Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN
Date: **26 October 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **26 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

26/03412/CLP (Certificate of Lawfulness (proposed))	Proposed use of a dwellinghouse (Class 9) at 1 Malachi Green as a children's residential care home for (at any one time) up to three resident children and no resident staff; Replace the rear conservatory roof; alter the garage door to form windows to create additional room and extend the front driveway at 1 Malachi Green Kirkliston EH29 9FT	Aberlour Childrens Charity., Kintail House Forthside Way Stirling FK8 1QZ	**Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: Kirkliston

26/03416/FUL (Planning Permission)	Extension and alterations to detached house; New garage and widen existing driveway opening with new gates; Recessed balcony to rear; New roof windows at 184 Whitehouse Road Edinburgh EH4 6DB	Gavin & Clare Dunnett., Woodlands 184 Whitehouse Road Edinburgh EH4 6DB	**Local Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: Cramond, Barnton + Cammo

26/03118/FUL (Planning Permission)	Replacement of the existing entrance gates with cameras. at 35 Marine Drive Edinburgh EH4 5EN	Caravan & Motorhome Club., FAO: Haydn Payne East Grinstead House East Grinstead West Sussex RH19 1UA	**Local Delegated Decision**	**GRANTED**	**22 October 2026**

Community Council: Muirhouse + Salvesen (Inactive)

26/03024/LBC (Listed Building Consent)	Extensive repair of single glazed windows and fit new double-glazed panes. The double-glazed panes to be slimline glazing to suit existing astragals,14mm wide with 4mm panes and 6mm cavity. at 21A High Street South Queensferry EH30 9PP	The City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	**Delegated Decision**	**GRANTED**	**22 October 2026**

Community Council: Queensferry + District

Wards

Ward No. B02 – Pentland Hills

Wards

Ward No.B03 – Drum Brae/Gyle

26/03576/FUL (Planning Permission)	Single storey side and rear extension. at 54 Parkgrove Terrace Edinburgh EH4 7NW	Ms R Rehan., 54 Parkgrove Terrace Edinburgh EH4 7NW	**Local Delegated Decision**	**GRANTED**	**20 October 2026**

Community Council: Corstorphine + Clermiston

26/03434/ADV (Advert Consent)	3D Individual Letters Internally Illuminated With LED. at Gyle Centre Gyle Avenue South Gyle Edinburgh	New River., The Gyle Gyle Avenue Edinburgh EH12 9JY	**Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: Corstorphine + Gyle

26/03435/ADV (Advert Consent)	Advertisement of the following types: illuminated totem signage (x5) (as amended) at Gyle Centre Gyle Avenue Edinburgh	New River., The Gyle Gyle Avenue Edinburgh EH12 9JY	**Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: Corstorphine + Gyle

26/01446/CLESTL (Certificate of Lawfulness Existing STL)	Use of entire flatted dwelling as short stay residential accommodation, by single persons, or up to 4 persons together. at Flat 5 11 South Maybury Cammo Edinburgh EH12 8NX	Mr Stuart Gilgannon., 11 Flat 5 South Maybury Edinburgh EH12 8NX	**Delegated Decision**	**REFUSED**	**20 October 2026**

Community Council: Corstorphine + Gyle

Wards

Ward No. B04 – Forth

26/0919/TCO (Treework Within a Conservation Area)	18ft Willow tree selectively pruning the branches a max of 0.9m to the inside curb of parking space 3. 15ft Fruit tree selectively prune the branches off of the tree a max of 0.5m. at 16 Craighall Gardens Trinity Edinburgh EH6 4RJ	Ms Jan Murray., 22 Craighall Gardens Flat 6 Edinburgh EH6 4RJ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**22 October 2026**

Community Council: Trinity

26/0882/TCO (Treework Within a Conservation Area)	T1 Small leaved lime crown reduction by no more than 2.5m & T2 Cherry plum crown reduction by approx 1m all round. (as amended by email dated 21 Oct) at 4 Derby Street Newhaven Edinburgh EH6 4SH	Mr Michael Kent., 4 Derby Street Newhaven Edinburgh EH6 4SH	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**22 October 2026**

Community Council: Trinity

26/0804/TCO (Treework Within a Conservation Area)	Birch tree 10m birch tree internal thin 15%. at 6 Stirling Road Trinity Edinburgh EH5 3HY	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**22 October 2026**

Community Council: Trinity

Wards

Ward No. B05 – Inverleith

26/0874/TCO (Treework Within a Conservation Area)	Birch, located at southeast corner of the back garden. height 9m, spread 8m, dbh 230mm. reduce height by upto 2.5m to just above phone lines. reduce spread northeast by upto 2.5m. (As clarified with "final cuts at the height of the dashed line, with the smaller diameter branches and twigs left above that line to form an optimal canopy." email 22 Oct) at 5 Belford Terrace New Town Edinburgh EH4 3DQ	Ms Christine Bullick., 5 Belford Terrace New Town Edinburgh EH4 3DQ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**22 October 2026**

