Planning Decisions within Edinburgh

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

Decision List

Applications contained in **this** Decision List were determined during the week ending **2 November 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

26/0948/TCO (Treework Within a 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	Mr Greg Hardie., 16 Crawford Green Kirkliston EH29 9LD	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: Kirkliston

26/03928/LBC (Listed Building Consent)	Move kitchen to rear of flat and create kitchen living room area, move bedroom to old kitchen and form new ensuite bathroom. at C Inchgarvie House Society Road Port Edgar South Queensferry EH30 9SJ	Capital Developments (Edinburgh) Limited., Mr Marcus Dean Stewart And Cummings 31-33 Bridge Street Musselburgh Scotland EH21 6AA	**Delegated Decision**	**WITHDRAWN**	**27 October 2026**

Community Council: Queensferry + District

26/03711/FUL (Planning Permission)	Proposed change of use, Class 9 (houses) to Class 8 (residential institutions). at 65 Silverknowes Eastway Silverknowes Edinburgh EH4 5NE	Dean & Cauvin., FAO: Mr Gary Dewar 68 St John's Road Edinburgh EH12 8AT	**Local Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: Muirhouse + Salvesen (Inactive)

26/0754/TPO (Treework)	Acer pseudoplatanus 0451 to dismantle the tree to ground level. at Royal Bank Of Scotland 201 Gogar Station Road Edinburgh EH12 9SB	Willerby Landscapes., FAO: Mr Seamus Neesham Bridge Nurseries Green Lane Four Elms Edenbridge TN8 6RN	**Delegated Decision**	**GRANTED**	**30 October 2026**

Community Council: Ratho + District

26/03479/FUL (Planning Permission)	Alterations and extension to house. at 50 Barnton Avenue Edinburgh EH4 6JL	Mr M Burrell & Ms L Duncan., 50 Barnton Avenue Edinburgh EH4 6JL	**Local Delegated Decision**	**GRANTED**	**26 October 2026**

Community Council: Davidson Mains+Silverknowes (Inactive)

26/03461/FUL (Planning Permission)	Formation of New Access and Relocation of Previously Approved Car Parking. at Easter Dalmeny Steading Easter Dalmeny Dalmeny South Queensferry	Rosebery Estates Partnership., Norma Villa Lower Flat, 26 Wilson Stree Perth PH2 0EX	**Local Delegated Decision**	**REFUSED**	**29 October 2026**

Community Council: Queensferry + District

26/0712/TPO (Treework)	Fraxinus excelsior 0542, to dismantle the tree to ground level. at Tree Works Glasgow Road Edinburgh	Willerby Landscapes.,	**Delegated Decision**	**MIXED DECISION**	**30 October 2026**

Community Council: Ratho + District

26/00772/FUL (Planning Permission)	Erection of Dwelling with associated landscaping and alterations. at 15 Riverside Road South Queensferry EH30 9TP	Area Estates Limited.,	**Local Delegated Decision**	**GRANTED**	**28 October 2026**

Community Council: Cramond, Barnton + Cammo

Wards

Ward No. B02 – Pentland Hills

26/0898/TCO (Treework Within a Conservation Area)	Ash, fell or reduce to make safe dead ash tree which is leaning over adjacent housing. at Tree Works Harlaw Road Edinburgh	Rosebery Estates Partnership., Dalmeny Estate Office 1 Rosebery Estattes Partnership Edinburgh EH30 9TQ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: Currie

26/0845/TCO (Treework Within a Conservation Area)	Plan of trees and locations - Removal of identified trees - all marked with paint and listed. at 507 Lanark Road West Balerno EH14 7AJ	Mrs Karen Peacock., 516B Lanark Road West Edinburgh EH14 7DH	**Delegated Decision**	**MAKE A TREE PRESERVATION ORDER**	**27 October 2026**

Community Council: Balerno

26/03887/PNA (Prior Notification of Agriculture Dev.)	Prior Approval for portion of Site 2 at Bavelaw for peatland restoration. at Land 2200 Metres South Of Bavelaw Mill Farm Wester Rigg Balerno	Project L-and Community Enterprise Ltd., Mrs Rebecca Barr Treeline Offices Baddinsgill Farm West Linton EH46 7HL	**Delegated Decision**	**GRANTED**	**26 October 2026**

Community Council: Balerno

26/03475/FUL (Planning Permission)	Proposed garage conversion as additional living space for the dwelling. at 500A Lanark Road Juniper Green EH14 5DH	Mrs M Sproule., 500A Lanark Road Juniper Green EH14 5DH	**Local Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: Juniper Green + Baberton Mains

Wards

Ward No.B03 – Drum Brae/Gyle

Wards

Ward No. B04 – Forth

26/03693/LBC (Listed Building Consent)	Proposed replacement of existing rear elevation single glazed timber windows with new slimline white painted timber double glazed units. at 122 Trinity Road Trinity Edinburgh EH5 3LA	Ms Kate Purdie., 122 Trinity Road Edinburgh EH5 3LA	**Delegated Decision**	**GRANTED**	**29 October 2026**

