Stewart Drawing Services. FAO: John Stewart 11 Balmoral Drive Bearsden East Dunbartonshire G61 1DH	The Residents., FAO: Jack MacKinnon 9, 11, 13 Valleyfield Street Edinburgh EH3 9LP	Delegated Decision	Registered on: **09/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Aine O'Neill aine.o'neill@edinburgh.gov.uk Community Council: Tollcross Householder Developments

World Heritage Site Listed Category: A New Town Conservation Area	Installation of garage cooling system consisting of 2 No. outdoor condensers. at Bute House 6 Charlotte Square Edinburgh EH2 4DR 26/03757/LBC	&More Design Consultancy Ltd. FAO: Pawel Orszulak 5 South Gyle Crescent Line Edinburgh EH12 9EG	Bute House 6 Charlotte Square Edinburgh EH2 4DR	Delegated Decision	Registered on: **07/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents

Listed Category: C West End Conservation Area	Section 42 application to vary Condition 2 to extend opening hours to 12am. at 181 - 183 Morrison Street Edinburgh EH3 8DZ 26/04009/FUL	Kenneth Reid Architects. 39 Braid Farm Road Edinburgh EH10 6LE	Mr David McMillan., 183 Morrison Street Edinburgh EH3 8DZ	Delegated Decision	Registered on: **13/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: West End Other Developments - Local

World Heritage Site Listed Category: B New Town Conservation Area	Internal alterations to the layout to relocate the kitchen into the current lounge dining / room and form a single bedroom within the existing kitchen. Formation of an en-suite within the existing footprint of the master bedroom. Installation of extract ventilation and associated changes to glazing on front elevation at basement level. at Flat 1 1B Glencairn Crescent Edinburgh EH12 5BS 26/04038/LBC	Taft Architects Limited. FAO: Edward Eastham St Ninian's Manse 1A Quay St Edinburgh EH6 6EX	1B Glencairn Crescent Easternmost Flat Edinburgh EH12 5BS	Delegated Decision	Registered on: **07/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	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	Double glaze window to limit noise and remove draughts. at Flat 1 1 Magdala Crescent Edinburgh EH12 5BE 26/04058/LBC		1 Magdala Crescent Edinburgh EH12 5BE	Delegated Decision	Registered on: **09/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: West End Listed building and Con Area Consents

World Heritage Site Listed Category: A New Town Conservation Area	Replace the existing single glazed sash and case windows with double glazed upgrades. Full restoration of the original case, manufacture and install like-for-like sashes with heritage slimlite double glazing. All window moulds, dimensions and features of the original sashes will be retained and replicated on the new sashes. at GF 8 Bellevue Crescent Edinburgh EH3 6ND 26/04066/LBC	Hermitage Windows Ltd. FAO: Alistair Jamieson 3 Comiston Place Morningside Edinburgh EH10 6AF	GF 8 Bellevue Crescent Edinburgh EH3 6ND	Delegated Decision	Registered on: **09/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	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	Replacement of 5 No. dilapidated sash and case windows with slimline double glazed timber sashes on a like-for-like basis, within existing renovated cases. at Flat 4 7 Atholl Crescent Edinburgh EH3 8HA 26/04090/LBC	Clare Slifer Architects. 19 Lee Crescent Edinburgh EH15 1LW	Flat 4 7 Atholl Crescent Edinburgh EH3 8HA	Delegated Decision	Registered on: **12/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: West End Listed building and Con Area Consents