Community Council: West End

26/0875/TPO (Treework)	T1 x Silver Birch prune south crown lower branches at around 6-8m by 2-3m max to clear cables. T2 x Beech prune lower W and S crown by approx. 2-3m up to 8m to allow for crane access. (as revised by email dated 20 Oct) at Scottish National Gallery Of Modern Art 75 Belford Road New Town Edinburgh EH4 3DR	Telecoms Technical Services (Scotland) Ltd., FAO: Ms Jacqueline Ross 1 Cambuslang Court Cambuslang G32 8FH	**Delegated Decision**	**GRANTED**	**22 October 2026**

Community Council: West End

26/03713/FUL (Planning Permission)	Dormer extension and internal alterations. at 47 Hillhouse Road Corbiehill Edinburgh EH4 3TH	Ms Aileen McConnell., 47 Hillhouse Road Corbiehill Edinburgh EH4 3TH	**Local Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: Craigleith + Blackhall

26/03583/FUL (Planning Permission)	Proposed single storey rear extension. at 13 Orchard Bank Edinburgh EH4 2DS	Mr & Mrs Colin Williamson., 13 Orchard Bank Edinburgh EH4 2DS	**Local Delegated Decision**	**GRANTED**	**20 October 2026**

Community Council: Craigleith + Blackhall

26/03419/LBC (Listed Building Consent)	Internal alteration works throughout property and replacement of glazing in existing windows (as amended). at Flat 3 25 Belgrave Crescent Edinburgh EH4 3AL	Mr Cameron McColl., 25 Belgrave Crescent Edinburgh EH4 3AL	**Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: West End

26/03385/FUL (Planning Permission)	Erection of an extension. at 31 House O'hill Road Edinburgh EH4 2AJ	Ms C Fulton., 31 House O'hill Road Edinburgh EH4 2AJ	**Local Delegated Decision**	**GRANTED**	**20 October 2026**

Community Council: Davidson Mains+Silverknowes (Inactive)

26/03345/FUL (Planning Permission)	Proposed alterations to existing attic space, included new dormer window. Rear extension and garage conversion. at 97 Gardiner Road Edinburgh EH4 3RL	Mrs Eilidh Rattray., 97 Gardiner Road Edinburgh EH4 3RL	**Local Delegated Decision**	**GRANTED**	**21 October 2026**

Community Council: Craigleith + Blackhall

Wards

Ward No. B06 – Corstorphine/Murrayfield

26/0896/TCO (Treework Within a Conservation Area)	G1 Golden cypress x3, fell to ground level. at 1F2 3 Manse Street Edinburgh EH12 7TR	Mrs Claire Thompson., 1F2 3 Manse Street Edinburgh EH12 7TR	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**23 October 2026**

Community Council: Corstorphine + Clermiston

26/04092/CLP (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	Scottish Gas Murrayfield Stadium | Scottish Rugby Union., FAO: Gerry Devine Roseburn Street Edinburgh EH12 5PJ	**Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: Murrayfield

26/03560/FUL (Planning Permission)	Installation of one ASHP on the road-facing side elevation. Additional shrubs to supplement existing screening. at 14 Drum Brae South Edinburgh EH12 8SL	Ms Pauline Lee., 14 Drum Brae South Edinburgh EH12 8SL	**Local Delegated Decision**	**GRANTED**	**22 October 2026**

Community Council: Corstorphine + Clermiston

26/03408/FUL (Planning Permission)	Retrospective addition of solar panels on the roof of the main house. at 6 Ellersly Road Edinburgh EH12 6JA	Mrs Nicola Grant., County House 20 Torphichen Street Edinburgh EH3 8JB	**Local Delegated Decision**	**GRANTED**	**20 October 2026**

Community Council: Murrayfield

26/03354/FUL (Planning Permission)	Alterations and attic conversion. at 33 Craigleith Drive Edinburgh EH4 3JU	Colin & Katharine Gordon., 5 /10 Leslie Place Edinburgh EH4 1NG	**Local Delegated Decision**	**PERMITTED DEVELOPMENT**	**21 October 2026**

Community Council: Murrayfield

26/02971/LBC (Listed Building Consent)	Internal alterations to refurbish bathroom and shower facilities, to form new administration area and provide improved roof access within clubhouse. External alterations to include works to refurbish the front door lobby and external steps to provide safe stepped access proposing to introduce discreet internal secondary glazing to existing sash and case windows to front of building. at Murrayfield Golf Club 43 Murrayfield Road Edinburgh EH12 6EU	Murrayfield Golf Club., 43 Murrayfield Road Edinburgh EH12 6EU	**Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: Murrayfield

