Planning Applications within Edinburgh

WEEKLY PLANNING BULLETIN
Date: **2 November 2026**

The Weekly Planning Bulletin is organised by ward. Under each ward you will find the following sections:-

- Section 1– Recently registered planning applications;
- Section 2 – Proposal of Application Notices received;
- Section 3 – Proposals for tree work in conservation areas;
- Section 4 – Proposals for tree works where there is a Tree Preservation Order;
- Section 5 – Prior Notification of Telecommunications.
- Section 6 – Certificate of Lawfulness Existing.
- Section 7 – Certificate of Lawfulness Proposed.

If there are no applications or notices in a ward, the space underneath will be blank.

Section 8 at the end of the document contains consultations from other planning authorities.

Planning decisions are on a separate document.

Wards – click on the links below

Ward B01 - Almond
Ward B02 – Pentland Hills
Ward B03 – Drum Brae/Gyle
Ward B04 – Forth
Ward B05 – Inverleith
Ward B06 – Corstorphine/Murrayfield
Ward B07 – Sighthill/Gorgie
Ward B08 – Colinton/Fairmilehead
Ward B09 – Fountainbridge/Craiglockhart
Ward B10 – Morningside
Ward B11 – City Centre
Ward B12 – Leith Walk
Ward B13 – Leith
Ward B14 – Craigentinny/Duddingston
Ward B15 – Southside/Newington
Ward B16 – Liberton/Gilmerton
Ward B17 – Portobello/Craigmillar

Where can I see the documents?
You can view the plans, forms and other documents at Planning and Building Standards Online Services.

What Can I Comment on?
Under statutory legislation, you should only make comments to the City of Edinburgh Council on those applications appearing in Section 1 – recently registered planning applications.

Planning is about the development and use of land and buildings so any comments made on applications should be relevant to this. These are called ‘material considerations’. If you submit comments which are non-material they will not be taken into account. This can be difficult to understand so we have given you some examples below. It should be noted that the legislation governing the control of advertisements does not include any provision for a period for representations to be submitted. Therefore, the Planning service may determine an application for advertisement consent prior to the date set out in this list

EXAMPLES

	Material		**Non-Material**
q	Contrary to the Development Plan (National Planning Framework 4 and Edinburgh Local Development Plan (City Plan 2030)).	q	Devaluation of property
q	Appearance (design, materials, scale, etc.)	q	Loss of private view
q	Residential amenity e.g. noise, overshadowing	q	Business issues relating to the applicant
q	Traffic, parking or access problems	q	Possible fire hazard

Comments on Section 2 proposals (Proposal of Application Notices) should be made directly to the applicant. There is no provision for the public to make comments on tree work and prior notifications and these details are for information only. This also applies to certificates of lawfulness where decisions are taken on the facts of the case in relation to planning law and public comments cannot be taken into account.

How Can I Comment?
Comments could be made online at Planning and Building Standards Online Services.

The quickest and most secure way to make a comment is to use the Online Services. If you fill in your email address we can email you the decision on the application.

Your comments must be received within 21 days of the date of registration, neighbour notification or advertisement in the press, whichever is later. These periods are extended for public holidays. The Comments Due by Date appears in the bulletin although we cannot always guarantee it will include additional days for public holidays.

Anonymous comments will not be taken into account and we need your name and address as your representation will become part of the application record, which is a public document. **The comments you make will be made publicly available to view on the Council website.** Any comments that are racist will not be accepted and may be sent to the police for further investigation. Further advice on commenting on planning applications can be found on the Council website.

What Happens to my Comments?

You will receive an acknowledgement of your representation. You will also be informed of the decision.

Further detail on how to comment on planning proposals and how your comments are handled is available on our Website. Our Published Privacy Notice is available here Privacy Notice.

Most applications are processed by delegated decision whereby planning officers decide applications under a publicly accountable process. If, however, there are more than 20 material representations and these take an opposing view from the recommendation, then the application will be decided by the Development Management Sub-Committee.

Full details on the Schemes of Delegation are available on the Council website.

Any Questions?

Email the Planning Help Desk at planning@edinburgh.gov.uk.

Ward No. B01 – Almond

1. Planning Applications

Listed Category: C	Internal alterations reconfigured to provide additional bedroom and en suite shower room with new conservation velux roof light. at F Inchgarvie House Society Road South Queensferry EH30 9SJ 26/04261/LBC	Marcus Dean Associates. FAO: Marcus Dean 23 Inverleith Terrace Edinburgh EH3 5NS	31 - 33 Bridge Street Musselburgh EH21 6AA	Delegated Decision	Registered on: **26/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Queensferry + District Listed building and Con Area Consents

Listed Category: B Queensferry Conservation Area	Addition of a single internal door to combine flats 32 and 33 together. at 32, 33 High Street South Queensferry EH30 9PP 26/04262/LBC	Nicola Gourlay. 2 - 4 Mid Terrace South Queensferry EH30 9LH	33 High Street South Queensferry EH30 9PP	Delegated Decision	Registered on: **26/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Queensferry + District Listed building and Con Area Consents

Listed Category: C	Alter position of shower room and move kitchen. at G Inchgarvie House Society Road Port Edgar South Queensferry EH30 9SJ 26/04263/LBC	Marcus Dean Associates. Marcus Dean. 23 Inverleith Terrace Edinburgh EH3 5NS	31-33 Bridge Street Musselburgh EH21 6AA	Delegated Decision	Registered on: **26/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Queensferry + District Listed building and Con Area Consents

Listed Category: C	Internal alterations to change position of kitchen and bedroom, alterations to form new French windows to garden. at C Inchgarvie House Society Road South Queensferry EH30 9SJ 26/04277/LBC	Marcus Dean Associates. 23 Inverleith Terrace Edinburgh EH3 5NS	31 - 33 Bridge Street Musselburgh EH21 6AA	Delegated Decision	Registered on: **27/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Queensferry + District Listed building and Con Area Consents