World Heritage Site Listed Category: A New Town Conservation Area	Replacement of 5 No. (non-original) dilapidated sash and case windows with slimline double glazed timber sashes within existing renovated cases, on a like-for-like basis. at Flat 4 7 Atholl Crescent Edinburgh EH3 8HA 26/04091/FUL	Clare Slifer Architects. 19 Lee Crescent Edinburgh EH15 1LW	Mr Tim Featherstone., Flat 4 7 Atholl Crescent Edinburgh EH3 8HA	Delegated Decision	Registered on: **12/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: West End Householder Developments
World Heritage Site Listed Category: B New Town Conservation Area	Repair of the stone fascia cladding and replacement of the stone soffit cladding. at 99 Princes Street Edinburgh EH2 3AA 26/04101/LBC	Reid Mitchell HD Limited. FAO: Harry Coley-Smith 3 Warriston's Close Edinburgh EH1 1PG	Thistle House Thistle Street Edinburgh EH2 1DF	Delegated Decision	Registered on: **12/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	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	Proposed sub-division of existing terraced townhouse to form basement apartment and townhouse. at 10 Royal Terrace Edinburgh EH7 5AB 26/04135/FUL	Scott Francis Allan Architectural Design. 36 Wallace Avenue Wallyford East Lothian EH21 8BZ	Mrs Sophie Drinkal-Leckie., 10 Royal Terrace Edinburgh EH7 5AB	Delegated Decision	Registered on: **15/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Housing - Local
World Heritage Site Listed Category: A New Town Conservation Area	Proposed sub-division of existing terraced townhouse to form basement apartment and townhouse. at 10 Royal Terrace Edinburgh EH7 5AB 26/04136/LBC	Scott Francis Allan Architectural Design. 36 Wallace Avenue Wallyford East Lothian EH21 8BZ	10 Royal Terrace Edinburgh EH7 5AB	Delegated Decision	Registered on: **15/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Coltbridge And Wester Coates Conservation Area	T1 Lawson Cypress, fell to ground level. at 6 Carberry Place Edinburgh EH12 5HY 26/0897/TCO	McLaren Tree Surgery Ltd. FAO: Crawford McLaren 51 Silverknowes View Edinburgh EH4 5PS	Mr Mark McCloy-Stevens., 6 Carberry Place Edinburgh EH12 5HY	Delegated Decision	Registered on: **14/10/2026**	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Murrayfield TCO and TPO submissions
World Heritage Site New Town Conservation Area	Himalayan Birch 1, remove tree. Himalayan birch 2, remove tree. Himalayan birch 3, reduce back overhanging branch by 1m. Rowan, reduce height by 0.5m and shape. Tibetan cherry 1, reduce height by 1m and shape. Tibetan cherry 2, reduce height by 2m and shape. at 10A Eglinton Crescent Edinburgh EH12 5DD 26/0900/TCO		Hardie., FAO: Greg Hardie 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	Registered on: **15/10/2026**	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: West End TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

	Application for a Certificate of Lawfulness confirming existing use as short term let accommodation is lawful. at PF1 3 Glen Street Edinburgh EH3 9JD 26/03976/CLESTL	STL Solutions. FAO: Craig Douglas Stack Offices 126 West Regent Street Glasgow G2 1RW	Ms Feng Xiao., PF1 3 Glen Street Edinburgh EH3 9JD	Delegated Decision	Registered on: **16/10/2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Tollcross CLE and CLP submissions

World Heritage Site Listed Category: A New Town Conservation Area	Application for a Certificate of Lawfulness confirming existing use as short-term let accommodation is lawful. at 10 Mansfield Place Edinburgh EH3 6NB 26/04143/CLESTL	STL Solutions. FAO: Craig Douglas Stack Offices 126 West Regent Street Glasgow G2 1RW	Mr Michael Martin., 10 Mansfield Place Edinburgh EH3 6NB	Delegated Decision	Registered on: **15/10/2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: New Town + Broughton CLE and CLP submissions

7. Certificate of Lawfulness Proposed

Wards

Ward No. B12 – Leith Walk

1. Planning Applications

Listed Category: A New Town Conservation Area	New metal railings to first floor windows on the front elevation. at 30 Annandale Street Lane Edinburgh EH7 4LS 26/04087/LBC	Joanna Nowak. Flat 5 9 Elliot Street Edinburgh EH7 5LX	30 Annandale Street Lane Edinburgh EH7 4LS	Delegated Decision	Registered on: **12/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents

Listed Category: C	Re-slating some roof slopes, removing obsolete roof lights, installation of solar panels and related work. at St Margaret Episcopal Church 170 Easter Road Edinburgh EH7 5QE 26/04094/LBC	Tod & Taylor Architects. FAO: Rosalind Taylor 43 Manor Place Edinburgh EH3 7EB	168 Easter Road Edinburgh EH7 5QE	Delegated Decision	Registered on: **12/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Central Listed building and Con Area Consents