Wards

Ward No. B07 – Sighthill/Gorgie

26/03844/CLE (Certificate of Lawfulness (existing))	Formation of site access and footway from Inglis Green Road, including kerbing, surfacing, services, ducts and street lighting, together with closure of the former access as part of the approved development under Planning Permission 22/02233/FUL. at 22 Inglis Green Road Kingsknowe Edinburgh EH14 2HZ	J Smart & Co., 28 Cramond Road South Edinburgh EH4 6AB	**Delegated Decision**	**GRANTED**	**22 October 2026**

Community Council: Longstone

25/05509/CLESTL (Certificate of Lawfulness Existing STL)	Existing use as a short term let for over 10 years. at 68A Dalry Road Dalry Edinburgh EH11 2AY	Mr Wasim Ahmed., 68A Dalry Road Edinburgh EH11 2AY	**Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: Gorgie + Dalry

Wards

Ward No. B08 – Colinton/Fairmilehead

26/02566/FUL (Planning Permission)	Proposed first floor rear extension and creation of recessed balcony at roof level. at 16E Skerryvore Loan Edinburgh EH10 6TX	Ms Laura Morran., 16E Skerryvore Loan Edinburgh EH10 6TX	**Local Delegated Decision**	**WITHDRAWN**	**22 October 2026**

Community Council: Fairmilehead

Wards

Ward No. B09 – Fountainbridge/Craiglockhart

26/03369/FUL (Planning Permission)	Alterations to existing window and doorway. Alter existing window to form a double door and remove existing door to create window. at 26 Almondbank Terrace Edinburgh EH11 1SS	Sarah & Jan Lauckner., 26 Almondbank Terrace Edinburgh EH11 1SS	**Local Delegated Decision**	**GRANTED**	**22 October 2026**

Community Council: Merchiston

Wards

Ward No. B10 –Morningside

26/0923/TCO (Treework Within a Conservation Area)	Cherry tree, reduce by 3.5m to prevent limbs from failure. at 2K Gillsland Road Merchiston Edinburgh EH10 5BW	Mr Callum Gibb., 43 Dolphin Road Edinburgh EH145RX		**NOT MAKE A TREE PRESERVATION ORDER**	**22 October 2026**

Community Council: Merchiston

26/0907/TCO (Treework Within a 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	Hardie., FAO: Greg Hardie 16 Crawford Green Kirkliston EH29 9LD	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**20 October 2026**

Community Council: Merchiston

26/0891/TCO (Treework Within a Conservation Area)	T1 mature ash, see supporting documents. T2 cherry, see supporting documents planning details. at 2 Greenhill Terrace Edinburgh EH10 4BS	MGS Tree Services., FAO: Elan Evans 39 Kellie Place Dunbar EH42 1GF	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**20 October 2026**

Community Council: Merchiston

26/0819/TCO (Treework Within a Conservation Area)	T1 Caucasian wingnut, T2 Cider gum, T3 Leyland cypress - As per report. at 3 Cluny Gardens Edinburgh EH10 6BE	Mr Ian Farmer., 3 Cluny Gardens Edinburgh EH10 6BE	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**20 October 2026**

Community Council: Morningside

26/03852/WINPA (Prior Approval Windows)	Replace five ground floor flat windows with double glazed upvc sash and case windows. to insulate the property and reduce traffic noise from comiston road. employing a reputable local glazer (amazing double glazing) the proposed upvc windows will comply with planning guidance in terms of number, orientation, colour and geometry, only deviating in terms of materiality due to prohibitively expensive quotes for timber frame. the majority of neighbouring flats have installed upvc double-glazing. at 106 Comiston Road Morningside Edinburgh EH10 5QL	Mr Gwilym Barcroft., 106 Comiston Road Morningside Edinburgh EH10 5QL	**Delegated Decision**	**APPROVED**	**23 October 2026**

Community Council: Morningside

26/03500/LBC (Listed Building Consent)	Formation of en-suite shower room and fitted wardrobe within bedroom of ground floor flat. En-suite and wardrobe taken part height only, allowing cornice to remain unaltered. Fit black cast iron extract termination grille at low level on external wall. at 6 St Margaret's Road Edinburgh EH9 1AZ	Mr & Mrs Kevin White., 6 St Margaret's Road Edinburgh EH9 1AZ	**Delegated Decision**	**WITHDRAWN**	**23 October 2026**

Community Council: Merchiston

26/03447/FUL (Planning Permission)	Rear and side extension to existing dwellinghouse at ground floor level, with additional first floor extension and new dormer window. at 28 Bramdean Rise Edinburgh EH10 6JR	Mr Myles Skirving., 28 Bramdean Rise Edinburgh EH10 6JR	**Local Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: Morningside

Wards

Ward No. B11 – City Centre

26/0929/TCO (Treework Within a Conservation Area)	Holly removal. at 1F 7 Douglas Crescent New Town Edinburgh EH12 5BB	Mr Richard Hatton., 7/1 Douglas Crescent Edinburgh EH12 5BB	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**23 October 2026**

