Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN
Date: **9 November 2026**

Decision List

Applications contained in **this** Decision List were determined during the week ending **9 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

26/0859/TCO (Treework Within a Conservation Area)	X1 - Monkey Puzzle. Crown lift over dwelling to provide no more than 1.5 - 2.0m clearance at 18 The Loan Queensferry South Queensferry EH30 9NS	Mrs Bev Brining., 18 The Loan Queensferry South Queensferry EH30 9NS	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**3 November 2026**

Community Council: Queensferry + District

26/01873/FUL (Planning Permission)	Proposed new dwelling house sited within an existing clearing, land west of No 54 Barnton Avenue. at Land 73 Metres West Of 54 Barnton Avenue Edinburgh	Maureen Robertson., Southernwood 54 Barnton Avenue Edinburgh EH4 6JL	**Local Delegated Decision**	**GRANTED**	**3 November 2026**

Community Council: Davidson Mains+Silverknowes (Inactive)

Wards

Ward No. B02 – Pentland Hills

26/04197/CON (Conservation Area Consent)	Substantial demolition in a Conservation Area. at 632 Lanark Road Woodhall Juniper Green EH14 5EW	Mrs Samantha Denis., 632 Lanark Road Edinburgh EH14 5EW	**Delegated Decision**	**PERMISSION IS NOT REQUIRED**	**5 November 2026**

Community Council: Juniper Green + Baberton Mains

26/0792/TPO (Treework)	Copper Beech, sensitively crown reduce canopy, reducing longer branches by up to 1.5m to contain. at 53 Johnsburn Road Balerno EH14 7BB	Mrs Jo Tervit., 53 Johnsburn Road Balerno EH14 7BB	**Delegated Decision**	**MIXED DECISION**	**5 November 2026**

Community Council: Balerno

26/03771/FUL (Planning Permission)	Proposed single storey extension and redesign of previously consented garage. at 14 Ladycroft Balerno EH14 7AG	Mr Simon Dormer., Gardenacre House 14 Ladycroft Balerno EH14 7AG	**Local Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Balerno

26/03772/LBC (Listed Building Consent)	Proposed single storey extension and redesign of previously consented garage. at 14 Ladycroft Deanpark Balerno EH14 7AG	Mr Simon Dormer., Gardenacre House 14 Ladycroft Balerno EH14 7AG	**Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Balerno

26/0714/TPO (Treework)	Scots Pine T3771 reduce to 10m monolith as recommended in tree safety survey. at Tree Works Harlaw Bank Balerno	Charles White Ltd., FAO: Steven Anderson 14 New Mart Road Edinburgh EH14 1RL	**Delegated Decision**	**GRANTED**	**3 November 2026**

Community Council: Balerno

Wards

Ward No. B03 – Drum Brae/Gyle

26/03898/FUL (Planning Permission)	Removal of existing jetwash, canopy and air and vac bays and the erection of new jet wash bays, plant room, valet bays and associated forecourt works. at 300 Gyle Avenue Edinburgh EH12 9LR	Motor Fuel Group., 10 Bricket Road St Albans AL1 3JX	**Local Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Corstorphine + Gyle

26/03511/FUL (Planning Permission)	Existing timber framed front and rear facing dormers to be removed and replaced due to water ingress in roof area with new timber framed dormers. Proposed new dormers to be kept within the existing profile of the existing /removed dormers. at 88 Turnhouse Road Edinburgh EH12 8ND	David Russell Property Ltd., FAO: David Russell 8 Watt Avenue Stepps Glasgow G33 6GH	**Local Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Corstorphine + Gyle

Wards

Ward No. B04 – Forth

26/0894/TCO (Treework Within a Conservation Area)	Mature sycamore tree fell and remove roots for purpose of creating a safe link between school and school sports campus. at Tree Works Craighall Avenue Edinburgh	City Of Edinburgh Council., FAO: Paul Russell 6 Waverley Court 4 East Market Street Edinburgh EH8 8BG	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**3 November 2026**

Community Council: Trinity

26/03649/FUL (Planning Permission)	Construction of a single storey extension to the rear of the property. Stepped access to the garden cill dropped on the existing kitchen window opening to create a glazed door access to the garden Opening partially infilled with facing brick to reduce the width. 1.8m high brick wall constructed on boundary line. New porch canopy formed over existing front entrance. at 6 Crewe Loan Royston Edinburgh EH5 2LP	Ms Livingstone., 6 Crewe Loan Royston Edinburgh EH5 2LP	**Local Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Granton + District

26/03607/FUL (Planning Permission)	Remove and replace the existing rear shed and decking with a new single storey rear extension. at 17 Boswall Avenue Boswall Edinburgh EH5 2EA	Mrs & Mr Beata & Piotr Prazmo., 17 Boswall Avenue Edinburgh EH5 2EA	**Local Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Granton + District