Listed Category: C	Re-slating some roof slopes, removing obsolete roof lights, installation of solar panels and related work. at St Margaret Episcopal Church 170 Easter Road Edinburgh EH7 5QE 26/04095/FUL	Tod & Taylor Architects. FAO: Rosalind Taylor 43 Manor Place Edinburgh EH3 7EB	St Margaret's Episcopal Church | St Margaret's Vestry., FAO: Jean Keltie 168 Easter Road Edinburgh EH7 5QE	Local Delegated Decision	Registered on: **12/10/2026** Comments Due by **06.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Central Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

Abbeyhill Conservation Area	Tree possibly Willow. Badly damaged remove tree. at 20 Maryfield Edinburgh EH7 5AS 26/0812/TCO		Mr John Pollock., 20 Maryfield Edinburgh EH7 5AS	Delegated Decision	Registered on: **13/10/2026**	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Leith Central TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

	Existing use of the property as short-term let accommodation. at 89 Brunswick Street Edinburgh EH7 5HS 26/04099/CLESTL	STL Solutions. FAO: Craig Douglas Stack Offices 126 West Regent Street Glasgow G2 1RW	Ms Olivia Harriott., 89 Brunswick Street Edinburgh EH7 5HS	Delegated Decision	Registered on: **12/10/2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Leith Central CLE and CLP submissions

7. Certificate of Lawfulness Proposed

	Replacement of the existing ground-floor window with a new external door of the same width, using the existing window opening. The door will provide direct access to the private external area belonging to the property. No widening of the existing opening or other alterations to the external wall are proposed. The new door will be designed to complement the existing appearance of the property. at 2F2 2 South Sloan Street Edinburgh EH6 8ST 26/03907/CLP		Miss Claudia Scandella., 2F2 2 South Sloan Street Edinburgh EH6 8ST	Delegated Decision	Registered on: **12/10/2026**	Aine O'Neill aine.o'neill@edinburgh.gov.uk Community Council: Leith Central CLE and CLP submissions
	Single storey flat extension to the rear of the property. at 28 Claremont Bank Edinburgh EH7 4DR 26/04057/CLP	Planning & Building Design Ltd. FAO: Keith Owens 24 West Nicolson Street Edinburgh EH8 9DA	Ms Carol Sloman., 28 Claremont Bank Edinburgh EH7 4DR	Delegated Decision	Registered on: **08/10/2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: New Town + Broughton CLE and CLP submissions

Wards

Ward No. B13 – Leith

1. Planning Applications

Leith Conservation Area	Change of use to car park (retrospective). at Land 30 Metres West Of 36 Stevedore Place Edinburgh 26/04056/FUL	Scott Hobbs Planning. FAO: Niamh Toner 26 Alva Street Edinburgh EH2 4PY	The Royal Yacht Britannia.,	Delegated Decision	Registered on: **12/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Other Developments - Local

Listed Category: B Leith Conservation Area	Conversion (change of use) of an existing Class 4 office space to create 4 new dwellings Class 9. at 11 John's Place Edinburgh EH6 7EL 26/04083/FUL	DS Architecture. FAO: Dugald Skene 54 Duddingston Row Edinburgh EH15 3ND	Panachea Ltd., 1-11 Woodcroft Road Edinburgh EH10 4FD	Local Delegated Decision	Registered on: **12/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Links Housing - Local

Listed Category: C	Installation of new velux windows. at Flat 5 1 Upper Hermitage Edinburgh EH6 8DP 26/04097/LBC	Biomorphis. FAO: Adriana Koluszko Drill Hall 36 Dalmeny Street Edinburgh EH6 8RG	Flat 5 1 Upper Hermitage Edinburgh EH6 8DP	Delegated Decision	Registered on: **12/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Links Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Leith Conservation Area	Young birch tree, about 15 years old and 10-12m in height, reduction of the height by 3m, to keep the tree in a suitable size and shape for its position. at 10 Stevedore Place Edinburgh EH6 7BF 26/0908/TCO	Graham Scobie. 57 Easter Drylaw Avenue Edinburgh EH4 2RD	Miss Angie Main., 10 Stevedore Place Edinburgh EH6 7BF	Delegated Decision	Registered on: **16/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven 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. B14 – Craigentinny/Duddingston