Community Council: West End

26/0816/TCO (Treework Within a Conservation Area)	As per the tree survey. at 43 St Andrew Square New Town Edinburgh EH2 2AD	Essential Edinburgh., FAO: Mr Grant Stewart 90A 3rd Floor East George Street Edinburgh EH2 3DF	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**21 October 2026**

Community Council: New Town + Broughton

26/0817/TCO (Treework Within a Conservation Area)	Various works to 6 trees (wingnut, hawthorn, alder, oak, horse chestnut and laburnum), see attached for detail. at Royal Circus Gardens North 34 Royal Circus Stockbridge Edinburgh	RCGN Secretary C Hunter., 16 Royal Circus Edinburgh EH3 6SS	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**22 October 2026**

Community Council: Stockbridge + Inverleith

26/0796/TCO (Treework Within a Conservation Area)	Various tree works to 8 trees. See attachment and RCGN Proposed Work including Photos, for details. at Royal Circus Gardens North 34 Royal Circus Edinburgh	Royal Circus Gardens North., FAO: C Hunter 16 Royal Circus Edinburgh EH3 6SS	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**22 October 2026**

Community Council: Stockbridge + Inverleith

26/0801/TPO (Treework)	Oak n1, Crown reduction, height only: ex height 7m; prop height 6.5m. Removal of all dead wood. Oak n2, Crown reduction-height only: ex height 7m; prop height 6.5m removal of all dead wood. Oak n.3, Crown reduction: ex height 9m, prop height 7.5m; ex width 7m, prop width 6m. Oak n.4, Crown reduction: ex height 11m, prop height 9.5m; exi width 8m, prop width 6.5m. Oak n5, Crown reduction: ex height 11m, prop height 9.5m; ex width 8m, prop width 6.5m. Oak 6, Crown reduction: ex height 11m, prop height 9.5m; ex width 8m, prop width 6.5m. Oak n7, Crown reduction: ex height 11m, prop height 9.5m; existing width 8m, prop width 6.5m. Oak n8, Crown reduction: ex height 11m, prop height 9.5m; existing width 8m, prop width 6.5m. Oak n9, Crown reduction: ex height 11m, prop height 9.5m; existing width 8m, prop width 6.5m. at 108 Holyrood Road Edinburgh EH8 8AS	Rockstar Games UK Limited., 108 Holyrood Road Edinbugh EH8 8AS	**Delegated Decision**	**GRANTED**	**22 October 2026**

Community Council: Southside

26/0791/TCO (Treework Within a Conservation Area)	Maple removal of tree by sectional felling and rigging. at 6 Wester Coates Gardens Wester Coates Edinburgh EH12 5LT	Mr Jonty Dunning., 1 Castle Grove Kendal LA9 7AY	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**22 October 2026**

Community Council: Murrayfield

26/03545/CLP (Certificate of Lawfulness (proposed))	Installation of external lighting. at St Andrew's And George's West Church 58 Shandwick Place Edinburgh EH2 4RT	Blackmoon Lighting., FAO: Andrew Penman Unit 1/2, 1 Dryden Road Loanhead EH20 9LZ	**Delegated Decision**	**GRANTED**	**22 October 2026**

Community Council: West End

26/03456/LBC (Listed Building Consent)	Formation of new en-suite shower room within first floor flat. at Flat 3 2 Drumsheugh Gardens Edinburgh EH3 7QJ	Andy & Marivi Millership., Flat 3 2 Drumsheugh Gardens Edinburgh EH3 7QJ	**Local Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: West End

26/03425/LBC (Listed Building Consent)	Strengthen select floor structures and redecorate rooms. Install new floor finishes to select rooms. Fire stopping works in basement boiler room. Removal of redundant services. Install new power and data points and install new lighting. at BF, GF90 The Georgian House 7 Charlotte Square Edinburgh EH2 4DR	National Trust For Scotland., Broadstone 1st Floor Suite 50 South Gyle Crescent Edinburgh EH12 9LD	**Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: New Town + Broughton

26/03432/FUL (Planning Permission)	Replacement of existing windows. at Flat 4 16 South Bridge Edinburgh EH1 1LL	Mr Trevor Wilson., Warren Cottage Upper Warren Avenue Caversham Reading RG4 7EB	**Local Delegated Decision**	**GRANTED**	**20 October 2026**

Community Council: Old Town

26/03433/FUL (Planning Permission)	Replace existing windows. at Flat 3 16 South Bridge Edinburgh EH1 1LL	Mr Walter Watson., 101 Russell Road Duntocher Clydebank G81 6JP	**Local Delegated Decision**	**GRANTED**	**21 October 2026**

Community Council: Old Town

26/03359/LBC (Listed Building Consent)	Alterations and side extension to garage to rear, including replacement garage door to enlarged opening. at 60 Northumberland Street Edinburgh EH3 6JE	Mr Fergus Beaton., 60 Northumberland Street Edinburgh EH3 6JE	**Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: New Town + Broughton