26/03524/FUL (Planning Permission)	Enlarge existing rear extension. Upgrade existing windows to slimlite double glazing. Install ASHP to gable wall. Repair roof slate and leadwork (as amended). at 16 Russell Place Edinburgh EH5 3HH	Mr Sam Hall., 32 1 Dundas Street Edinburgh EH3 6JN	**Local Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Trinity

26/03373/FUL (Planning Permission)	Proposed alterations and stove (flue) installation. at 5 Wester Close Edinburgh EH6 4LT	Ms Lou Hardless., 5 Wester Close Edinburgh EH6 4LT	**Local Delegated Decision**	**GRANTED**	**4 November 2026**

Community Council: Trinity

26/03347/LBC (Listed Building Consent)	Proposed alterations and stove (flue) Installation. at 5 Wester Close Edinburgh EH6 4LT	Ms Lou Hardless., 5 Wester Close Edinburgh EH6 4LT	**Delegated Decision**	**GRANTED**	**4 November 2026**

Community Council: Trinity

26/03038/FUL (Planning Permission)	Change the current use of the property as a short term let to residential two-bedroom residential dwelling house. The existing house is fully functional and is suitable for long term residency (AS AMENDED). at 139 East Trinity Road Edinburgh EH5 3PP	Mr David Law., 139 East Trinity Road Edinburgh EH5 3PP	**Local Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Trinity

26/03006/FUL (Planning Permission)	Proposed new metal walkway, repositioned metal gangway and repositioned floating pontoon. at Royal Forth Yacht Club 15A Granton Pier Edinburgh EH5 1HF	Royal Forth Yacht Club., Middle Pier | Granton Harbour 15 Lochinvar Drive Edinburgh EH5 1HF	**Local Delegated Decision**	**REFUSED**	**6 November 2026**

Community Council: Granton + District

Wards

Ward No. B05 – Inverleith

26/0913/TCO (Treework Within a Conservation Area)	Large silver birch 1.5m, crown height reduction and 1m lateral crown reduction. at 24 Comely Bank Edinburgh EH4 1AL	Mr Mike Keochane., 24 Comely Bank Edinburgh EH4 1AL	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**3 November 2026**

Community Council: Stockbridge + Inverleith

26/0793/TCO (Treework Within a Conservation Area)	T1 Cedar. The planning authority objects to the removal of this tree. at 27 Inverleith Terrace Edinburgh EH3 5NU	Mrs Kirsteen Lothian., 27 Inverleith Terrace Edinburgh EH3 5NU	**Delegated Decision**	**MAKE A TREE PRESERVATION ORDER**	**5 November 2026**

Community Council: Stockbridge + Inverleith

26/03653/LBC (Listed Building Consent)	Replacement of 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 3F1 23 Eyre Crescent Edinburgh EH3 5EU	Mr Alan Clarke., 3F1 23 Eyre Crescent Broughton Edinburgh EH3 5EU	**Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: New Town + Broughton

Wards

Ward No. B06 – Corstorphine/Murrayfield

26/03964/ADV (Advert Consent)	Advertisement of the following types : Various signage (illuminated). at 73 Saughton Road North Corstorphine Edinburgh EH12 7JB	Bellhaven., Mr Alan Millar The Carrick Knowe 73 Saughton Road North Corstorphine Edinburgh EH12 7JB	**Delegated Decision**	**GRANTED**	**4 November 2026**

Community Council: Corstorphine + Clermiston

Wards

Ward No. B07 – Sighthill/Gorgie

26/0970/TCO (Treework Within a Conservation Area)	Eucalyptus crown reduction: current height 10m proposed height 7m current width 7m, proposed width 5m. at 13 Atholl Terrace Dalry Edinburgh EH11 2BP	Mr Dan Wilson., 13 Atholl Terrace Edinburgh EH112BP	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**3 November 2026**

Community Council: Gorgie + Dalry

26/03687/CLP (Certificate of Lawfulness (proposed))	Proposed occasional use of an existing home gym within a residential property for small, pre-booked Pilates and sculpt classes. Maximum approximately 10 participants plus one instructor per session. The property will remain primarily residential. No external alterations, signage or retail use are proposed. Classes would operate on a limited basis and would not involve conversion of the property into a commercial fitness studio. at 32 Easter Dalry Wynd Dalry Edinburgh EH11 2TJ	Miss Dana Melekhova., The Powerhouse 32 Easter Edinburgh EH112TJ	**Delegated Decision**	**REFUSED**	**5 November 2026**