Listed Category: C	Internal alterations to kitchen and living room, new French windows to garden. at D Inchgarvie House Society Road South Queensferry EH30 9SJ 26/04278/LBC	Marcus Dean Associates. FAO: Marcus Dean 23 Inverleith Terrace Edinburgh EH3 5NS	31 - 33 Bridge Street Musselburgh EH21 6AA	Delegated Decision	Registered on: **28/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Queensferry + District Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Kirkliston - Conservation Area	Woodland adjacent north to 15 and 16 Masson Close, Kirkliston. Sycamore, reduce back south crown by 2-3m to boundary. Elm, reduce back south crown by 1-2m back to boundary line. at Treeworks Masson Close Kirkliston 26/0948/TCO		Mr Greg Hardie., 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	Registered on: **30/10/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Kirkliston TCO and TPO submissions

4. Tree Preservation Orders

Barnton Avenue - Conservation Area	Pedunculate Oak T0041, remove hangers over golf course. Pin Oak T0062, reduce lower 12m limb by 3m or back to suitable junction formation. Common Beech T0087, crown lift to 5.2m for highway clearance. Southern Beech T00102, remove. Sycamore T00190, remove. Weeping Willow T00314, reduce crown from above wall to prevent contact. Weeping Willow T00318, reduce crown from above wall head to prevent contact. Lawson Cypress T00322, remove. English Yew T00368, crown lift to 3m for pedestrian clearance. Common Ash T1151, reduce to 10m monolith. Japanese Maple T9695, reduce crown laterally from adjacent property to give 1m clearance. Common Holly T9697, remove. at Garden Grounds Easter Park Drive Edinburgh 26/0957/TPO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Hacking & Paterson Management Services., FAO: Rebecca Macdonald 2 Redheughs Rigg Edinburgh EH12 9DQ	Delegated Decision	Registered on: **30/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Davidson Mains+Silverknowes (Inactive) TCO and TPO submissions

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B02 – Pentland Hills

1. Planning Applications

Listed Category: B	Alterations to create 3 No. flatted dwellings within the existing floorplan. Change of external door to window and infill below. at Headmaster's Cottage 49 Mansfield Road Balerno EH14 7JY 26/04206/LBC	DRD Architects. FAO: Glen Wade 3 Tolbooth Wynd Edinburgh EH6 6DN	The Lodge Mansfield Road Edinburgh EH14 7JY	Delegated Decision	Registered on: **27/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Balerno Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

Balerno Conservation Area	T1 sycamore, reduce decayed overhanging branches close to the boundary. at Tree Works Ravelrig Drive Ravelrig Balerno 26/0941/TPO	JWT Tree Services Ltd. John Thompson. 10 South Quarry Way Gorebridge EH23 4GZ	Mr Gavin Caves., 6 Ravelrig Drive Ravelrig Balerno EH14 7NQ	Delegated Decision	Registered on: **29/10/2026**	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Balerno TCO and TPO submissions

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B03 – Drum Brae/Gyle

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B04 – Forth

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

Listed Category: B Victoria Park - Conservation Area	West boundary wall in the rear garden, young Sycamore & young twin-stemmed Ash, remove as they are touching the boundary wall and have a large growth potential. East boundary wall in the rear garden. Young Ash, young Sycamore and young Ash & young Sycamore. Remove as they are too close to the wall and have a large growth potential. Rear boundary wall in rear garden - topped Ash & Ivy covered, Sycamore by Summerside Place Tenement. Remove as they are too close to the wall and have a large growth potential. at 150 Ferry Road Edinburgh EH6 4NX 26/0958/TCO	Frontier Forestry Ltd. FAO: Andrew Jenkins Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mr Chris Mitchell., 150 Ferry Road Edinburgh EH6 4NX	Delegated Decision	Registered on: **30/10/2026**	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

Wards

Ward No. B05 – Inverleith

1. Planning Applications

	Drop kerb and new driveway. at Flat 2 69 Telford Road Edinburgh EH4 2SD 26/04082/FUL	Maxwell72 Architects. FAO: Maxwell Davidson 19 Echline Terrace South Queensferry EH30 9XH	Ms K Johnston., Flat 2 69 Telford Road Edinburgh EH4 2SD	Local Delegated Decision	Registered on: **26/10/2026** Comments Due by **19.11.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Drylaw +Telford Householder Developments

Listed Category: B New Town Conservation Area	Proposed refurbishment and alterations to include 2 No. new dormer windows, amended kitchen and sanitary facilities and formation of new basement level bedroom. at 8 Brandon Street Broughton Edinburgh EH3 5DX 26/04216/FUL	CCR Assests Ltd. 8 Brandon Street Edinburgh EH3 5DX	Mr R Graham., 8 Brandon Street Edinburgh EH3 5DX	Delegated Decision	Registered on: **22/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Inverleith Conservation Area	Acer group: crown lift to 3 metres over grass and 5.5 metres over path and road. (Planning authority note: the trees in question are not Acer - they are Platanus x hispanica) at Tree Works Howard Street Warriston Edinburgh 26/0945/TCO	Jeff Askew. Fala Hall Farm Pathhead EH37 5SZ	Nurture Landscapes., Mr Joel Parker Tanfield Warriston Place Edinburgh EH3 5DA	Delegated Decision	Registered on: **27/10/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions

New Town Conservation Area	6 hornbeams following the steps down and 8 hornbeams at the upper level. All vary in height between 4m-6m tall reduce all 14 trees down to 4m. at Tree Works St Vincent Place Stockbridge Edinburgh 26/0946/TCO	Frontier Forestry Ltd. Andrew Jenkins. Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Ross & Liddell Ltd., Ms Jennifer Cassidy 6 Clifton Terrace Edinburgh EH12 5DR	Delegated Decision	Registered on: **27/10/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions

World Heritage Site Listed Category: A New Town Conservation Area	Himalayan Birch: crown reduce by 2 metres. at 13 St Bernard's Crescent Edinburgh EH4 1NR 26/0951/TCO	Heartwood Tree Care Ltd. FAO: Andrew Josey 8 Albany Street Edinburgh EH1 3QB	Mr Anthony Cohen., 13 St Bernard's Crescent Edinburgh EH4 1NR	Delegated Decision	Registered on: **30/10/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Stockbridge + Inverleith TCO and TPO submissions