Community Council: Trinity

26/02862/LBC (Listed Building Consent)	Internal layout reorganisation and erection new barrier fence. at 150 Ferry Road Edinburgh EH6 4NX	Mr Chris Littleboy., 150 Ferry Road Edinburgh EH6 4NX	**Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: Trinity

Wards

Ward No. B05 – Inverleith

26/0946/TCO (Treework Within a 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	Ross & Liddell Ltd., Ms Jennifer Cassidy 6 Clifton Terrace Edinburgh EH12 5DR	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: New Town + Broughton

26/0945/TCO (Treework Within a 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	Nurture Landscapes., Mr Joel Parker Tanfield Warriston Place Edinburgh EH3 5DA	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: Stockbridge + Inverleith

26/0934/TCO (Treework Within a Conservation Area)	Chery tree small removal. Trimming beech hedge. at 29 Dean Street Stockbridge Edinburgh EH4 1LN	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: Stockbridge + Inverleith

26/0918/TCO (Treework Within a Conservation Area)	Mature Birch growing very close to block 5 crown lift to 4m over road to prevent high vehicle strike reduce from flats to give 2m clearance by shortening secondary branches. at Flat 6 5 Liddesdale Place Edinburgh EH3 5JW	Mr Christopher Muniz., 5 Liddesdale Place Edinburgh EH3 5JW	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**29 October 2026**

Community Council: Stockbridge + Inverleith

26/0885/TCO (Treework Within a Conservation Area)	Ash: crown reduction of 2.5 metres in height, and 1.5 metres laterally, and crown raise to 4 metres. at Tree Works Belford Place Edinburgh	Mrs Carolyn Crabbie., 12 Belford Terrace Edinburgh EH4 3DQ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: West End

26/0844/TCO (Treework Within a Conservation Area)	T53 cherry: Thin east crown by 20%. T135 ash: remove 40mm dead branch at 9m south. T184 sycamore: remove 60mm dead branch at 12m west. T224 ash: remove 70mm dead branch at 13m south. T30 copper beech: crown lift thin branches over roof of pavilion to 2.5 metres. Nr T30 holly: remove. Nr T61 laburnum: remove dead tree. T63 lime: remove deadwood over 30mm diameter and remove epicormic growth. T80 laurel: prune to near base. T97.2 beech: remove minor forked stem from weak union at 5m south. T97.3 beech: remove minor crossing branch at 5m. Nr T214 ash: remove small self-seeded young ash (5m south of T214) with unstable leader from stem decay at 3m. T219 sweet chestnut: remove 30mm dead branch at 16m north. T228 sycamore: remove long dead branch at 4.5m west. Cherry (general): thin suckering cherry stems in crowded areas between lower and central path as required. Sycamore (general): remove regeneration regularly leaving only best quality trees of good form. Includes squirrel-damaged group e.g. south of bridge. Elm (general): regeneration throughout areas of garden - coppice regularly every 3-5 years. To include unstable trees e.g. west of bridge on steep slope. All (general): minor crown lift pruning to maintain access for parked cars, pedestrian paths and for mowing, as required. at Dean Gardens Eton Terrace Edinburgh	Mrs Pam Barnes., 13 Eton Terrace Edinburgh EH4 1QD	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: Stockbridge + Inverleith

26/03817/FUL (Planning Permission)	Proposed garage and car parking space to the rear of the property. at 29 Queen's Avenue Edinburgh EH4 2DG	Mr Adrien & Mrs Donna Flouraud., 29 Queen's Avenue Edinburgh EH4 2DG	**Local Delegated Decision**	**GRANTED**	**28 October 2026**

Community Council: Craigleith + Blackhall

26/03598/LBC (Listed Building Consent)	Proposed replacement of existing individual single glazed panes with new vacuum insulating double glazing within existing timber frames. at 22 Danube Street Edinburgh EH4 1NT	Mrs Karen Kelly., 22 Danube Street Edinburgh EH4 1NT	**Delegated Decision**	**GRANTED**	**28 October 2026**

Community Council: Stockbridge + Inverleith

26/03503/FUL (Planning Permission)	New uPVC windows. at 39J St Bernard's Crescent Edinburgh EH4 1NR	C~urb., Watling House Callendar Buisness Park Falkirk FK1 1XR	**Local Delegated Decision**	**GRANTED**	**29 October 2026**

Community Council: Stockbridge + Inverleith

Wards

Ward No. B06 – Corstorphine/Murrayfield

26/03703/FUL (Planning Permission)	Proposed side extension and rear extension to replace conservatory. at 108 Caroline Terrace Corstorphine Edinburgh EH12 8QT	Miss Rachel Smith., 108 Caroline Terrace Edinburgh EH12 8QT	**Local Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: Corstorphine + Clermiston

26/02180/FUL (Planning Permission)	Change of use from office (Class 4) to hotel (Class 7), including minor external alterations; ancillary facilities including restaurant and bar, fitness facility and events space; and new cycle storage. at 231 Corstorphine Road Edinburgh EH12 7AT	Zunikh Silvan House Limited.,	**Local Delegated Decision**	**GRANTED**	**26 October 2026**