Community Council: Gorgie + Dalry

26/03166/FUL (Planning Permission)	Proposed redevelopment of existing brownfield site to create new building for use as temporary residential accommodation (Class 8(a)). at 96 Stevenson Road Edinburgh EH11 2SJ	Chamic Industrial Services Ltd, RBS., FAO: Charles Hunter 27 Bankhead Drive Edinburgh EH11 4DN	**Delegated Decision**	**WITHDRAWN**	**3 November 2026**

Community Council: Gorgie + Dalry

Wards

Ward No. B08 – Colinton/Fairmilehead

26/03954/CLP (Certificate of Lawfulness (proposed))	Removal of window and replacing it with single-leaf hardwood door with double glazed upper panel and raised square lower panel. Colour to match existing. at Flat 1 4 The Cedars Colinton Edinburgh EH13 0PL	Mrs P McKee., 4 Flat 1 The Cedars Edinburgh EH13 0PL	**Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Colinton

26/0813/TCO (Treework Within a Conservation Area)	T1 - Oak. Crown reduce by no more than 2.5m to suitable anatomical growth point at 28 Spylaw Bank Road Hailes Edinburgh EH13 0JW	Mr Nigel Russell., 28 Spylaw Bank Road Edinburgh EH13 0JW	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**3 November 2026**

Community Council: Colinton

26/0802/TPO (Treework)	Leyland Cypresses, reduction of 2 Leyland Cypresses from 18 metres to 9 metres. at Treeworks West Mill Road Edinburgh	Mr Keith Bradshaw., West Colinton House 3 40 Woodhall Road Edinburgh EH13 0DU	**Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Colinton

26/0766/TPO (Treework)	Yew remove tree, Japanese cedar, remove tree, cypress sp. remove tree, Elwood cypress, remove tree, rhododendron group, remove trees. at 27 Barnshot Road Colinton Edinburgh EH13 0DJ	Hardie., FAO: Greg Hardie 16 Crawford Green Kirkliston EH29 9LD	**Delegated Decision**	**MIXED DECISION**	**5 November 2026**

Community Council: Colinton

26/00841/CLES TL (Certificate of Lawfulness (existing))	Holiday house. at Flat 5 109 Swanston Road Swanston Edinburgh EH10 7DS	Mr Alastair McClung., 111 Swanston Road Office 5 Edinburgh EH10 7DS	**Delegated Decision**	**REFUSED**	**6 November 2026**

Community Council: Fairmilehead

26/00842/CLES TL (Certificate of Lawfulness (existing))	Holiday house. at Flat 6 109 Swanston Road Swanston Edinburgh EH10 7DS	Mr Alastair McClung., 111 Swanston Road Office 5 Edinburgh EH10 7DS	**Delegated Decision**	**REFUSED**	**6 November 2026**

Community Council: Fairmilehead

26/00843/CLES TL (Certificate of Lawfulness (existing))	Holiday house. at Flat 7 109 Swanston Road Swanston Edinburgh EH10 7DS	Mr Alastair McClung., 111 Swanston Road Office 5 Edinburgh EH10 7DS	**Delegated Decision**	**REFUSED**	**6 November 2026**

Community Council: Fairmilehead

Wards

Ward No. B09 – Fountainbridge/Craiglockhart

26/03886/ADV (Advert Consent)	Projecting sign and vinyl signage to glazing at 2 Union Walk Edinburgh EH3 9FW	Barbershop (Fountainbridge) Limited., FAO: Connor Moriarty 4 Deanhaugh Street Edinburgh EH4 1LY	**Delegated Decision**	**GRANTED**	**6 November 2026**

Community Council: Tollcross

26/03616/FUL (Planning Permission)	Proposed Patio design. at 22 Ogilvie Terrace Polwarth Edinburgh EH11 1NP	Mrs Sarah Dearlove., 22 Ogilvie Terrace Ogilvie Terrace Edinburgh United Kingdom EH11 1NP	**Local Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Merchiston

Wards

Ward No. B10 –Morningside

26/0967/TCO (Treework Within a Conservation Area)	Norway maple lower crown lift of 360º, up to 3m from existing ground level. at 12B Greenhill Gardens Bruntsfield Edinburgh EH10 4BW	Ms Jacqueline Dornan., 12B Greenhill Gardens Edinburgh EH10 4BW	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**3 November 2026**

Community Council: Merchiston

26/0939/TCO (Treework Within a Conservation Area)	8m tall rowan careful selective thinning of 5% targeting a few poor formation branches which have formed upright poles in the centre of the crown combined with crown reduction of 1m (as agreed by email dated 5 Nov) at 1F 11 Greenhill Place Bruntsfield Edinburgh EH10 4BR	Ms Julia Chernova, 11 Greenhill Place Edinburgh Scotland EH10 4BR	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**6 November 2026**