4. Tree Preservation Orders

	Sycamore reduced and shaped. at Flat 1 10 Columba Road Edinburgh EH4 3QT 26/0910/TPO	Trees4Scotland | Tree Care Services. (Cammo Gv). FAO: Angus Crabbie 39 Cammo Grove Edinburgh EH4 8HD	Mr Bindy Singh., 10 Columba Road Edinurgh EH4 3QT	Delegated Decision	Registered on: **30/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Craigleith + Blackhall TCO and TPO submissions

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B06 – Corstorphine/Murrayfield

1. Planning Applications

Corstorphine Conservation Area	Advertisement of the following types: Fascia sign, projecting sign Installation of replacement signs 1x projecting sign, 2x lanterns, 2x welcome signs, 2x amenity boards, 5x floodlights, 1x set of individual letters, 1x door plaque and 1x menu case. at Corstorphine Inn 17 - 19 Corstorphine High Street Edinburgh EH12 7SU 26/04250/ADV	Ashleigh Signs Limited. FAO: Gillian Shepley Asheigh House Beckbridge Road Normanton WF6 1TE	Belhaven | Corstorphine Inn., FAO: Alan Millar 17 Corstorphine High Street Edinburgh EH12 7SU	Delegated Decision	Registered on: **26/10/2026** Comments Due by **16.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Corstorphine + Clermiston Advertisements

Corstorphine Conservation Area	Repainting to the exterior and installation of replacement signs. at Corstorphine Inn 17 - 19 Corstorphine High Street Broomhall Edinburgh EH12 7SU 26/04251/FUL	Ashleigh Signs Limited. (Normanton). Gillian Shepley. Asheigh House Beckbridge Road Normanton WF6 1TE	Belhaven., Corstorphine Inn 17 - 19 Corstorphine High Street Broomhall Edinburgh EH12 7SU	Local Delegated Decision	Registered on: **26/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Corstorphine + Clermiston 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. B07 – Sighthill/Gorgie

1. Planning Applications

	Driveway at front of house. at 28 Redhall Avenue Kingsknowe Edinburgh EH14 2HP 26/03870/FUL		Mr James Innes., 28 Redhall Avenue Kingsknowe Edinburgh EH14 2HP	Local Delegated Decision	Registered on: **26/10/2026** Comments Due by **19.11.2026**	Householder Team planning.householder@edinburgh.gov.uk Community Council: Longstone 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. B08 – Colinton/Fairmilehead

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

	T7859 Sycamore, crown lift to 3m. T7860 Sycamore, remove stags head (dead branches). T7861 Horse Chestnut, remove over extended fractured limb. T7863 Sycamore, remove low branch. Woodland 2, remove 3 x failing ash trees. Woodland 2, remove 3 x failing ash trees. T7858 Horse Chestnut, crown lift to 5m for garden clearance. T7864 Sweet Chestnut, dying remove or leave as monolith. T7865 Sycamore, crown lift for highway clearance to 5.2m. T7866 Beech, crown lift for highway clearance to 5.2m. at Woodland West Mill Road Colinton Edinburgh 26/0909/TPO	Trees4Scotland | Tree Care Services. FAO: Angus Crabbie 39 Cammo Grove Edinburgh EH4 8HD	Hacking & Paterson., Woodfield Avenue Development Edinburgh EH13 0HX	Delegated Decision	Registered on: **30/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Colinton TCO and TPO submissions

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B09 – Fountainbridge/Craiglockhart

1. Planning Applications

	Development of a Sui Generis hotel use encompassing short and extended stay hotel accommodation, student accommodation, co-working facilities, meeting and events space, communal kitchen and clubhouse, gym, restaurant and café, and rooftop bar, with associated access and servicing. at Site 60 Metres South Of 199 Fountainbridge Edinburgh 26/04223/FUL	Montagu Evans LLP. FAO: Craig Wallace Exchange Tower 19 Canning Street Edinburgh EH3 8EG	The Social Hub.	Committee Decision	Registered on: **23/10/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	James Armstrong james.armstrong@edinburgh.gov.uk Community Council: Tollcross Other Developments - Major

	Change of use of premises to short term let accommodation. at 1F3 12 Bryson Road Polwarth Edinburgh EH11 1EE 26/04325/FULSTL	STL Solutions. (Stack Office - West Regent St). Craig Douglas. Stack Offices 126 West Regent Street Glasgow G2 1RW	Mr Daniele Giannuzzi. 1F3 12 Bryson Road Polwarth Edinburgh EH11 1EE	Local Delegated Decision	Registered on: **30/10/2026** Comments Due by **23.11.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Merchiston Other Developments - Local

	Change of use of premises to short term let accommodation. at 3F3 26 Fowler Terrace Polwarth Edinburgh EH11 1DA 26/04327/FULSTL	STL Solutions. (Stack Office - West Regent St). Craig Douglas. Stack Offices 126 West Regent Street Glasgow G2 1RW	Mr Daniele Giannuzzi. 3F3 26 Fowler Terrace Polwarth Edinburgh EH11 1DA	Local Delegated Decision	Registered on: **30/10/2026** Comments Due by **23.11.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Merchiston Other Developments - Local

	Change of use of premises to short term let accommodation. at 1F1 15 Gibson Terrace Polwarth Edinburgh EH11 1AT 26/04328/FULSTL	STL Solutions. (Stack Office - West Regent St). Craig Douglas. Stack Offices 126 West Regent Street Glasgow G2 1RW	Mr Daniele Giannuzzi. 1F1 15 Gibson Terrace Polwarth Edinburgh EH11 1AT	Local Delegated Decision	Registered on: **30/10/2026** Comments Due by **23.11.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Merchiston Other Developments - Local

	Change of use of premises to short term let accommodation. at 1F2 20 Watson Crescent Polwarth Edinburgh EH11 1HF 26/04329/FULSTL	STL Solutions. (Stack Office - West Regent St). Craig Douglas. Stack Offices 126 West Regent Street Glasgow G2 1RW	Ms Elisa Tomba. 1F2 20 Watson Crescent Polwarth Edinburgh EH11 1HF	Local Delegated Decision	Registered on: **30/10/2026** Comments Due by **23.11.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Merchiston 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. B10 – Morningside