26/03376/LBC (Listed Building Consent)	Replacement of rear external door with fixed window. at 78B Queen Street Edinburgh EH2 4NF	Mrs Caroline Graham-Campbell., The Stables Tweedhill Berwick Upon Tweed TD15 1XQ	**Delegated Decision**	**GRANTED**	**22 October 2026**

Community Council: New Town + Broughton

26/03350/LBC (Listed Building Consent)	Replace 3 sash and case windows on rear elevation. at 2F 8 Picardy Place Edinburgh EH1 3JT	Arcinvest Property., Bonnington Bond 2 Anderson Place Edinburgh EH6 5NP	**Delegated Decision**	**GRANTED**	**22 October 2026**

Community Council: New Town + Broughton

26/03352/FUL (Planning Permission)	Alterations and side extension to garage to rear. at 60 Northumberland Street Edinburgh EH3 6JE	Mr Fergus Beaton., 60 Northumberland Street Edinburgh EH3 6JE	**Local Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: New Town + Broughton

26/03187/LBC (Listed Building Consent)	Internal and external works including facade lighting and adjusted roof details including re-roofing. (AS AMENDED) at 1F - 3F 62 - 66 George Street Edinburgh EH2 2LR	RRH Finance Limited., Caledonian Exchange 19 Canning Street Edinburgh EH3 8HE	**Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: New Town + Broughton

26/03082/LBC (Listed Building Consent)	Internal alterations and alterations to rear and front facades. Reinstating original window and door openings and adding a new patio door and staircase to garden. at GF 26 Coates Gardens Edinburgh EH12 5LE	Mr Luis Fernando Pantoja Nunez., 26 Coates Crescent Edinburgh EH12 5LE	**Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: West End

26/02975/FUL (Planning Permission)	Change of use from office to 2 No. flatted dwellings. (as amended) at 9 Nightingale Way Edinburgh EH3 9EG	Hillcrest Homes., 1 Explorer Road Dundee DD2 1EG	**Local Delegated Decision**	**GRANTED WITH LEGAL AGREEMENT**	**22 October 2026**

Community Council: Tollcross

26/02548/FULSTL (Planning Permission STL)	Change of use from residential flat (sui generis) to short term let (sui generis). at 39 Broughton Place Edinburgh EH1 3RR	Mrs Hazel Byrne., 39 Broughton Place Edinburgh EH1 3RR	**Local Delegated Decision**	**REFUSED**	**23 October 2026**

Community Council: New Town + Broughton

26/02432/FULSTL (Planning Permission STL)	Retrospective change of use from flat (sui generis) to short-term let (sui generis) for 48 weeks (1 February to 3 January) in a calendar year. at 1F2 74 Thistle Street Edinburgh EH2 1EN	Mrs Chrysanne Bosworth., Mews House 80 Haugh Road Inverness IV2 4SD	**Local Delegated Decision**	**REFUSED**	**23 October 2026**

Community Council: New Town + Broughton

26/02049/LBC (Listed Building Consent)	Internal alterations as part of change of use to serviced apartment. at 6 Albyn Place Edinburgh EH2 4NL	Signature Group., 6 Albyn Place Edinburgh EH2 4NL	**Delegated Decision**	**GRANTED**	**20 October 2026**

Community Council: New Town + Broughton

26/01775/CLESTL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short-term let accommodation is lawful. at Flat 8 1 New Assembly Close 142 High Street Edinburgh EH1 1QQ	Mr Andrew Barton., Flat 8 1 New Assembly Close 142 High Street Edinburgh EH1 1QQ	**Delegated Decision**	**REFUSED**	**23 October 2026**

Community Council: Old Town

26/01425/CLESTL (Certificate of Lawfulness Existing STL)	Use of entire flatted dwelling as short stay residential accommodation, by single persons, or up to 2 persons together. at 1F1 38 Cockburn Street Old Town Edinburgh EH1 1PB	Mr Martin Harrod., 38 1F1 Cockburn Street Edinburgh EH1 1PB	**Delegated Decision**	**REFUSED**	**20 October 2026**

Community Council: Old Town

26/01427/CLESTL (Certificate of Lawfulness Existing STL)	Use of entire flatted dwelling as short stay residential accommodation, by single persons, or up to 2 persons together. at Flat 22 5 Drummond Street Southside Edinburgh EH8 9TT	Ms Klara Mikulecka., 5 Flat 22 Drummond Street Edinburgh EH8 9TT	**Delegated Decision**	**REFUSED**	**20 October 2026**

Community Council: Old Town

26/01235/CLESTL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 1F 59 Frederick Street Edinburgh EH2 1LH	Charlotte Ludgate., 1F 59 Frederick Street Edinburgh EH2 1LH	**Delegated Decision**	**REFUSED**	**23 October 2026**