Community Council: Merchiston

26/0931/TCO (Treework Within a Conservation Area)	Flowering Cherry T1391. Remove. Wild Cherry T2479. Reduce crown laterally by 2m from corner of building. 6 x Limes T2487, T2481, T2484. Lime T2491, T2498. T2497 and 3x Sycamore T2480, T2488, T2499, T2486. Remove deadwood greater than 25mm Flowering Cherry T2584b Crown lift to 3m for pedestrian clearance. at Tree Works St Margaret's Place Marchmont Edinburgh	Myreside Management Limited., FAO: Ms Ania Jennings 3 Dalkeith Road Mews Edinburgh EH16 5GA	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**6 November 2026**

Community Council: Marchmont + Sciennes

26/03934/LBC (Listed Building Consent)	Change window openings into door openings, new external steps and patio. at 4B Ettrick Road Merchiston Edinburgh EH10 5BJ	Ms Gillian Gray., 4B Ettrick Road Merchiston Edinburgh EH10 5BJ	**Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Merchiston

26/03936/FUL (Planning Permission)	Change window openings into door openings, new external steps and patio. at 4B Ettrick Road Merchiston Edinburgh EH10 5BJ	Ms Gillian Gray., 4B Ettrick Road Merchiston Edinburgh EH10 5BJ	**Local Delegated Decision**	**GRANTED**	**6 November 2026**

Community Council: Merchiston

26/0803/TCO (Treework Within a Conservation Area)	White pine - Remove to ground level cherry tree reduction 2 m & canopy lift 2.5m. at 2 Midmar Gardens Morningside Edinburgh EH10 6DZ	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**3 November 2026**

Community Council: Morningside

26/03610/LBC (Listed Building Consent)	Replacement of existing sash windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. at 75 Morningside Park Edinburgh EH10 5EZ	Mr David Richmond., 75 Morningside Park Morningside Edinburgh EH10 5EZ	**Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Morningside

26/02913/FUL (Planning Permission)	Application to install a new AC Units to rear elevation. at 153 Morningside Road Morningside Edinburgh EH10 4AX	GAM Stuart Ltd Office., Mr G Stuart 19A Graham Street Edinburgh EH6 5QN	**Local Delegated Decision**	**GRANTED**	**6 November 2026**

Community Council: Morningside

Wards

Ward No. B11 – City Centre

26/0977/TCO (Treework Within a Conservation Area)	Mature Whitebeam reduce spread to low primary branch to the north from 5m down to 3m reduce crown height by 3.5m to reduce lever arm forces on branch unions & on tear-out wound. at Gardens India Street New Town Edinburgh	India Street Gardens Committee., FAO: Mr Nick Reid 56 India Street Edinburgh EH3 6HD	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**3 November 2026**

Community Council: New Town + Broughton

26/0980/TCO (Treework Within a Conservation Area)	T1 Lime removal of unsafe tree. at Queen Street Gardens Queen Street New Town Edinburgh	Cowiesburn., FAO: Ms Georgina Mackie Queen Street Gardens West Queen Street Edinburgh EH3 6EN	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**4 November 2026**

Community Council: New Town + Broughton

26/04186/LBC (Listed Building Consent)	Install a key safe at the front entrance. at 2F 38 Palmerston Place New Town Edinburgh EH12 5BJ	Ms Elizabeth Allen., 38 Palmerston Place Edinburgh EH12 5BJ	**Delegated Decision**	**WITHDRAWN**	**4 November 2026**

Community Council: West End

26/03777/LBC (Listed Building Consent)	Three new internal windows. at 22 Ainslie Place Edinburgh EH3 6AJ	Mr Thomas Park-Douglas., 22 Ainslie Place Edinburgh EH3 6AJ	**Delegated Decision**	**GRANTED**	**3 November 2026**

Community Council: New Town + Broughton

26/03738/CLESTL (Certificate of Lawfulness Existing STL)	The property is a self-contained, ground floor flat which is being used for residential purposes (sui generis) on a medium to long-term basis. at Flat 2 7 High Riggs Tollcross Edinburgh EH3 9BW	Mansley Serviced Apartments Limited., FAO: Mr Colin Stone The Mansions 1 219 Earls Court Road London SW5 9BN	**Delegated Decision**	**REFUSED**	**5 November 2026**

Community Council: Tollcross

26/03739/CLESTL (Certificate of Lawfulness Existing STL)	The property is a self-contained, third floor flat which is being used for residential purposes (sui generis) on a medium to long-term basis. at Flat 7 15 High Riggs Tollcross Edinburgh EH3 9BW	Mansley Serviced Apartments Limited., Mr Colin Stone The Mansions 1 219 Earls Court Road London SW5 9BN	**Delegated Decision**	**REFUSED**	**6 November 2026**