Community Council: Corstorphine + Clermiston

Wards

Ward No. B07 – Sighthill/Gorgie

26/03343/FULSTL (Planning Permission STL)	Retrospective change of use of premises to short-term let accommodation. at PF 24 Cathcart Place Edinburgh EH11 2HE	Mr Zuber Miah., 96 Saughton Mains Gardens Edinburgh EH11 3GW	**Local Delegated Decision**	**REFUSED**	**27 October 2026**

Community Council: Gorgie + Dalry

Wards

Ward No. B08 – Colinton/Fairmilehead

26/01603/FUL (Planning Permission)	Existing dwelling house to be demolished and replacement 2 storey dwelling house with basement level to be formed on the site (as amended) at 36 Swanston Terrace Edinburgh EH10 7DN	Mr David Sleigh., 36 Swanston Terrace Edinburgh EH10 7DN	**Local Delegated Decision**	**GRANTED**	**26 October 2026**

Community Council: Fairmilehead

Wards

Ward No. B09 – Fountainbridge/Craiglockhart

26/03709/FUL (Planning Permission)	Proposed garage conversion. External alterations to the rear elevation. at 26 Craiglockhart Dell Road Wester Craiglockhart Edinburgh EH14 1JP	Mr Sam Griffiths., 26 Craiglockhart Dell Road Wester Craiglockhart Edinburgh EH14 1JP	**Local Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: Craiglockhart

26/03630/LBC (Listed Building Consent)	Replacement of existing sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. at 2F1 90 Grove Street Edinburgh EH3 8AP	Mr William Stuart., 2F1 90 Grove Street Fountainbridge Edinburgh EH3 8AP	**Delegated Decision**	**GRANTED**	**28 October 2026**

Community Council: Tollcross

Wards

Ward No. B10 –Morningside

26/0955/TCO (Treework Within a 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	Mrs Sue., 16 Merchiston Avenue Edinburgh EH10 4NY	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: Merchiston

26/0956/TPO (Treework)	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	Verdant Tree Services., FAO: Michael Peace Easter Manuel Station Road Linlithgow EH49 7PY	**Delegated Decision**	**GRANTED**	**30 October 2026**

Community Council: Morningside

26/0935/TCO (Treework Within a Conservation Area)	Japanese maple cut to stump. at 10 Roseneath Place Marchmont Edinburgh EH9 1JB	Mr Bige Aksel., 10 Roseneath Place Marchmont Edinburgh EH9 1JB	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**26 October 2026**

Community Council: Marchmont + Sciennes

26/0914/TCO (Treework Within a Conservation Area)	Mature yew tree, reduce height by 3m to a more manageable, safer height, also keeps away from wall. at 3 West Castle Road Edinburgh EH10 5AT	Mr Callum Gibb., 43 Dolphin Road Edinburgh EH14 5RX	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**26 October 2026**

Community Council: Merchiston

26/0920/TCO (Treework Within a Conservation Area)	hazel, birch, hawthorn ,holly, rowan, norway maple birch, removing all above. at 27A Greenhill Gardens Bruntsfield Edinburgh EH10 4BL	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: Merchiston

26/0903/TCO (Treework Within a Conservation Area)	4x Wild Cherry T9614, T9615, T9616, T9617.Crown lift to 3m over cat parking. Wild Cherry T9618. Crown lift to 3m over car parking and footpath. European Lime T9620. Crown lift to provide 2m clearance of wall. Sycamore T9621 Remove deadwood greater than 25mm. European Lime T9622. Crown lift to 3m for wall clearance. Remove limb as indicated from adjacent street lamp. Remove deadwood greater than 25mm. Flowering Cherry T9623. Remove over extended limb as indicated in Tree Safety Survey. Drummond Norway Maple T9624. Remove secondary & tertiary branches from wall head. Laterally reduce eastern quadrant by 1.5m to prevent interactions with neighbouring property. Wild Cherry T9625. Crown lift to 6m for garage clearance on southern aspect only. Lawson Cypress T9626. Reduce crown from roof of garage as this will represent a lateral reduction of 1.5m at Flat 1 1 St Margaret's Place Edinburgh EH9 1AY	Charles White Ltd., FAO: Sylvia Nicholson 14 New Mart Road Edinburgh EH14 1RL	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**26 October 2026**

Community Council: Marchmont + Sciennes

26/0905/TCO (Treework Within a Conservation Area)	Holly growing in back garden. Height 6.5m, spread 4m, dbh 130mm, reduce height to 4.5m, reduce spread by 1 to 1.5m diameter. Prune the tree to a natural form. at 31 Craighouse Terrace Edinburgh EH10 5LH	Mr David MacNiven., 31 Craighouse Terrace Edinburgh EH10 5LH	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**27 October 2026**

Community Council: Morningside

26/03579/LBC (Listed Building Consent)	Internal alterations to enlarge kitchen and removal of internal wall. at 1F2 2 Spottiswoode Street Edinburgh EH9 1ER	Mr Douglas Paterson., 1F2 2 Spottiswoode Street Edinburgh EH9 1ER	**Delegated Decision**	**GRANTED**	**26 October 2026**