Community Council: New Town + Broughton

26/00782/CLESTL (Certificate of Lawfulness Existing STL)	The property has been in continuous use as a self-contained short term holiday let for a period exceeding ten years. at 3F1 10 Royal Crescent Broughton Edinburgh EH3 6PZ	Miss Fiona McCaig., 10-3l Royal Crescent Edinburgh EH3 6PZ	**Delegated Decision**	**REFUSED**	**23 October 2026**

Community Council: New Town + Broughton

25/04720/FULSTL (Planning Permission)	Retrospective change of use of premises to short term let accommodation. at Flat 1 4 Cowgatehead Edinburgh EH1 1JU	Mr Pei Ferguson., Flat 1 4 Cowgatehead Edinburgh EH1 1JU	**Local Delegated Decision**	**WITHDRAWN**	**20 October 2026**

Community Council: Old Town

Wards

Ward No. B12 – Leith Walk

26/03947/PAN (Proposal of Application Notice)	Demolition of existing buildings and redevelopment of site for proposed residential development, affordable housing including potential ancillary commercial/community uses (class1A, 3, 4, 10, 11) and other associated works. at 101, 107, 107B, 107C Mcdonald Road Broughton Edinburgh EH7 4NW	Urban Pulse MCRD Limited., 28 Rutland Square Edinburgh EH1 2BW	**Delegated Decision**	**PRE-APPLICATION CONSULTATION APPROVED.**	**21 October 2026**

Community Council: New Town + Broughton

26/03130/ADV (Advert Consent)	Fascia and projecting signs at 193 Leith Walk Edinburgh EH6 8NX	Merkur Slots (UK) Ltd., 16B 1 Cardale Park Harrogate HG3 1RY	**Local Delegated Decision**	**GRANTED**	**22 October 2026**

Community Council: Leith Central

26/03131/FUL (Planning Permission)	External alterations to shopfront. at 193 Leith Walk Edinburgh EH6 8NX	Merkur Slots (UK) Ltd.,	**Local Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: Leith Central

26/03132/LBC (Listed Building Consent)	Refurbishment of the existing shopfront and entrance doors, the replacement of fascia signage and installation of 1 No. projecting sign. at 193 Leith Walk Edinburgh EH6 8NX	Merkur Slots (UK) Ltd.,	**Delegated Decision**	**GRANTED**	**22 October 2026**

Community Council: Leith Central

26/03050/FUL (Planning Permission)	Change of use from flat to shop (class 1A) and internal alterations to create one shop unit at 31, 33 Albert Street Edinburgh EH7 5LH	Mr Asad Khan., 33 Albert Street Edinburgh EH7 5LH	**Local Delegated Decision**	**GRANTED**	**21 October 2026**

Community Council: Leith Central

26/02240/ADV (Advert Consent)	Advertisement of the following types: Fascia sign (as amended). at 244 Leith Walk Edinburgh EH6 5EL	Haysam Khan Sarwani., 244 Leith Walk Edinburgh EH6 5EL	**Delegated Decision**	**GRANTED**	**22 October 2026**

Community Council: Leith Central

26/01424/CLESTL (Certificate of Lawfulness Existing STL)	Use of entire flatted dwelling as short-stay residential accommodation, by single persons, or up to four persons together. at Flat 11 2 Albion Gardens Leith Edinburgh EH7 5QF	Mr Thomas Croall., 2 Flat 11 Albion Gardens Edinburgh EH7 5QF	**Delegated Decision**	**REFUSED**	**20 October 2026**

Community Council: Leith Central

Wards

Ward No. B13 – Leith

26/03418/LBC (Listed Building Consent)	Repair and reinstatement works. at 1F2 68 Constitution Street Edinburgh EH6 6RR	Miss Linda Fagan., 1F2 68 Constitution Street Edinburgh EH6 6RR	**Delegated Decision**	**GRANTED**	**21 October 2026**

Community Council: Leith Harbour + Newhaven

24/01924/FUL (Planning Permission)	Conversion of 3x floors plus mezzanine of office building into 11x domestic apartments; associated bin and cycle stores and car parking. at 6 Dock Place Edinburgh EH6 6LU	Mr Barr., Dock Place Property C/O Studio MB East Old Dock Building 6 Dock Place Edinburgh EH6 6LU	**Committee Decision**	**REFUSED**	**20 October 2026**

Community Council: Leith Harbour And Newhaven

Wards

Ward No. B14 – Craigentinny/Duddingston

26/0857/TCO (Treework Within a Conservation Area)	Group of six elm trees between 24-39cm DBH and 8-10m high. All marked by CEC for felling due to DED to fell as requested to control the spread of DED. at Dr Neil's Garden 7A Old Church Lane Duddingston Edinburgh	Dr Neils Garden Trust., FAO: Mr Alan Mitchell Duddingston Manse 5 Old Church Lane Edinburgh EH15 3PX	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**23 October 2026**