Community Council: Tollcross

26/03740/CLESTL (Certificate of Lawfulness Existing STL)	The property is a self-contained, fourth floor flat which is being used for residential purposes (sui generis) on a medium to long-term basis. at Flat 9 17 High Riggs Tollcross Edinburgh EH3 9BW	Mansley Serviced Apartments Limited., Mr Colin Stone The Mansions 1 219 Earls Court Road London SW5 9BN	**Delegated Decision**	**REFUSED**	**6 November 2026**

Community Council: Tollcross

26/03741/CLESTL (Certificate of Lawfulness Existing STL)	The property is a self-contained, second floor flat which is being used for residential purposes (sui generis) on a medium to long-term basis. at Flat 7 7 High Riggs Tollcross Edinburgh EH3 9BW	Mansley Serviced Apartments Limited., Mr Colin Stone The Mansions 1 219 Earls Court Road London SW5 9BN	**Delegated Decision**	**REFUSED**	**5 November 2026**

Community Council: Tollcross

26/03742/CLESTL (Certificate of Lawfulness Existing STL)	The property is a self-contained, second floor flat which is being used for residential purposes (sui generis) on a medium to long-term basis. at Flat 6 7 High Riggs Tollcross Edinburgh EH3 9BW	Mansley Serviced Apartments Limited., Mr Colin Stone The Mansions 1 219 Earls Court Road London UK SW5 9BN	**Delegated Decision**	**REFUSED**	**5 November 2026**

Community Council: Tollcross

26/03664/FUL (Planning Permission)	Change of use from office (Class 4) to residential. at GF 8 Doune Terrace Stockbridge Edinburgh EH3 6DY	Mr Duncan Wylie., 8 Doune Terrace Stockbridge Edinburgh EH3 6DY	**Local Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: New Town + Broughton

26/03661/LBC (Listed Building Consent)	Internal alterations to form an open-plan kitchen / living room,removal of internal partitions. Formation of a new shower room through removal of the partition between two existing cupboards. Enlargement of bedroom. Relocation of the existing boiler and associated internal alterations. at 3F1 2 Burnet's Close 156 High Street Edinburgh EH1 1QU	Victoria UK Property Investment Ltd., 19 Coulter Crescent Edinburgh EH16 6DZ	**Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Old Town

26/03612/ADV (Advert Consent)	Advertisement of the following types: Illuminated fascia sign, projecting sign (as amended). at 26 Multrees Walk New Town Edinburgh EH1 3DQ	Arcteryx C/o Fresh Design International., Mr Mark Hambly 6 Warehouse 6 Princes Dock Street Hull United Kingdom HU1 2LP	**Delegated Decision**	**GRANTED**	**3 November 2026**

Community Council: New Town + Broughton

26/03621/LBC (Listed Building Consent)	Works to lower ground floor including change from two leaf to single leaf external lightwell door; removal of non-original draft lobby; formation of shower room; installation of a tea prep /wall lining; replacement of contemporary demountable ceiling and utilisation of an existing cellar as a bike store (as existing adjacent). at 32 Charlotte Square Edinburgh EH2 4ET	Fordell Estates Ltd C/o Corran Properties., Corran Properties Ltd 18 Charlotte Square Edinburgh EH2 4DF	**Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: New Town + Broughton

26/03562/LBC (Listed Building Consent)	Alteration of the existing internal layout to form second bedroom and create a kitchen / living space. Formation of new staircase to access attic and form new third bedroom, WC and storage space (as amended). at Flat 4 1 Hunter Square Edinburgh EH1 1QW	Mr Tom Adams., Flat 4 24 Montrose Terrace Edinburgh EH7 5DJ	**Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Old Town

26/03565/FUL (Planning Permission)	External alterations to include roller shutter at main entrance and two louver vents at north elevation and replacement of floor tiles at recessed main entrance area (as amended). at 142 Lothian Road Edinburgh EH3 9BQ	SAMH Scottish Action For Mental Health., Afton House 26 West Nile Street Glasgow G1 2PF	**Local Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Tollcross

26/03498/FUL (Planning Permission)	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., FAO: Antonio Crolla Taste Of Italy 9 Baxter's Place Edinburgh Scotland EH1 3AF	**Local Delegated Decision**	**GRANTED**	**3 November 2026**

Community Council: New Town + Broughton

26/03465/LBC (Listed Building Consent)	Relocation of the existing kitchen into a larger front room (as amended). at 13 Fettes Row Edinburgh EH3 6RH	Mr Rob McCreath., 13 Fettes Row Edinburgh Scotland EH3 6RH	**Delegated Decision**	**WITHDRAWN**	**4 November 2026**