1. Planning Applications

Listed Category: C Morningside Conservation Area	Alteration and repair of the existing roof space with rear facing dormer. at 12 Jordan Lane Morningside Edinburgh EH10 4RA 26/04224/FUL	HOKO (Candleriggs). Simon Martin 15 15 Candleriggs Glasgow G1 1TQ	Mr Patrick Graham 12 Jordan Lane Edinburgh Scotland EH10 4RA	Local Delegated Decision	Registered on: **26/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Morningside Householder Developments
	Retrospective change of use of premises to short term let accommodation. at PF3 5 Mcneill Street Viewforth Edinburgh EH11 1JN 26/04315/FULSTL	STL Solutions. (Stack Office - West Regent St). Craig Douglas. Stack Offices 126 West Regent Street Glasgow G2 1RW	Ms Sally Medlyn. 5 1f1, 5 McNeill Street Edinburgh EH11 1JN	Local Delegated Decision	Registered on: **30/10/2026** Comments Due by **23.11.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Merchiston Other Developments - Local

2. Proposal of Application Notice

3. Trees in Conservation Area

Morningside Conservation Area	3 x Lime trees re-pollarding of already pollarded trees to remove new growth from the 2026 growing season. 1 x Maple crown reduction to reduce height and width by 1/3rd as part of annual maintenance. 1 x Whitebeam crown reduction to reduce height and width by 1/3rd as part of annual maintenance. at 51 Braid Avenue Edinburgh EH10 6EB 26/0895/TCO	The Greenspan Agency. FAO: Jack Cook 6 Castle Street Edinburgh EH2 3AT	Mr G Mackie., 51 Braid Avenue Edinburgh EH10 6EB	Delegated Decision	Registered on: **02/11/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions

Listed Category: B Merchiston And Greenhill Conservation Area	8m tall rowan tree crown reduction of the Rowan tree with a maximum reduction of approximately 1.6m at 1F 11 Greenhill Place Bruntsfield Edinburgh EH10 4BR 26/0939/TCO	Sarah Forrester Yard J Midlothian Innovation Centre Pentlandfield Industrial Estate Roslin Scotland EH25 9RE	Ms Julia Chernova, 11 Greenhill Place Edinburgh Scotland EH10 4BR	Delegated Decision	Registered on: **26/10/2026**	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
Merchiston And Greenhill Conservation Area	T1 horse chestnut, remove, t2 beech, end load reduction, t3 cherry reduction. at 19 Polwarth Terrace Polwarth Edinburgh EH11 1NQ 26/0947/TCO	Lord Of The Trees. (Dunbar). Pauline Trollip. 3 Meiklerig Cottages Dunbar EH42 1TF	Ms Tansy Lihou-Smith., 19 Polwarth Terrace Polwarth Edinburgh EH11 1NQ	Delegated Decision	Registered on: **27/10/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
Merchiston and Greenhill Conservation Area	T1 Lime, crown lift over road side by up to 3m to allow for high sided vehicles and remove deadwood. at 16 Merchiston Avenue Edinburgh EH10 4NY 26/0955/TCO	McLaren Tree Surgery Ltd. 51 Silverknowes View Edinburgh EH4 5PS	Mrs Sue., 16 Merchiston Avenue Edinburgh EH10 4NY	Delegated Decision	Registered on: **30/10/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions
Listed Category: B Merchiston and Greenhill - Conservation Area	Norway maple lower crown lift of 360º, up to 3m. at 12B Greenhill Gardens Bruntsfield Edinburgh EH10 4BW 26/0967/TCO	Steven Purdie. 6 Craigleith Hill Crescent Edinburgh EH4 2JE	Ms Jacqueline Dornan., 12B Greenhill Gardens Edinburgh EH10 4BW	Delegated Decision	Registered on: **02/11/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions

4. Tree Preservation Orders

	Cherry 1, minor prune of up to 0.5m for neatness, remove dead branch. Cherry 2, crown reduce by 1.5-2m for more compact shape, thin for light availability in garden. at 2 Braid Farm Road Edinburgh EH10 6LG 26/0956/TPO		Verdant Tree Services., FAO: Michael Peace Easter Manuel Station Road Linlithgow EH49 7PY	Delegated Decision	Registered on: **30/10/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Morningside TCO and TPO submissions

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B11 – City Centre

1. Planning Applications

World Heritage Site Listed Category: A New Town Conservation Area	Proposed internal alterations and new ventilation system. Existing water supply will be extended to the new habitable spaces as required, all waste will be pumped to the nearest existing waste pipe. at 38 Queen Street New Town Edinburgh EH2 1JX 26/03725/LBC	Farrar Bamforth Architecture Ltd. Farrar Bamforth Architecture Ltd Bates Mill Colne Road Huddersfield HD1 3AG	Times House Throwley Way Sutton United Kingdom SM1 4AF	Delegated Decision	Registered on: **27/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents

World Heritage Site Listed Category: A Old Town Conservation Area	Five banners for temporary exhibitions/durations from 1 Jan 2026 - 31 Dec 2030. at National Museum Of Scotland 44 Chambers Street Old Town Edinburgh EH1 1JF 26/04027/ADV		National Museums Scotland., Ms Kerryn Fraser. National Museum Of Scotland Chambers Street Edinburgh Scotland EH1 1JF	Delegated Decision	Registered on: **22/10/2026** Comments Due by **12.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Old Town Advertisements

World Heritage Site Listed Category: A Old Town Conservation Area	Work will include dendrochronology, timber decay / damp penetration survey, mortar & masonry sampling, and paint. The ground floor is to be strengthened to provide for access requirement at floor level. at 122 High Street Old Town Edinburgh EH1 1SG 26/04074/LBC	Simpson & Brown. FAO: Scott Lindsay The Old Printworks 77A Brunswick Street Edinburgh EH7 5HS	Riddle's Court 322 Lawnmarket Edinburgh EH1 2PG	Delegated Decision	Registered on: **12/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Old Town Listed building and Con Area Consents