Community Council: Marchmont + Sciennes

26/03552/LBC (Listed Building Consent)	Replacement of the existing sash windows on a like-for-like basis with new windows, custom-fitted with slimline IGUs. All Historical detail to be matched / reinstated. at 73 Morningside Park Edinburgh EH10 5EZ	Ms Janet Buncle., 73 Morningside Park Edinburgh EH10 5EZ	**Delegated Decision**	**GRANTED**	**26 October 2026**

Community Council: Morningside

26/02716/LBC (Listed Building Consent)	Upgrading of existing sash & case windows and 2 new proposed roof lights (as amended). at 27 Colinton Road Edinburgh EH10 5DR	Brian Books & Janet Wolpert., 27 Colinton Road Edinburgh EH10 5DR	**Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: Merchiston

26/0413/TCO (Treework Within a Conservation Area)	Beech 1069 remove tree. at 40 Colinton Road Edinburgh EH10 5BT	Greg Hardie., 16 Crawford Green Kirkliston EH29 9LD	**Delegated Decision**	**PERMISSION IS NOT REQUIRED**	**27 October 2026**

Community Council: Merchiston

Wards

Ward No. B11 – City Centre

26/0942/TCO (Treework Within a 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	Castle Trees Arborists Ltd., FAO: Ryan Evans 26 Pincott Drive Edinburgh EH17 8ZQ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**27 October 2026**

Community Council: Tollcross

26/0944/TCO (Treework Within a 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	Mrs Susie Lochhead., 5 Wester Coates Gardens Wester Coates Edinburgh EH12 5LT	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**29 October 2026**

Community Council: Murrayfield

26/0930/TCO (Treework Within a Conservation Area)	2 Cherry trees 10/15% crown thinning on two cherry trees. at 35A Great King Street New Town Edinburgh EH3 6QR	Ms Margaret Humbrecht., 35A Great King Street, Edinburgh EH36QR	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: New Town + Broughton

26/04189/LBC (Listed Building Consent)	Change of use of the existing basement office to short-term let accommodation, with minor internal alterations including reinstatement of a door within the existing opening at the base of the stair, and a discreet electrically operated strike to the existing Alva Street gate. at 26 Alva Street New Town Edinburgh EH2 4PY	Scarlett Land And Development Ltd., FAO: Mr Will Scarlett 26 Alva Street Edinburgh EH2 4PY	**Local Delegated Decision**	**PERMISSION IS NOT REQUIRED**	**27 October 2026**

Community Council: West End

26/0900/TCO (Treework Within a Conservation Area)	Himalayan Birch 1, remove tree. Himalayan birch 2, remove tree. Himalayan birch 3, reduce back overhanging branch by 1m. Rowan, reduce height by 0.5m and shape. Tibetan cherry 1, reduce height by 1m and shape. Tibetan cherry 2, reduce height by 2m and shape. at 10A Eglinton Crescent Edinburgh EH12 5DD	Hardie., FAO: Greg Hardie 16 Crawford Green Kirkliston EH29 9LD	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**26 October 2026**

Community Council: West End

26/03731/ADV (Advert Consent)	Advertisement of the following types: Fixing and display of only one illuminated signage replacing the existing signage. at 125A Princes Street New Town Edinburgh EH2 4AD	Parcotel Ltd T/AS Easyhotel Edinburgh., FAO: Mr Rakesh Patel 26 Alva Street Edinburgh EH2 4PY	**Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: New Town + Broughton

26/03732/LBC (Listed Building Consent)	Fixing and display of only one illuminated signage replacing the existing signage. at 125A Princes Street Edinburgh EH2 4AD	Parcotel Ltd T/AS Easyhotel Edinburgh., FAO: Mr Rakesh Patel 26 Alva Street Edinburgh EH2 4PY	**Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: New Town + Broughton

26/03609/FULSTL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at Flat 2 3 Merchant Street Edinburgh EH1 2QD	Mr Steven Feist., 11 Milton Terrace Joppa Edinburgh EH15 2LF	**Local Delegated Decision**	**REFUSED**	**27 October 2026**

Community Council: Old Town

26/03570/LBC (Listed Building Consent)	Reinstatement of traditional sash and case windows. at 3F1 13 Jeffrey Street Edinburgh EH1 1DR	Ms Nicola Robb., 3F1 13 Jeffrey Street Edinburgh EH1 1DR	**Local Delegated Decision**	**GRANTED**	**28 October 2026**

Community Council: Old Town

26/03587/LBC (Listed Building Consent)	Replacement air conditioning and refrigeration condensing units. Replacement kitchen exhaust duct. New intake weather louvre. at 119, 119A Princes Street Edinburgh EH2 4AA	Mind Blowing Chicken Ltd., 3rd Floor, Capital House 25 Chapel Street, London NW1 5DH	**Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: New Town + Broughton

26/03588/FUL (Planning Permission)	Installation of three air conditioning units and refrigeration condensing units, an intake weather louvre and kitchen exhaust duct on the rear elevation. at 119, 119A Princes Street Edinburgh EH2 4AA	Mind Blowing Chicken Ltd., 3rd Floor, Capital House 25 Chapel Street, London NW1 5DH	**Local Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: New Town + Broughton