Community Council: New Town + Broughton

26/03242/ADV (Advert Consent)	New fascia signage (as amended). at 2 Antigua Street Edinburgh EH1 3NH	Deep Sea Takeaways., 2 Antigua Street Edinburgh EH1 3NH	**Delegated Decision**	**GRANTED**	**2 November 2026**

Community Council: New Town + Broughton

26/03160/FULSTL (Planning Permission STL)	Use of property as short-term let between July and December (inclusive) each year (6-months use) (in retrospect). at 15A Cornwall Street Edinburgh EH1 2EQ	Ms Lynne Cranston., 15A Cornwall Street Edinburgh EH1 2EQ	**Committee Decision**	**REFUSED**	**6 November 2026**

Community Council: Tollcross

26/03123/LBC (Listed Building Consent)	Internal and external alterations to retail unit (as amended). at 142 Lothian Road Edinburgh EH3 9BQ	SAMH Scottish Action For Mental Health., Afton House 26 Afton House Afton House Edinburgh G1 2PF	**Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Tollcross

26/02714/FULSTL (Planning Permission STL)	Retrospective change of use from residential flat (sui generis) to short term let, (sui generis), between 11 June to 31 August 2026 and 20 December to 1 January 2027. at GF 8 Gloucester Place Edinburgh EH3 6EF	Shanti Hospitality (UK) Limited.,	**Local Delegated Decision**	**GRANTED**	**3 November 2026**

Community Council: New Town + Broughton

26/02680/FUL (Planning Permission)	Retrospective change of use of oversized dwelling to guest house. at 12 Gilmore Place Edinburgh EH3 9NQ	Mrs Yufen Chen., Flat 7 4 Muirston Road Edinburgh EH11 2JJ	**Local Delegated Decision**	**REFUSED**	**2 November 2026**

Community Council: Tollcross

26/02189/LBC (Listed Building Consent)	The proposed intervention reinstates and extends a balustrade around a stair, as well as adding a stair gate, and adding a second handrail on the stair, in order to improve accessibility for the homeowner. at 30 Gayfield Square Edinburgh EH1 3PA	Karen Harper-Gow., 30 Gayfield Square Edinburgh EH1 3PA	**Delegated Decision**	**GRANTED**	**2 November 2026**

Community Council: New Town + Broughton

26/00969/FULSTL (Planning Permission STL)	Retrospective Planning Permission for Change of use of Basement commercial unit to STL (Sui Generis). at 78B Queen Street Edinburgh EH2 4NF	Mrs Caroline Graham-Campbell., The Stables Tweedhill Berwick-on-Tweed TD15 1XQ	**Local Delegated Decision**	**GRANTED**	**3 November 2026**

Community Council: New Town + Broughton

25/04054/FULSTL (Planning Permission STL)	Change of use from residential to short term let accommodation (Sui Generis). at Unit 9 219 High Street Edinburgh EH1 1PE	150 High Street Residences Ltd., 1 Eagle Street Craighall Business Park Glasgow United Kingdom G4 9XA	**Committee Decision**	**REFUSED**	**3 November 2026**

Community Council: Old Town

Wards

Ward No. B12 – Leith Walk

26/03569/FUL (Planning Permission)	Change of use from a vacant betting shop (sui generis) to an adult gaming centre (AGC) (sui generis) at 21 - 22 Crighton Place Edinburgh EH7 4NY	Merkur Slots UK Ltd.,	**Local Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Leith Central

26/03248/LBC (Listed Building Consent)	Installation of 8x antennas and 24x ERS within bell tower. 12x ERS mounted to bell tower wall, replacement of existing louvres, replacement of 3rd floor staircase with access ladder, removal of church bells and timber frame, installation of 2x equipment cabinets and meter cabinet at ground level, associated landscaping and ancillary development. at Leith St Andrews Church 412 Easter Road Edinburgh EH6 8HT	Cornerstone Telecommunications Infrastructure Limited., Hive 2 1530 Arlington Business Park Theale RG7 4SA	**Delegated Decision**	**WITHDRAWN**	**2 November 2026**

Community Council: Leith Central

25/04955/CLESTL (Certificate of Lawfulness Existing STL)	The entire property has been used as a short term let providing short term accommodation for a period of 10 years. at 1F4 4 Salmond Place Abbeyhill Edinburgh EH7 5ST	Mr Bryan Anderson., Middle Cottage Markle Mains East Linton EH40 3EB	**Delegated Decision**	**WITHDRAWN**	**6 November 2026**

Community Council: Leith Central

Wards

Ward No. B13 – Leith

26/0965/TCO (Treework Within a Conservation Area)	Elm close to rear of building currently touching the building and rubbing on windows and mortar reduce crown by up to 2m reduce back from building to obtain 1-2m clearance. at 132 Duke Street South Leith Edinburgh EH6 8HR	Ms Catriona Wedderburn., 128 Duke Street Edinburgh EH6 8HR	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**3 November 2026**