1. Planning Applications

	Single storey extension to side and rear of existing property. at 37 Nantwich Drive Edinburgh EH7 6RA 26/04104/FUL	AK Plans. 1 John's Place Edinburgh EH6 7EL	Mr Jack Telford., 37 Nantwich Drive Edinburgh EH7 6RA	Delegated Decision	Registered on: **12/10/2026** Comments Due by **03.11.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigentinny + Meadowbank 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. B15 – Southside/Newington

1. Planning Applications

Listed Category: B Grange Conservation Area	Removal of the existing roof coverings and replacement with matching materials on a like-for-like basis. at Camilla House 19 Grange Terrace Edinburgh EH9 2LF 26/03994/LBC	Sanctuary Care. FAO: Max Craig 29 Drumeuther Way Kinross KY13 8RH	Camilla House 19 Grange Terrace Edinburgh EH9 2LF	Delegated Decision	Registered on: **13/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Grange + Prestonfield Listed building and Con Area Consents

	Form new single storey rear extension, decking area and associated alterations. at 45 Priestfield Road Edinburgh EH16 5HX 26/04109/FUL	Kyla Martin Architectural Service. 97 Newington Road Edinburgh EH9 1QW	Miss Fay Morrice., 45 Priestfield Road Edinburgh EH16 5HX	Delegated Decision	Registered on: **13/10/2026** Comments Due by **04.11.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Grange + Prestonfield Householder Developments

2. Proposal of Application Notice

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 **None**	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	Young Elm at the NE corner of the house in the rear garden. Tree already too large for its position remove. Crown is touching house. Bole is touching stone boundary wall. at 16 Findhorn Place Edinburgh EH9 2JP 26/0886/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mrs Susan Stuart., 16 Findhorn Place Edinburgh EH9 2JP	Delegated Decision	Registered on: **12/10/2026**	Alastair Barnes alastair.barnes@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions

Listed Category: C Craigmillar Park Conservation Area	Large Holly tree, 1.2 metre reduction from crown and sides. at 12 Moston Terrace Edinburgh EH9 2DE 26/0888/TCO	Steven Purdie. 6 Craigleith Hill Crescent Edinburgh EH4 2JE	Mr Devai Desai., 12 Moston Terrace Edinburgh EH9 2DE	Delegated Decision	Registered on: **14/10/2026**	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions

Grange Conservation Area	Willow tree, full removal of one willow tree including stump. at 20 St Catherine's Place Edinburgh EH9 1NU 26/0889/TCO	Blaikie Tree Services. FAO: David Blaikie Rose Cottage Peniel Place Broxburn EH52 5PZ	Mr Stephen Ball., 20 St Catherine's Place Edinburgh EH9 1NU	Delegated Decision	Registered on: **13/10/2026**	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions

Craigmillar Park Conservation Area	Large Walnut (W1), full removal. Cherry tree (C1), height reduction of 1.8 metres. Lime tree (L1), crown lift of 2.5 metres. at 97 Mayfield Road Edinburgh EH9 3AQ 26/0890/TCO	Steven Purdie. 6 Craigleith Hill Crescent Edinburgh EH4 2JE	Mr Sandy Reid., 97 Mayfield Road Edinburgh EH9 3AQ	Delegated Decision	Registered on: **14/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
Listed Category: B Grange Conservation Area	Beech Fagus Sylvatica, internal thin 15%. at 3 Chalmers Crescent Edinburgh EH9 1TW 26/0902/TCO		Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	Registered on: **15/10/2026**	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions
Listed Category: C Blacket Conservation Area	A dying pear tree, remove. at GF 7 Mayfield Terrace Edinburgh EH9 1RU 26/0904/TCO		Mr Declan Thompson., 7 Mayfield Terrace Edinburgh EH9 1RU	Delegated Decision	Registered on: **15/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions
Craigmillar Park Conservation Area	2 Norway maples in front garden. they are lapsed pollards with decaying cavities at pollard heads. reduce lever arm forces on decayed pollard heads. height 15m to 12m. radial spread 6m to 4m. Japanese cherry in the middle of the front garden. height 10m and shorten by 2m. Radial spread 6m, shorten by 2m. at 6 Crawfurd Road Edinburgh EH16 5PQ 26/0915/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mrs Kate Dewar., 6 Crawfurd Road Edinburgh EH16 5PQ	Delegated Decision	Registered on: **19/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions

Listed Category: A Blacket Conservation Area	t1 hornbeam t2 birch - t1 hornbeam reduce canopy by up to 2m t2 birch limb extension up to 2mheritage double glazing. at 12 Middleby Street Edinburgh EH9 1TD 26/0916/TCO	TD Tree And Land Services Ltd. FAO: David Balshaw The Girnal Old Cambus Cockburnspath Berwickshire TD13 5YR	Mr John Griffiths., 12 Middleby Street Edinburgh EH9 1TD	Delegated Decision	Registered on: **19/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Listed Category: B Blacket Conservation Area	Proposed use Class 7 guest house with up to six guest bedrooms, seeks to confirm that this use remains lawful under the historic guest house planning permissions granted in 1989 and 1992, without requiring further planning permission. at Flat 1 46 Minto Street Edinburgh EH9 2BR 26/04119/CLP		Mr Shiyong Jiang., Flat 1 46 Minto Street Edinburgh EH9 2BR	Delegated Decision	Registered on: **14/10/2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Grange + Prestonfield CLE and CLP submissions

Wards

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

	Dormer conversion. at 3 Glenvarloch Crescent Edinburgh EH16 6AP 26/03808/FUL	Maxwell72 Architects. 19 Echline Terrace South Queensferry Edinburgh EH30 9XH	Mr R Cox., 3 Glenvarloch Crescent Edinburgh EH16 6AP	Delegated Decision	Registered on: **12/10/2026** Comments Due by **03.11.2026**	Aine O'Neill aine.o'neill@edinburgh.gov.uk Community Council: Liberton + District Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

	Felling of 8 x trees - 166,167,169,170,173,180,185,198 - 5 of these are ash and are likely in a far worse condition now than when surveyed, pruning / dead wooding works to 9 x trees - 156,157,158,186,187,189,190,200,201 removal of large diameter deadwood, felling of 182,183,184,188,191,192 (not in survey) all either dead or in latter stages of dying, tree no 196 (an oak) significant dead wooding required. at 101 Tweedsmuir Drive Edinburgh EH16 4XU 26/0911/TPO	Trees4Scotland - Tree Care Services. FAO: Angus Crabbie 39 Cammo Grove Edinburgh EH4 8HD	Hacking & Paterson Management Services., Tweedsmuir Drive Development Tweedsmuir Gait Edinburgh EH16 4XU	Delegated Decision	Registered on: **19/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Gilmerton + District TCO and TPO submissions

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B17 – Portobello/Craigmillar

1. Planning Applications

Listed Category: B Portobello Conservation Area	Replacement of the 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 1F3 52 Bath Street Edinburgh EH15 1HF 26/04085/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	1F3 52 Bath Street Edinburgh EH15 1HF	Delegated Decision	Registered on: **12/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Portobello (Inactive) Listed building and Con Area Consents

	Construction of single storey extension to rear of dwelling house, formed with mono-pitch roof, extending back to the existing house. at 4 Helen Crummy Way Newcraighall Musselburgh EH21 8QW 26/04111/FUL	Arctec Build Ltd. FAO: Andrew Dodds 4 The Maltings Haddington EH41 4EF	Ms Alison Reid., 4 Helen Crummy Way Newcraighall Musselburgh EH21 8QW	Delegated Decision	Registered on: **13/10/2026** Comments Due by **04.11.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Craigmillar (Inactive) Householder Developments

Portobello Conservation Area	Change of use of premises to short-term let accommodation. at Flat 9 19 Bridge Street Edinburgh EH15 1DB 26/04149/FULSTL	STL Solutions. FAO: Craig Douglas Stack Offices 126 West Regent Street Glasgow G2 1RW	Utopia Property Investments Limited., Flat 9 19 Bridge Street Edinburgh EH15 1DB	Local Delegated Decision	Registered on: **16/10/2026** Site Notice posted on: **23/10/2026** Advertised on: **23/10/2026** Comments Due by **13.11.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Portobello (Inactive) Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

Portobello Conservation Area	Ash pruning by 1.5 metres. at 49 Marlborough Street Edinburgh EH15 2BD 26/0828/TCO		Mr Jim Rafferty., 49 Marlborough Street Edinburgh EH15 2BD	Delegated Decision	Registered on: **19/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Portobello (Inactive) TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

Wards