Listed Category: C Marchmont, Meadows And Bruntsfield Conservation Area	Erection of a temporary modular classroom building to provide additional educational accommodation for a period of 5 years, including associated access, drainage, utility connections and external works. at 7 Gillespie Street Viewforth Edinburgh EH3 9NH 26/04078/FUL	Portakabin Scotland Ltd - Hamilton. Stephen Graham. Whistleberry Road Hamilton ML3 0EJ	The City Of Edinburgh Council (CEC)., Mr Steven Cuthill Waverley Court 4 East Market Street Edinburgh Scotland EH8 8WR	Delegated Decision	Registered on: **22/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Tollcross Other Developments - Local

World Heritage Site Listed Category: B New Town Conservation Area	Proposed change of use from offices to Hotel (Class 7) use with ancillary restaurant, bar and wellness area, and minor external alterations, and replacement of existing rear garages with mews development. at 9 - 11, 12 Drumsheugh Gardens New Town Edinburgh EH3 7QG 26/04079/FUL	Scott Hobbs Planning (Alva St.). FAO: Varshini Gorjala 26 Alva Street Edinburgh EH2 4PY	Avidity Hotels (Edinburgh) Limited., 26 Alva Street Edinburgh EH2 4PY	Local Delegated Decision	Registered on: **28/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: West End Other Developments - Local

World Heritage Site Listed Category: B New Town Conservation Area	Proposed internal and minor external alterations to the townhouses and replacement of existing rear garages with mews development. at 9 - 11, 12 Drumsheugh Gardens Edinburgh EH3 7QG 26/04080/LBC	Scott Hobbs Planning. FAO: Varshini Gorjala 26 Alva Street Edinburgh EH2 4PY	26 Alva Street Edinburgh EH2 4PY	Delegated Decision	Registered on: **27/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: West End Listed building and Con Area Consents

World Heritage Site Listed Category: B Old Town Conservation Area	The proposal is for a temporary A4 visitor interpretation plaque mounted on the existing lamppost immediately adjacent to the Greyfriars Bobby statue. at Proposed Tourist Information Signage 15 Metres East Of 36 Candlemaker Row Old Town Edinburgh 26/04102/LBC		2/3 Tarvit Street First Floor Flat Edinburgh EH3 9JY	Delegated Decision	Registered on: **13/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Old Town Listed building and Con Area Consents

World Heritage Site New Town Conservation Area	Erection of temporary hoarding extending to approximately 9m in height complete with removable panels and temporary graphic images and text to surface. Temporary vinyl images to be applied to glazing on shopfront. at 26 Multrees Walk Edinburgh EH1 3DQ 26/04151/FUL	Space Solutions. FAO: Andrew Geddes 140 West George Street Glasgow G2 2HG	Arcteryx C/o Fresh Design., FAO: Mark Hambly Warehouse 6, Princes Dock Street Hull HU1 2LP	Local Delegated Decision	Registered on: **23/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local

World Heritage Site Listed Category: A New Town Conservation Area	Change of use of existing basement office to short term let accommodation with associated internal alterations and access works. at 26 Alva Street New Town Edinburgh EH2 4PY 26/04188/FULSTL	One Foot Square. FAO: Craig Proudfoot Studio 17 Newhaven Edinburgh EH6 0FS	Scarlett Land And Development Ltd., FAO: Mr Will Scarlett 26 Alva Street Edinburgh EH2 4PY	Local Delegated Decision	Registered on: **26/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: West End Other Developments - Local

World Heritage Site New Town Conservation Area	Retrospective change of use from residential flat to short term let (Sui Generis). at 1B William Street South East Lane New Town Edinburgh EH3 7NJ 26/04222/FULSTL	Stephenson Halliday. FAO: Kieran McFarlane 5th Floor, Exchange Tower 19 Canning Street Edinburgh EH3 8EG	Mr David Boyle., 1B William Street South East Lane Edinburgh EH3 7NJ	Local Delegated Decision	Registered on: **22/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: West End Other Developments - Local

World Heritage Site Listed Category: A New Town Conservation Area	Replacement of existing sash windows on a like-for-like basis with new window, custom-fitted with Slimline IGUs. All historical detail to be matched / reinstated. at GF 31 Heriot Row New Town Edinburgh EH3 6ES 26/04243/LBC	Sash Window Surveys Edinburgh. FAO: Chris Keast 50 Whitelaw Drive Bathgate EH48 1RQ	GF 31 Heriot Row New Town Edinburgh EH3 6ES	Delegated Decision	Registered on: **26/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents

World Heritage Site Listed Category: B New Town Conservation Area	Internal adjustments to layout with construction of new separating wall. Install full new glazed shop frontage. Alter window opening to rear elevation to form fire exit door. at 25 - 26 West Maitland Street Edinburgh EH12 5DX 26/04244/LBC	Arctec Build Ltd. FAO: Andrew Dodds 4 The Maltings Haddington EH41 4EF	84B Clerk Street Loanhead EH20 9RG	Delegated Decision	Registered on: **26/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	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	Alterations and sub-division to form retail unit and betting office. Installation of new replacement glazed shop frontage. Alterations to window to rear elevation to form fire exit door. at 25 - 26 West Maitland Street Edinburgh EH12 5DX 26/04245/FUL	Arctec Build Ltd. FAO: Andrew Dodds 4 The Maltings Haddington EH41 4EF	Scotbet 123 Ltd., 84B Clerk Street Loanhead EH20 9RG	Local Delegated Decision	Registered on: **26/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	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 layout. Extend a non-original mezzanine floor and combine four existing cupboards into two larger spaces. at 29 Douglas Crescent New Town Edinburgh EH12 5BA 26/04247/LBC	Bergmark Architects. Jens Bergmark. 3 Walker Street Edinburgh EH3 7JY	29 Douglas Crescent New Town Edinburgh EH12 5BA	Delegated Decision	Registered on: **26/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	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	Advertisement of the following types, fascia sign. at 100A Princes Street New Town Edinburgh EH2 3AA 26/04254/ADV	Novo Design Studios Ltd. (Peebles). Scott Wardlaw. 2 The Fairways Cardrona Peebles EH45 9NQ	TWM (Scotland) Ltd., 160 Gilson Gray LLP West George Street Glasgow G2 2HG	Delegated Decision	Registered on: **26/10/2026** Comments Due by **16.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Advertisements
World Heritage Site Listed Category: A New Town Conservation Area	Internal alterations to form a kitchen and shower room. at 24 India Street New Town Edinburgh EH3 6HB 26/04255/LBC	Kate Marrian Design. 1 Wester Broomhouse Cottages Dunbar EH42 1RD	24 India Street New Town Edinburgh EH3 6HB	Delegated Decision	Registered on: **26/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Stephanie Fraser stephanie.fraser@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents

World Heritage Site Listed Category: C Old Town Conservation Area	External alterations to bar Fascia sign, projecting sign. Vinyl graphics to glazing. at Sandy Bells 25 Forrest Road Old Town Edinburgh EH1 2QH 26/04267/LBC	Andrew Megginson Architecture. 128 Dundas Street Edinburgh EH3 5DQ	25 Forrest Road Edinburgh EH1 2QH	Delegated Decision	Registered on: **27/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Old Town Listed building and Con Area Consents

World Heritage Site Listed Category: C Old Town Conservation Area	Advertisement of the following types: Fascia sign, projecting sign. Vinyl graphics to glazing. at Sandy Bells 25 Forrest Road Edinburgh EH1 2QH 26/04268/ADV	Andrew Megginson Architecture. 128 Dundas Street Edinburgh EH3 5DQ	Iona Group., 25 Forrest Road Edinburgh EH1 2QH	Delegated Decision	Registered on: **27/10/2026** Comments Due by **17.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Old Town Advertisements

World Heritage Site Listed Category: C Old Town Conservation Area	Application for change of use from class 1a shop and offices to class 1a shop and 2 x sui generis short term lets and all associated site works. at 51 South Bridge Old Town Edinburgh EH1 1LL 26/04272/FULSTL	Format Design. Shona Mackay. Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	Mr Norrie Rowan., 51 South Bridge Old Town Edinburgh EH1 1LL	Local Delegated Decision	Registered on: **27/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Old Town Other Developments - Local

World Heritage Site Listed Category: A New Town Conservation Area	Reconfigure existing accommodation, enhance accessibility, extension to rear, demolition of detached Victorian stone villa at rear. at The Place Hotel 34 - 38 York Place New Town Edinburgh EH1 3HU 26/04282/LBC	Covell Matthews Architects Ltd. (Rutland Sq). FAO: Hector Black 15 Rutland Square Edinburgh EH1 2BE	8 Johns Place Edinburgh EH6 7EL	Delegated Decision	Registered on: **28/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Clare Macdonald clare.macdonald@edinburgh.gov.uk Community Council: New Town + Broughton Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

Marchmont, Meadows And Bruntsfield Conservation Area	Prunus Cherry, remove dangerous failed limb and reduce canopy on eastern aspect by 1.5-2m. at 5 Lauriston Gardens Edinburgh EH3 9HH 26/0942/TCO	Castle Trees Arborists Ltd. FAO: Ryan Evans 26 Pincott Drive Edinburgh EH17 8ZQ	Castle Trees Arborists Ltd., FAO: Ryan Evans 26 Pincott Drive Edinburgh EH17 8ZQ	Delegated Decision	Registered on: **27/10/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Tollcross TCO and TPO submissions

Coltbridge And Wester Coates Conservation Area	Sycamore and goat willow overhanging wester coates road. crown lift both trees to 5m over the street. at 5 Wester Coates Gardens Wester Coates Edinburgh EH12 5LT 26/0944/TCO	Frontier Forestry Ltd. Andrew Jenkins. Office Suite 1, Eastfield Business Centre 4C Eastfield Farm Road Penicuik EH26 8EZ	Mrs Susie Lochhead., 5 Wester Coates Gardens Wester Coates Edinburgh EH12 5LT	Delegated Decision	Registered on: **27/10/2026**	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Murrayfield TCO and TPO submissions

World Heritage Site Listed Category: A New Town - Conservation Area	Tree 252, 228, 268, deadwood as per survey. at Charlotte Square Gardens 48 Charlotte Square Edinburgh 26/0960/TCO	Lord Of The Trees. FAO: Pauline Trollip 3 Meiklerig Cottages Dunbar EH42 1TF	Cowiesburn., FAO: Georgina Mackie Charlotte Square Gardens Charlotte Square Edinburgh EH2 4DR	Delegated Decision	Registered on: **30/10/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: New Town + Broughton TCO and TPO submissions

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

World Heritage Site Listed Category: A New Town Conservation Area	The existing use of the apartment as a short term let. at 43 Jamaica Street South Lane New Town Edinburgh EH3 6HG 26/04199/CLESTL	Brodies LLP. FAO: Victoria Lane 58 Morrison Street Edinburgh EH3 8BP	Mrs Anna Edwardson., Bughtknowe House Humbie East Lothian EH36 5PB	Delegated Decision	Registered on: **27/10/2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: New Town + Broughton CLE and CLP submissions

World Heritage Site Listed Category: B New Town Conservation Area	The building is currently used for short term letting. at 27 Carlton Terrace Mews Calton Hill Edinburgh EH7 5DA 26/04258/CLESTL		Mrs Julie Lambert., 18 Regent Terrace Edinburgh EH75BS	Delegated Decision	Registered on: **26/10/2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: New Town + Broughton CLE and CLP submissions

7. Certificate of Lawfulness Proposed

World Heritage Site Old Town Conservation Area	Proposed internal alterations to basement floor including removal of some of the existing car parking spaces and installation of new sprinkler tank and fire suppression system for hotel. at 1 George Iv Bridge Old Town Edinburgh EH1 1AD 26/04201/CLP	John Handley Associates Ltd. 65A Leamington Terrace Edinburgh EH10 4JT	Abrdn UK Real Estate Fund., 1 George Street C/o Aberdeen Standard Investments Edinburgh EH2 2LL	Delegated Decision	Registered on: **21/10/2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Old Town CLE and CLP submissions