26/03537/ADV (Advert Consent)	Temporary scaffolding shroud featuring 1:1 reproduced building imagery and advertising panel. at Balmoral Hotel 1 Princes Street Edinburgh EH2 2EQ	MediaCo Out Of Home Limited., FAO: Joe Arshed 2 Omega Drive Irlam Manchester England M44 5AY	**Delegated Decision**	**GRANTED**	**29 October 2026**

Community Council: Old Town

26/03497/LBC (Listed Building Consent)	Restaurant frontage alterations to glazing, stall riser and access door to suit approved new signage. at 9 Baxter's Place Edinburgh EH1 3AF	AL Taste Ltd., Cav. Antonio Crolla Taste Of Italy 9 Baxter's Place Edinburgh EH1 3AF	**Delegated Decision**	**GRANTED**	**30 October 2026**

Community Council: New Town + Broughton

26/03457/LBC (Listed Building Consent)	Addition of a stairlift to go from second to third floor of communal stairs. at Flat 4 22 Abercromby Place Edinburgh EH3 6QE	Mr Michael Gates-Fleming., 22 Abercromby Place Edinburgh EH3 6QE	**Delegated Decision**	**WITHDRAWN**	**26 October 2026**

Community Council: New Town + Broughton

26/03421/LBC (Listed Building Consent)	Addition of snowboards to front elevation roof. at 84 George Street Edinburgh EH2 3DA	Northern Lighthouse Board., FAO: Greg Doctor 84 George Street Edinburgh EH2 3DA	**Delegated Decision**	**REFUSED**	**29 October 2026**

Community Council: New Town + Broughton

26/03212/LBC (Listed Building Consent)	Install of new timber doors in existing masonry openings to rear of property. at 15A Gayfield Square Edinburgh EH1 3NX	Stefano Sesia & Lauren Selina Graham., 15A Gayfield Square Edinburgh EH1 3NX	**Delegated Decision**	**REFUSED**	**27 October 2026**

Community Council: New Town + Broughton

26/03177/LBC (Listed Building Consent)	Replace two sash and case timber windows with slimline double glazed sash and case timber windows to match existing, retrospective. at 3F2 116 Rose Street Edinburgh EH2 3JF	Dr Hilary Ahluwalia., 6 116 Rose Street Edinburgh EH2 3JF	**Delegated Decision**	**GRANTED**	**26 October 2026**

Community Council: New Town + Broughton

26/03165/FUL (Planning Permission)	External lighting and roof alterations including re-roofing plant and roof lights. (AS AMENDED) at 1F, 2F, 3F 62 - 66 George Street Edinburgh EH2 2LR	RRH Finance Limited., Caledonian Exchange 19A Canning Street Edinburgh EH3 8HE	**Local Delegated Decision**	**GRANTED**	**26 October 2026**

Community Council: New Town + Broughton

26/02948/ADV (Advert Consent)	Advertisement of the following types : Fascia sign, projecting sign, one brass lantern (as amended). at 49 Rose Street New Town Edinburgh EH2 2NH	Trust Inns., Blenheim House Ackhurst Park Chorley PR7 1NY	**Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: New Town + Broughton

26/02949/LBC (Listed Building Consent)	Proposed new signage to front and side (as amended). at 49 Rose Street Edinburgh EH2 2NH	Trust Inns., Blenheim House Ackhurst Park Chorley PR7 1NY	**Delegated Decision**	**GRANTED**	**26 October 2026**

Community Council: New Town + Broughton

26/02393/FULSTL (Planning Permission STL)	Retrospective change of use from residential to STL. at 1F2 14 Spittal Street Edinburgh EH3 9DT	Jahanara Rahman., 1F2 14 Spittal Street Edinburgh EH3 9DT	**Local Delegated Decision**	**REFUSED**	**27 October 2026**

Community Council: Tollcross

26/02302/FULSTL (Planning Permission STL)	Change of use of 11 and 12 Broughton Place Lane to two serviced apartments (in retrospect). at 11, 12 Broughton Place Lane Edinburgh EH1 3RS	Howgate Property & Jemima Scott., 6 Broughton Place Edinburgh EH1 3RX	**Committee Decision**	**REFUSED**	**30 October 2026**

Community Council: New Town + Broughton

26/00757/CLESTL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use as a short term let visitor accommodation. at Flat 1 71 Canongate Old Town Edinburgh EH8 8BS	Mr Ignacio Campos., Three Wheels Biggar Road Edinburgh EH10 7DX	**Delegated Decision**	**REFUSED**	**27 October 2026**

Community Council: Old Town

25/02919/FULSTL (Planning Permission STL)	Change of use (retrospective) from residential to short term let accommodation (sui generis). at Unit 6 219 High Street Edinburgh EH1 1PE	150 High Street Residences Ltd., 1 Eagle Street Craighall Business Park Glasgow G4 9XA	**Committee Decision**	**REFUSED**	**30 October 2026**

Community Council: Old Town (pre 28 March 2025)

25/02921/FULSTL (Planning Permission STL)	Change of use (retrospective) from residential to short term let accommodation (sui generis). at Unit 7 219 High Street Edinburgh EH1 1PE	150 High Street Residences Ltd., 1 Eagle Street Craighall Business Park Glasgow United Kingdom G4 9XA	**Committee Decision**	**REFUSED**	**30 October 2026**