Community Council: Northfield + Willowbrae

26/03481/FUL (Planning Permission)	Removal of hedge and installation of timber fence. at 40 Loganlea Road Edinburgh EH7 6NP	Mr Brian Rafferty., 40 Loganlea Road Edinburgh EH7 6NP	**Local Delegated Decision**	**REFUSED**	**23 October 2026**

Community Council: Craigentinny + Meadowbank

26/03320/FUL (Planning Permission)	Proposed extension to the existing attic area by extending partly across the existing flat roof extension and to include a small covered enclosed roof terrace. at 60 Vandeleur Avenue Edinburgh EH7 6UG	Mr Kenny McGregor., 60 Vandeleur Avenue Edinburgh EH7 6UG	**Local Delegated Decision**	**GRANTED**	**21 October 2026**

Community Council: Craigentinny + Meadowbank

26/03261/LBC (Listed Building Consent)	Replacement of existing timber sash and case windows with new uPVC vertical sliding sash windows, matching the existing style, proportions and sightlines. at 2F1 11 Piershill Square West Edinburgh EH8 7BA	Mrs Agnieszka Wilk., 2F1 11 Piershill Square West Edinburgh EH8 7BA	**Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: Northfield + Willowbrae

Wards

Ward No. B15 – Southside/Newington

26/0922/TCO (Treework Within a Conservation Area)	2 Cherry plum trees, remove both trees to prevent catastrophic failure. at 26 Hallhead Road Mayfield Edinburgh EH16 5QJ	Mr Callum Gibb., 43 Dolphin Road Edinburgh EH145RX	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**23 October 2026**

Community Council: Grange + Prestonfield

26/0915/TCO (Treework Within a 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	Mrs Kate Dewar., 6 Crawfurd Road Edinburgh EH16 5PQ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**22 October 2026**

Community Council: Grange + Prestonfield

26/0904/TCO (Treework Within a Conservation Area)	A dying pear tree, remove. at GF 7 Mayfield Terrace Edinburgh EH9 1RU	Mr Declan Thompson., 7 Mayfield Terrace Edinburgh EH9 1RU		**NOT MAKE A TREE PRESERVATION ORDER**	**20 October 2026**

Community Council: Grange + Prestonfield

26/0888/TCO (Treework Within a Conservation Area)	Large Holly tree, 1.2 metre reduction from crown and sides. at 12 Moston Terrace Edinburgh EH9 2DE	Mr Devai Desai., 12 Moston Terrace Edinburgh EH9 2DE	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**22 October 2026**

Community Council: Grange + Prestonfield

26/0889/TCO (Treework Within a Conservation Area)	Willow tree, full removal of one willow tree including stump. at 20 St Catherine's Place Edinburgh EH9 1NU	Mr Stephen Ball., 20 St Catherine's Place Edinburgh EH9 1NU	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**20 October 2026**

Community Council: Marchmont + Sciennes

26/0879/TCO (Treework Within a Conservation Area)	T1 Lime and T2 Beech removal. at 4 Minto Mews Newington Edinburgh EH9 1AB	Dr Ya Shu., 4 Minto Mews Edinburgh EH9 1AB	**Delegated Decision**	**WITHDRAWN**	**22 October 2026**

Community Council: Grange + Prestonfield

26/0840/TCO (Treework Within a Conservation Area)	Norwegian maple tree and scots pine to be removed. at Tree Works Rillbank Terrace Sciennes Edinburgh	Square & Crescent., 18 Walker Street Edinburgh EH3 7LP	**Delegated Decision**	**WITHDRAWN**	**23 October 2026**

Community Council: Marchmont + Sciennes

26/03722/FUL (Planning Permission)	Alterations to openings to rear, installation of conservation roof light and solar panels, widening of existing front vehicular access, removing existing gates and installation of vehicle and pedestrian gates. at 2 Blackbarony Road Mayfield Edinburgh EH16 5QP	Mr John & Mrs Gillian McHugh., 2 Blackbarony Road Edinburgh EH16 5QP	**Local Delegated Decision**	**GRANTED**	**21 October 2026**

Community Council: Grange + Prestonfield

26/03584/ADV (Advert Consent)	Fingerpost sign at George Square Gardens 62 George Square Edinburgh	The University Of Edinburgh., Old College South Bridge Edinburgh EH8 9YL	**Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: Southside

26/03462/FUL (Planning Permission)	Addition of two roof lights to front pitch of roof, replacement and enlargement of existing cupola, overhaul and insulating of existing flat roof, new window to rear elevation. at 22 St Leonard's Bank Edinburgh EH8 9SQ	Robert & Simone Pereira Hind., 22 St Leonard's Bank Edinburgh EH8 9SQ	**Local Delegated Decision**	**GRANTED**	**20 October 2026**

Community Council: Southside

26/03339/FUL (Planning Permission)	Install steel gates to existing driveway. at 26 Craigmillar Park Edinburgh EH16 5PS	Mr Anthony Lewis., 26 Craigmillar Park Edinburgh EH16 5PS	**Local Delegated Decision**	**GRANTED**	**22 October 2026**