Community Council: Leith Links

26/03859/WINPA (Prior Approval Windows)	Proposal to replace windows from timber to uPVC. Frame profile, opening and colour all to match existing. at 195 - 197 Commercial Street Edinburgh EH6 6PJ	Harbour Homes Scotland., FAO: Jamie Patterson 108 Constitution Street Edinburgh EH6 6AZ	**Delegated Decision**	**PRIOR APPROVAL NOT REQUIRED**	**6 November 2026**

Community Council: Leith Harbour + Newhaven

26/03634/LBC (Listed Building Consent)	To fit an external meter in the basement stair. at 45 Queen Charlotte Street Edinburgh EH6 7HT	Dr Sean Keating., 45 Queen Charlotte Street North Leith Edinburgh EH6 7HT	**Delegated Decision**	**GRANTED**	**4 November 2026**

Community Council: Leith Links

26/0751/TCO (Treework Within a Conservation Area)	G1 trees opposite 102 Commercial Street - prune overhanging branch growth back to the verge line & sectional fell all dead trunks at Flat 94 102 Commercial Street North Leith Edinburgh EH6 6LT	Myreside Management Limited., Mr Richard Power 3 Dalkeith Road Mews Edinburgh EH16 5GA	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**3 November 2026**

Community Council: Leith Harbour + Newhaven

26/03520/LBC (Listed Building Consent)	Alterations and refurbishment. at St Marys Star Of The Sea 106A Constitution Street Edinburgh EH6 6AW	Missionary Oblates Of Mary Immaculate., St Mary's Star Of The Sea Church 106 Constitution Street Edinburgh EH6 6AW	**Delegated Decision**	**GRANTED**	**2 November 2026**

Community Council: Leith Harbour + Newhaven

26/03055/FUL (Planning Permission)	Change of use from Class 4 offices to mixed use of offices and public worship, Class 4 and Class 10. at The Corn Exchange 35 Constitution Street Edinburgh EH6 7BS	CRC Church., FAO: Geoffrey De Bruin 12 Castlebank Street Edinburgh EH6 5HA	**Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Leith Harbour + Newhaven

26/02040/CON (Conservation Area Consent)	Complete Demolition in a Conservation Area (as amended) at 111 - 115 Constitution Street, 18 - 25 John's Lane Edinburgh EH6 7AE	K&S Mir Limited., 8 John's Place Edinburgh EH6 7EP	**Committee Decision**	**GRANTED**	**6 November 2026**

Community Council: Leith Links

Wards

Ward No. B14 – Craigentinny/Duddingston

26/03962/ADV (Advert Consent)	Advertisement of the following types: Various signage (illuminated). at 100 Northfield Broadway Mountcastle Edinburgh EH8 7RU	Bellhaven., Mr Alan Millar. The Scottie 100 Northfield Broadway Mountcastle Edinburgh EH8 7RU	**Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Northfield + Willowbrae

26/03819/LBC (Listed Building Consent)	Change the metal handrail in the original proposal to a timber handrail. at 127 Moira Terrace Edinburgh EH7 6UB	Wilson Memorial Church., FAO: George Smith 127 Moira Terrace Edinburgh EH7 6UB	**Delegated Decision**	**GRANTED**	**2 November 2026**

Community Council: Craigentinny + Meadowbank

Wards

Ward No. B15 – Southside/Newington

26/0964/TCO (Treework Within a Conservation Area)	One small holly tree located close to the rear wall and the rear access steps of the house remove the holly tree. at 36 Wilton Road Mayfield Edinburgh EH16 5NN	Mr David Anderson., 36 Wilton Road Edinburgh EH16 5NN	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**3 November 2026**

Community Council: Grange + Prestonfield

26/0969/TCO (Treework Within a Conservation Area)	The tree is a young cherry tree that is now fully dead not producing any leaves on the crown full removal. at 5 Ventnor Terrace Newington Edinburgh EH9 2BW	Lawn And Order Garden Services., FAO: Mr David Halley 5 Ventor Terrace Edinburgh EH9 2BW	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**3 November 2026**

Community Council: Grange + Prestonfield

26/0821/TCO (Treework Within a Conservation Area)	Copper beech - reduce height by 1.5m, shape sides to match new height and max. 10% thin. Make sure to prune branches away from house (approximately 2m). at 82 Grange Loan Grange Edinburgh EH9 2EP	Ms Kirsty McCrea., 82 Grange Loan Grange Edinburgh EH9 2EP	**Delegated Decision**	**NOT MAKE A TREE PRESERVATION ORDER**	**3 November 2026**