Community Council: Old Town (pre 28 March 2025)

Wards

Ward No. B12 – Leith Walk

26/0921/TCO (Treework Within a Conservation Area)	Prunus, remove tree. at 1F1 39 Spey Terrace Pilrig Edinburgh EH7 4PU	Mr Ryan Evans.,	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**29 October 2026**

Community Council: Leith Central

26/0849/TPO (Treework)	T1 Row of 5 mature sycamore trees crown lift to 4m reduce spread towards 113 by 2m, 7m to 5m remove deadwood. at 113 Bellevue Road Broughton Edinburgh	Mrs Susan Sharfar., 113 Bellevue Road Edinburgh EH7 4DG	**Delegated Decision**	**MIXED DECISION**	**30 October 2026**

Community Council: New Town + Broughton

26/03652/LBC (Listed Building Consent)	The installation of an aluminium faceplate over the existing fascia, finished in black and colour matched to the proposed black frontage, with individual raised lettering finished in gold and fixed to the faceplate using a rod fixing system (as amended). at 244 Leith Walk Edinburgh EH6 5EL	Sarwani Investments Ltd., Mr Haysam Khan Sarwani 35 Baileyfield Park Drive Bonnyrigg EH19 2BF	**Delegated Decision**	**GRANTED**	**28 October 2026**

Community Council: Leith Central

26/03631/LBC (Listed Building Consent)	Internal and external alterations. Install stove within the existing living room fireplace (Fireplace 02); Form a new kitchen within the back room and replace the existing rear window with patio doors opening onto the private rear garden; Remove stone Platt in rear garden to install drainage; Replace existing external kitchen plastic drainage with new cast-iron (as amended). at 1A Leopold Place Edinburgh EH7 5JW	Mr & Mrs C. & E. Seywright & Adams., 1A Leopold Place Edinburgh EH7 5JW	**Delegated Decision**	**GRANTED**	**28 October 2026**

Community Council: Leith Central

26/03490/FUL (Planning Permission)	Formation of 2 separate units and change class use of No 79 to restricted class 3. at 77 - 79 Easter Road Edinburgh EH7 5PW	Mrs Anna Ulrych., 77 - 79 Easter Road Edinburgh EH7 5PW	**Local Delegated Decision**	**GRANTED**	**28 October 2026**

Community Council: Leith Central

Wards

Ward No. B13 – Leith

26/03911/CLE (Certificate of Lawfulness (existing))	Continued use as bar premises. at The Vintage Bar 60 Henderson Street North Leith Edinburgh EH6 6DE	Partnership Of Charles Spence And Richard Muir., 26 Garscube Terrace Edinburgh EH12 6BN	**Delegated Decision**	**GRANTED**	**26 October 2026**

Community Council: Leith Harbour + Newhaven

26/03719/LBC (Listed Building Consent)	Replacement of 2 external doors and 3 internal doors. at 92 Restalrig Road Edinburgh EH6 8BH	Mr Alan Beatson., 92 Restalrig Road Edinburgh EH6 8BH	**Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: Leith Links

Wards

Ward No. B14 – Craigentinny/Duddingston

26/03585/FUL (Planning Permission)	Proposed attic conversion with dormer to front and rear, solar panel installation and new garden room and raised platform to the rear of the garden' at 23 Abercorn Crescent Edinburgh EH8 7HZ	Ms J Coull., 23 Abercorn Crescent Edinburgh EH8 7HZ	**Local Delegated Decision**	**GRANTED**	**30 October 2026**

Community Council: Northfield + Willowbrae

26/03241/FUL (Planning Permission)	Proposed attic conversion with rear dormer and velux to front. at 1 Meadowfield Terrace Edinburgh EH8 7NR	Ms L Leslie., 1 Meadowfield Terrace Edinburgh EH8 7NR	**Local Delegated Decision**	**GRANTED**	**26 October 2026**

Community Council: Northfield + Willowbrae

26/00873/FUL (Planning Permission)	Subdivide the single dwelling house at 31 and 33 Spring Gardens to create a single dwelling within 33 Spring Gardens, change of use from dwelling house to HMO at 31 Spring Gardens and its internal combination with existing HMO across 27 and 29 Spring Gardens, the replacement and formation of dormers to the front and rear elevation of 31 and 33 Spring Gardens and the erection of a rear extension to 33 Spring Gardens (as amended) at 31, 33 Spring Gardens Edinburgh EH8 8HR	Akbar Properties., 8 Johns Place Edinburgh EH6 7EL	**Committee Decision**	**REFUSED**	**29 October 2026**

Community Council: Craigentinny + Meadowbank

Wards

Ward No. B15 – Southside/Newington

26/0950/TCO (Treework Within a 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	Mrs Janette Dunn., 9 Burgess Terrace Edinburgh EH9 2BD	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: Grange + Prestonfield

26/0943/TCO (Treework Within a Conservation Area)	Apple tree approx 8 metres, some decay, remove to ground level. at 26 Blacket Place Edinburgh EH9 1RL	Mrs Alison Melville., 26 Blacket Place Edinburgh EH9 1RL	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: Grange + Prestonfield