Wards

Ward No. B12 – Leith Walk

1. Planning Applications

	Change of use from flat (sui generis) to short term let (sui generis) and replace existing rear window with French doors. at PF4 5 Heriothill Terrace Broughton Edinburgh EH7 4DZ 26/04053/FULSTL		Mrs Rebecca Evans., The Cottage Joyford Hill Coleford Gloucestershire GL16 7AH	Local Delegated Decision	Registered on: **02/11/2026** Comments Due by **23.11.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: New Town + Broughton Other Developments - Local

New Town Conservation Area	Proposed change of use from office premises to create a residential property and to replace existing windows and doors and install an ASHP and install new gates. at 4 Bellevue Street Broughton Edinburgh EH7 4BY 26/04203/FUL	Lorna Morgan Architect. 4 Bellevue Street Edinburgh EH7 4BY	HMO Scotland., Mr B Morgan 4 Bellevue Street Edinburgh United Kingdom EH7 4BY	Delegated Decision	Registered on: **30/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: New Town + Broughton Housing - Local

Listed Category: C Victoria Park Conservation Area	Replacement of existing sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. at 1F 211 Ferry Road Edinburgh EH6 4NN 26/04242/LBC	Sash Window Surveys Edinburgh. Chris Keast. 50 Whitelaw Drive Bathgate EH48 1RQ	1F 211 Ferry Road Edinburgh EH6 4NN	Delegated Decision	Registered on: **26/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Central Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Leith Conservation Area	Change of use from Class 1 A to Class 3. at 99 Leith Walk Edinburgh EH6 8NP 26/04218/CLP		McFadzean Studio., FAO: Mr Douglas Mcfadzean 40 Charlotte Dundas Court Grangemouth FK3 9EB	Delegated Decision	Registered on: **28/10/2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Central CLE and CLP submissions

Wards

Ward No. B13 – Leith

1. Planning Applications

Listed Category: C Leith Conservation Area	Internal and external alterations. at 4 Carpet Lane North Leith Edinburgh 26/04002/LBC	Johnston - Harris Architects. FAO: Jim Johnston 99 Giles Street Edinburgh EH6 6BZ	89 Giles Street Edinburgh EH6 6BZ	Delegated Decision	Registered on: **26/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents
	Demolition of existing building and redevelopment of the site to accommodate hotel development (use Class 7) with associated food and beverage facilities, parking, landscaping and associated infrastructure. at 1 Rennie's Isle Edinburgh EH6 6QT 26/04142/FUL	CBRE. FAO: Kerri Atkinson 7 Castle Street Edinburgh EH2 3AH	VRS (Rennie's Isle) Ltd.,	Delegated Decision	Registered on: **15/10/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Christopher Sillick christopher.sillick@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Other Developments - Local
Listed Category: B Leith Conservation Area	Replacement of existing non-original timber framed windows with timber double-glazed windows. at Flat 7 6 Commercial Wharf North Leith Edinburgh EH6 6LF 26/04195/LBC		1 12 Sandport Way Edinburgh EH6 6EA	Delegated Decision	Registered on: **26/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents
	Change of use from class 4 to class 1A - Medical clinic. at 1 Salamander Street South Leith Edinburgh EH6 7HZ 26/04198/FUL	W9 Architects. FAO: Jackie Walsh 39B West Main Street Uphall EH52 5DR	Bhat Diagnostics Ltd., 1 Salamander Street Edinburgh EH6 7HZ	Local Delegated Decision	Registered on: **21/10/2026** Comments Due by **20.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Other Developments - Local

Listed Category: B Leith Conservation Area	Replacement of 4 No. deteriorated sash and case windows with timber, slimline double glazed windows (like-for-like) within existing refurbished cases. Retrospective consent for replacement of 3 No. sash and case windows (like-for-like) in 2012. at 3F1 170 Great Junction Street North Leith Edinburgh EH6 5LJ 26/04200/LBC	Clare Slifer Architects. (Lee Crescent). 19 Lee Crescent Edinburgh EH15 1LW	3F1 170 Great Junction Street North Leith Edinburgh EH6 5LJ	Delegated Decision	Registered on: **26/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Leith Harbour + Newhaven Listed building and Con Area Consents

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B14 – Craigentinny/Duddingston

1. Planning Applications

2. Proposal of Application Notice

3. Trees in Conservation Area

4. Tree Preservation Orders

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B15 – Southside/Newington

1. Planning Applications

Listed Category: B Grange Conservation Area	Temporary change of use of flat to short term let for a period of 3 years. at 26A Mansionhouse Road Edinburgh EH9 2JD 26/03803/FULSTL		Dr Wojtek Wojcik., 26 Mansionhouse Road Edinburgh EH9 2JD	Local Delegated Decision	Registered on: **26/10/2026** Site Notice posted on: **06/11/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Marchmont + Sciennes Other Developments - Local

Southside Conservation Area	Advertisement of the following types: illuminated fascia box sign and non-illuminated projecting sign. at 17 St Patrick Square Newington Edinburgh EH8 9EZ 26/04170/ADV		Mr Soyeb Khanusiya., 10 Hepburn Crescent Edinburgh EH17 8XY	Delegated Decision	Registered on: **02/11/2026** Comments Due by **23.11.2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Southside Advertisements

2. Proposal of Application Notice

3. Trees in Conservation Area

Craigmillar Park Conservation Area	Lilac - prune 2m. Laburnum: prune 2m. Leylandii x2: remove. Holly: remove. at 3 Hallhead Road Edinburgh EH16 5QJ 26/0899/TCO		Ms Jeannie Dalgleish., 3 Hallhead Road Edinburgh EH16 5QJ	Delegated Decision	Registered on: **27/10/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions

Listed Category: A Merchiston And Greenhill Conservation Area	Sycamore 3, remove 2 small epicormic branches on trunk. Beech 5, crown lift to 4.5m. Cypress laurel hedge, trim side back to boundary line. Lime 01, trim back to boundary line. Cherry 02, reduce back to boundary line. at 9 Clinton Road, 5 Clinton Road, 2 Strathearn Place Edinburgh EH9 2AW 26/0901/TCO		Hardie., FAO: Greg Hardie 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	Registered on: **28/10/2026**	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Merchiston TCO and TPO submissions