Community Council: Grange + Prestonfield

26/03056/LBC (Listed Building Consent)	Glazing to be upgraded and windows replaced. at 3F 1 Lutton Place Edinburgh EH8 9PD	Mr Xabier Cortes Lavaud., 1 Lutton Place Edinburgh EH8 9PD	**Delegated Decision**	**GRANTED**	**21 October 2026**

Community Council: Southside

26/01445/CLESTL (Certificate of Lawfulness Existing STL)	Use of entire flatted dwelling as short stay residential accommodation, by single persons, or up to 4 persons together. at 1F2 13 Gladstone Terrace Sciennes Edinburgh EH9 1LT	Mr Adrian Chamberlain., 13 1F2 Gladstone Terrace Edinburgh EH9 1LT	**Delegated Decision**	**REFUSED**	**20 October 2026**

Community Council: Marchmont + Sciennes

26/01233/CLESTL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as short term let accommodation is lawful. at 3F1 91 Causewayside Edinburgh EH9 1QG	Lucy Cooper., 3F1 91 Causewayside Edinburgh EH9 1QG	**Delegated Decision**	**REFUSED**	**23 October 2026**

Community Council: Southside

Wards

Ward No. B16 – Liberton/Gilmerton

26/03714/FUL (Planning Permission)	Proposed removal and rebuild of pitched roof with increased pitch and formation of dormer windows. Convert and extend existing garage to create annex, ancillary to house. at 25 Ellen's Glen Road Liberton Edinburgh EH17 7QL	Mr Fouad Alkhamisi., 25 Ellen's Glen Road Edinburgh Scotland EH17 7QL	**Local Delegated Decision**	**GRANTED**	**22 October 2026**

Community Council: Liberton + District

26/03678/LBC (Listed Building Consent)	Install metal flue cap at rear elevation of church. at Liberton Parish Church Kirkgate Liberton Edinburgh EH16 6RX	SEECOS., Liberton Parish Church Kirkgate Edinburgh EH16 6RX	**Delegated Decision**	**GRANTED**	**21 October 2026**

Community Council: Liberton + District

26/03474/FUL (Planning Permission)	Proposed extension to the rear to provide additional kitchen space and bedroom. at 18 Moredunvale Grove Edinburgh EH17 7QY	Miss April Lynch., 18 Moredunvale Grove Edinburgh EH17 7QY	**Local Delegated Decision**	**GRANTED**	**21 October 2026**

Community Council: Gilmerton + District

Wards

Ward No. B17 – Portobello/Craigmillar

26/0828/TCO (Treework Within a Conservation Area)	Ash pruning by 1.5 metres. at 49 Marlborough Street Edinburgh EH15 2BD	Mr Jim Rafferty., 49 Marlborough Street Edinburgh EH15 2BD	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**20 October 2026**

Community Council: Portobello (Inactive)

26/03571/LBC (Listed Building Consent)	Replacement of the existing sash windows on a like-for-like basis with new windows, custom-fitted with slimline IGUs. at 14 Straiton Place Edinburgh EH15 2BQ	Ms Jane Oginski., 14 Straiton Place Edinburgh EH15 2BQ	**Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: Portobello (Inactive)

26/03476/LBC (Listed Building Consent)	Replacement of 4 No. dilapidated sash and case windows with new (like-for-like) timber, slimline double glazed, timber sash windows within existing cases. Replacement of non-original rear garden store door (like-for-like format). at 20 Marlborough Street Edinburgh EH15 2BG	Ms Joanne Baker., 20 Marlborough Street Edinburgh EH15 2BG	**Delegated Decision**	**GRANTED**	**21 October 2026**

Community Council: Portobello (Inactive)

26/03463/LBC (Listed Building Consent)	Replacement of non-original sash windows and French doors with double glazed timber sash windows and French doors all on a like-for-like basis. at 9 Rosefield Avenue Edinburgh EH15 1AT	Ms Fiona Maclean., 9 Rosefield Avenue Edinburgh EH15 1AT	**Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: Portobello (Inactive)

26/03454/FUL (Planning Permission)	Erect a single storey flat roof extension to side of dwellinghouse. at 80 Niddrie Marischal Crescent Edinburgh EH16 4LL	Mr A Berwick., 80 Niddrie Marischal Crescent Edinburgh EH16 4LL	**Local Delegated Decision**	**REFUSED**	**20 October 2026**

Community Council: Craigmillar (Inactive)

26/03382/FUL (Planning Permission)	Single storey extension to rear of property and Internal alterations. at 55 Joppa Road Edinburgh EH15 2HB	Mrs Angela Newton., 55 Joppa Road Edinburgh EH15 2HB	**Local Delegated Decision**	**GRANTED**	**23 October 2026**

Community Council: Portobello (Inactive)

Wards