26/0936/TCO (Treework Within a Conservation Area)	T1 Birch reduce height by max 1.5m and side over fruit cage by approx 1.5m. Reduced width max 2m., T2 birch reduce height by max 1.5m and side over fruit cage by approx 1.5m. #reduce width by max 1.5m, T3 Birch reduce primary limb to east by 1.5m, reduce primary to west by 1.5m, reduce limb to north going over the road by 2.5m and thin /removed epicormic growth in the lower section of the canopy to allow better air ciculation and light through the canopy. T4 cherry reduce to obvious secondary canopy by max 1m all round. at 18 Hope Terrace Morningside Edinburgh EH9 2AR	Mrs Ailsa Stewart., 18 Hope Terrace Morningside Edinburgh EH9 2AR	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**27 October 2026**

Community Council: Marchmont + Sciennes

26/0940/TCO (Treework Within a 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	Mr Ian Fraser., 14 Mayfield Gardens Prestonfield Edinburgh EH9 2BZ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**29 October 2026**

Community Council: Grange + Prestonfield

26/0924/TCO (Treework Within a Conservation Area)	Lapsed pollard lime in rear garden numerous regrowth branches spouting from old pollard heads tree getting larger & dominating garden.reduce regrowth to 1/2 crown height. 10m high down to 5m. at 2 Glenisla Gardens Grange Edinburgh EH9 2HR	Mrs Ruth Baird., 2 Glenisla Gardens Grange Edinburgh EH9 2HR	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: Grange + Prestonfield

26/0926/TCO (Treework Within a Conservation Area)	T1 norway maple - reduce crown height by 1.5m and radial spread by 1 metre. T2 cherry - end load reduce by approx 1 metre to the north. at 4 West Savile Road Mayfield Edinburgh EH16 5NG	Ms Morag Yellowlees., 4 West Savile Road Mayfield Edinburgh EH16 5NG	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: Grange + Prestonfield

26/0928/TCO (Treework Within a Conservation Area)	T1 birch reduction: remove lowest sizeable limb that is interfering with phone wires. Reduce two obvious higher limbs by approx 1.5 metres to rebalance the tree, as shown in photo. T2 ash - reduce group of lowest limbs that are interfering with phone wires to create approx 1.5 m clearance, as shown in photo. at 42 Rankeillor Street Newington Edinburgh EH8 9HZ	Ms Geraldine Gould., 42 Rankeillor Street Newington Edinburgh EH8 9HZ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: Southside

26/0912/TCO (Treework Within a Conservation Area)	Large beech tree (b1) 3m height reduction of beech tree (B1). Large beech tree (B2) height reduction of 1.5 metres and lateral reduction of 2 metres. Large Conifer (C1) 2.5 m height reduction. at 13 Oswald Road Grange Edinburgh EH9 2HE	Mr Andrew Ramsay, 13 South Oswald Road Grange Edinburgh EH9 2HE	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: Grange + Prestonfield

26/0902/TCO (Treework Within a Conservation Area)	Beech Fagus Sylvatica, internal thin 15%. at 3 Chalmers Crescent Edinburgh EH9 1TW	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG		**WITHDRAWN**	**29 October 2026**

Community Council: Marchmont + Sciennes

26/0899/TCO (Treework Within a Conservation Area)	Lilac - prune 2m. Laburnum: prune 2m. Leylandii x2: remove. Holly: remove. at 3 Hallhead Road Edinburgh EH16 5QJ	Ms Jeannie Dalgleish., 3 Hallhead Road Edinburgh EH16 5QJ	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**30 October 2026**

Community Council: Grange + Prestonfield

26/0884/TCO (Treework Within a Conservation Area)	Prunus, ornamental plum dead /dying mature Prunus remove to ground level. at 28 Lauder Road Edinburgh EH9 2JF	Mrs Susan Kreitman., 28 Lauder Road Edinburgh EH9 2JF	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**27 October 2026**

Community Council: Marchmont + Sciennes

26/0886/TCO (Treework Within a Conservation Area)	Young Elm at the NE corner of the house in the rear garden. Tree already too large for its position remove. Crown is touching house. Bole is touching stone boundary wall. at 16 Findhorn Place Edinburgh EH9 2JP	Mrs Susan Stuart., 16 Findhorn Place Edinburgh EH9 2JP	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**27 October 2026**

Community Council: Grange + Prestonfield

26/03665/FUL (Planning Permission)	Changing the use from a hairdresser to a cafe with restricted cooking use. at 125 Nicolson Street Edinburgh EH8 9ER	Books N Cup Ltd., Mr Hany Metawie Books N Cup 16 Raeburn Place Edinburgh EH4 1HN	**Local Delegated Decision**	**GRANTED**	**30 October 2026**

Community Council: Southside

26/03657/LBC (Listed Building Consent)	Replacement garden room to rear ground floor and alterations to the roof over the kitchen and utility room. at 10 Palmerston Road Edinburgh EH9 1TN	Mrs S Agnew., 10 Palmerston Road Edinburgh EH9 1TL	**Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: Marchmont + Sciennes