Craigmillar Park Conservation Area	T1 3 lime trees re pollard. at 17 Bright's Crescent Prestonfield Edinburgh EH9 2DB 26/0937/TCO	JWT Tree Services Ltd. FAO: John Thompson 10 South Quarry Way Gorebridge EH23 4GZ	Mrs Fiona Eckersall., 17 Brights Crescent Edinburgh EH9 2DP	Delegated Decision	Registered on: **29/10/2026**	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions

Craigmillar Park Conservation Area	25ft Sweet Chestnut tree, crown reduction of the sweet chestnut by selective pruning. Max reduction 1.5m, 20ft Portuguese laurel, crown reduction of the Portuguese laurel by selective pruning. Max reduction of 1.2m, 20ft ceanothus, crown reduction of the ceanothus by selective pruning. Max reduction of 1.2m. at 14 Mayfield Gardens Prestonfield Edinburgh EH9 2BZ 26/0940/TCO	Sarah Forrester. Sarah Forrester Yard J Midlothian Innovation Centre Pentlandfield Industrial Estate Roslin EH25 9RE	Mr Ian Fraser., 14 Mayfield Gardens Prestonfield Edinburgh EH9 2BZ	Delegated Decision	Registered on: **26/10/2026**	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions

Listed Category: B Blacket Conservation Area	Apple tree approx 8 metres, some decay, remove to ground level. at 26 Blacket Place Edinburgh EH9 1RL 26/0943/TCO	Iain Craig & Sons. FAO: Andrew Craig 4 Hunter Avenue Loanhead EH20 9SQ	Mrs Alison Melville., 26 Blacket Place Edinburgh EH9 1RL	Delegated Decision	Registered on: **27/10/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions

Waverley Park Conservation Area	T1 sycamore: crown reduce by 1 metre all round. T2 maple: crown reduce by 1 metre all round. at 9 Burgess Terrace Edinburgh EH9 2BD 26/0950/TCO	Heartwood Tree Care Ltd. FAO: Andrew Josey 8 Albany Street Edinburgh EH1 3QB	Mrs Janette Dunn., 9 Burgess Terrace Edinburgh EH9 2BD	Delegated Decision	Registered on: **30/10/2026**	Ruthe Davies ruthe.davies@edinburgh.gov.uk Community Council: Grange + Prestonfield TCO and TPO submissions

4. Tree Preservation Orders

Grange Conservation Area	Laburnum, full removal of tree and stump. at 3 Wyvern Park Edinburgh EH9 2JY 26/0959/TPO		Mr David Appleford., 3 Wyvern Park Edinburgh EH9 2JY	Delegated Decision	Registered on: **30/10/2026**	Tree Team planningtrees@edinburgh.gov.uk Community Council: Marchmont + Sciennes TCO and TPO submissions

5. Prior Notification - Telecommunications

6. Certificate of Lawfulness Existing

7. Certificate of Lawfulness Proposed

Wards

Ward No. B16 – Liberton/Gilmerton

1. Planning Applications

	Change of use from Class 4 office to short term let, (sui generis), with new windows, door, roof light and fencing. at 6 Liberton Tower Lane Alnwickhill Edinburgh EH16 6TQ 26/04075/FULSTL	Sorrell Associates. FAO: Jim Sorrell The Green House 41 St Bernard's Crescent Edinburgh EH4 1NR	Mr James Goodchild., 4B Liberton Tower Lane Edinburgh EH16 6TQ	Local Delegated Decision	Registered on: **23/10/2026** Advertised on: **06/11/2026** Comments Due by **27.11.2026**	Improvement Team planning.improvement@edinburgh.gov.uk Community Council: Liberton + District 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

	To change the property use from commercial to residential. It has been lived in as a home continuously since 2011. Domestic Council Tax has been paid in the property since 2011. at 134A Walter Scott Avenue Inch Edinburgh EH16 5TL 26/04183/CLP		Mr Tam Hendry., 134A Walter Scott Avenue Edinburgh EH16 5TL	Delegated Decision	Registered on: **20/10/2026**	Local1 Team planning.local1@edinburgh.gov.uk Community Council: Liberton + District CLE and CLP submissions

Wards

Ward No. B17 – Portobello/Craigmillar

1. Planning Applications

	Erect a single storey flat roof extension to side of dwellinghouse. at 80 Niddrie Marischal Crescent Craigmillar Edinburgh EH16 4LL 26/04266/FUL	F.E.M Building Design. Douglas Mack. 8 Plantain Grove Lenzie Glasgow G66 3NE	Mr A Berwick., 80 Niddrie Marischal Crescent Craigmillar Edinburgh EH16 4LL	Local Delegated Decision	Registered on: **27/10/2026** Comments Due by **19.11.2026**	Bilha Murenzi bilha.murenzi@edinburgh.gov.uk Community Council: Craigmillar (Inactive) Householder Developments

2. Proposal of Application Notice

3. Trees in Conservation Area

Portobello Conservation Area	Birch 1 reduce height by approximately 3m and reduce sides by 1m to shape, birch 2, reduce height by approx. 3m and reduce sides by 1m to shape. at 13 Argyle Crescent Portobello East Edinburgh EH15 2QQ 26/0949/TCO		Mr Greg Hardie., 16 Crawford Green Kirkliston EH29 9LD	Delegated Decision	Registered on: **28/10/2026**	Nola O'Donnell nola.o'donnell@edinburgh.gov.uk Community Council: Portobello (Inactive) TCO and TPO submissions

Portobello Conservation Area	T1 Yew, sectional fell to ground level. T2 Sycamore, sectional fell to ground level. T3 Ash, sever ivy at base, remove major deadwood, crown reduce height by up to 2.5m. T4 Leylandii, reduce lateral spread by up to 3m to stabilise and reduce risk of branch failure. at 25 Argyle Crescent Edinburgh EH15 2QE 26/0953/TCO	McLaren Tree Surgery Ltd. 51 Silverknowes View Edinburgh EH4 5PS	Mr Chris Purnell., 25 Argyle Crescent Edinburgh EH15 2QE	Delegated Decision	Registered on: **30/10/2026**	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