26/03658/FUL (Planning Permission)	Replacement garden room to rear ground floor and alterations to the roof over the kitchen and utility room. at 10 Palmerston Road Edinburgh EH9 1TN	Mrs S Agnew, 10 Palmerston Road Edinburgh EH9 1TN	**Local Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: Marchmont + Sciennes

26/03543/FUL (Planning Permission)	Existing house alterations including proposed hardwood sunroom, garden room and canopy extension. at 14 Queen's Crescent Edinburgh EH9 2AZ	Gary & Christine Regan., 14 Queen's Crescent Edinburgh EH9 2AZ	**Local Delegated Decision**	**GRANTED**	**30 October 2026**

Community Council: Grange + Prestonfield

26/03246/LBC (Listed Building Consent)	Replacement double window with new timber windows (as amended). at 2F1 27 South Oswald Road Edinburgh EH9 2HH	Atelier November., FAO: Luci Rutledge Flat 5 27 South Oswald Road Edinburgh EH9 2HH	**Delegated Decision**	**GRANTED**	**28 October 2026**

Community Council: Grange + Prestonfield

26/02818/LBC (Listed Building Consent)	Removal of existing recent conservatory and replace with single storey extension with roof lights. Internal alterations to ground floor to form new kitchen and family dining space. First floor: New secret door to library, reinstatement of light shaft to reinstated glazed cupola. Second floor: removal of later additional en-suites, reinstatement of glazed cupola and light shaft. at 50 Mayfield Road Edinburgh EH9 2NH	Ms Jen Ang., 50 Mayfield Road Edinburgh EH9 2NH	**Delegated Decision**	**REFUSED**	**26 October 2026**

Community Council: Grange + Prestonfield

Wards

Ward No. B16 – Liberton/Gilmerton

26/03573/FUL (Planning Permission)	Rear single storey extension. at 31 East Kilngate Place Edinburgh EH17 8UR	Dr Simone Zen., 31 East Kilngate Place Edinburgh EH17 8UR	**Local Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: Gilmerton + District

26/03574/FUL (Planning Permission)	Form 2x new windows at gable wall on East elevation. at 30 Ravenscroft Street Edinburgh EH17 8QL	Mrs Margaret Whelan., 30 Ravenscroft Street Edinburgh EH17 8QL	**Local Delegated Decision**	**GRANTED**	**29 October 2026**

Community Council: Gilmerton + District

26/03389/FUL (Planning Permission)	Proposed erection of heated orangery extension to rear, porch extension to front. at 49 Clackmae Road Edinburgh EH16 6NY	Mr & Mrs Schmoll., 49 Clackmae Road Edinburgh EH16 6NY	**Local Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: Liberton + District

26/03291/FUL (Planning Permission)	Part change of use of convenience store (class 1A) to hot food takeaway (sui generis). at 60 Gilmerton Dykes Street Edinburgh EH17 8LQ	Mr Tahir Wassem Butt., 60 Gilmerton Dykes Street Edinburgh EH17 8LQ	**Local Delegated Decision**	**GRANTED**	**29 October 2026**

Community Council: Gilmerton/Straiton/Inch

Wards

Ward No. B17 – Portobello/Craigmillar

26/0938/TCO (Treework Within a Conservation Area)	T1 cherry Reduce in height by max 1.5m and width by max 1m. Remove deadwood at 10 East Brighton Crescent Portobello West Edinburgh EH15 1LR	Ms Aideen McLaughlin., 10 East Brighton Crescent Edinburgh EH15 1LR	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**29 October 2026**

Community Council: Portobello (Inactive)

26/0925/TCO (Treework Within a Conservation Area)	Wild Cherry as per report. at 28 Marlborough Street Portobello East Edinburgh EH15 2BG	Mrs Katherine Broderick., 28 Marlborough Street Edinburgh EH15 2BG	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**29 October 2026**

Community Council: Portobello (Inactive)

26/03558/FUL (Planning Permission)	Change of use from vacant Class 5 workshop to Class 3 coffee shop with restricted cooking. at Unit 9 GF1 Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	KLN Properties Ltd.,	**Local Delegated Decision**	**GRANTED**	**28 October 2026**

Community Council: Craigmillar (Inactive)

26/03559/LBC (Listed Building Consent)	Alterations to vacant Class 5 workshop to form Class 3 coffee shop with restricted cooking. at Unit 9 GF1 Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	KLN Properties Ltd., 146 Duddingston Road West Edinburgh EH16 4AP	**Delegated Decision**	**GRANTED**	**28 October 2026**

Community Council: Craigmillar (Inactive)

26/03464/FUL (Planning Permission)	New dormer and stair, minor downtakings and new SVP to rear of property. at 207 Portobello High Street Edinburgh EH15 1EU	Mr Marcus Fielder., 207 Portobello High Street Edinburgh EH15 1EU	**Local Delegated Decision**	**GRANTED**	**28 October 2026**

Community Council: Portobello (Inactive)

26/03420/FUL (Planning Permission)	Single storey rear extension (in retrospect). at 102 Peacocktail Close Edinburgh EH15 3QT	Ms Shelley Walker., 102 Peacocktail Close Edinburgh EH15 3QT	**Local Delegated Decision**	**GRANTED**	**27 October 2026**

Community Council: Craigmillar (Inactive)

Wards