Community Council: Grange + Prestonfield

26/0700/TCO (Treework Within a Conservation Area)	Mature Red Maple close to south garden wall in West Grange Gardens affecting 8 and 9 Grange Terrace. Red Maple 3850 - Removal of tree prior to wall buttressing. at Treeworks Grange Loan Edinburgh	Dr Alastair Thomson., 3/7 West Grange Gardens Edinburgh EH9 2RA	**Delegated Decision**	**MAKE A TREE PRESERVATION ORDER**	**3 November 2026**

Community Council: Grange + Prestonfield

26/03174/FUL (Planning Permission)	Proposed garden room and replacement garden shed. at 10 Granby Road Edinburgh EH16 5NL	Mr & Mrs Napier., 10 Granby Road Edinburgh EH16 5NL	**Local Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Grange + Prestonfield

26/03175/LBC (Listed Building Consent)	Proposed garden room and replacement garden shed. at 10 Granby Road Edinburgh EH16 5NL	Mr & Mrs Napier., 10 Granby Road Edinburgh EH16 5NL	**Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Grange + Prestonfield

26/02657/ADV (Advert Consent)	Fascia Sign, Box Sign and curved wall sign (as amended) at 42 - 76 Pleasance Edinburgh EH8 9TJ	The University Court Of The University Of Edinburgh., Old College 68 South Bridge Edinburgh EH8 9YL	**Delegated Decision**	**GRANTED**	**2 November 2026**

Community Council: Southside

26/02658/LBC (Listed Building Consent)	Proposed replacement of existing gateway and entrance signage (as amended). at 42 - 76 Pleasance Edinburgh EH8 9TJ	The University Court Of The University Of Edinburgh., Old College 68 South Bridge Edinburgh United Kingdom EH8 9YL	**Delegated Decision**	**GRANTED**	**2 November 2026**

Community Council: Southside

26/02616/FUL (Planning Permission)	Change of use from residential common stair to hot food take away sui generis use (as amended) at 27 Nicolson Square Edinburgh EH8 9BX	Mr Nadim Ahmed., 27 Nicolson Square Edinburgh EH8 9BX	**Local Delegated Decision**	**GRANTED**	**6 November 2026**

Community Council: Southside

26/02354/LBC (Listed Building Consent)	Alter existing ground floor retail /shop premises to form new positioned staircase to link to existing basement. Reduce basement floor level and form toilets, servery and dining space (as amended). at 8 Nicolson Street Edinburgh EH8 9DH	Jordon Valley Wholefoods., FAO: Saleh Safi 8 Nicolson Street Edinburgh EH8 9DH	**Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Southside

26/02362/FUL (Planning Permission)	Change of use from retail (class 1A) to mixed use (Class 1A and Restricted Class 3) (as amended). at 8 Nicolson Street Edinburgh EH8 9DH	Jordan Valley Wholefoods., FAO: Saleh Safi 8 Nicolson Street Edinburgh EH8 9DH	**Local Delegated Decision**	**GRANTED**	**6 November 2026**

Community Council: Southside

Wards

Ward No. B16 – Liberton/Gilmerton

26/04159/PAN (Proposal of Application Notice)	Mixed tenure residential development with up to 400 social rent, mid-market rent and private for sale homes. The development will be comprised of both housing and flats and will be supported by car and cycle parking, landscaping, amenity spaces, SuDS and drainage and servicing provision. at Liberton Hospital 113 Lasswade Road Edinburgh EH16 6UB	The City Of Edinburgh Council., Development & Regeneration Waverly Court 4 East Market Street Edinburgh EH8 8BG	**Delegated Decision**	**PRE-APPLICATION CONSULTATION APPROVED.**	**6 November 2026**

Community Council: Liberton + District

26/03758/CLP (Certificate of Lawfulness (proposed))	Proposed conversion of the existing garage to form additional habitable accommodation comprising a bedroom and ensuite. at 4 O'Donnel Street Edinburgh EH17 8ZP	Mr Juby Augustine., 4 O'Donnel Street Gilmerton Edinburgh UK EH17 8ZP	**Delegated Decision**	**GRANTED**	**3 November 2026**

Community Council: Gilmerton + District

26/03363/FUL (Planning Permission)	Retrospective change of use from yard to shed (mixed use of a gym, Class 11 and joiners workshop, (Class 5) and yard. New boundary timber fence. at Land 24 Metres South Of 56 Old Burdiehouse Road Edinburgh	Mrs Lisa Gillespie., 17 Kingfisher Street Roslin EH25 9QU	**Local Delegated Decision**	**GRANTED**	**2 November 2026**

Community Council: Liberton + District

26/00959/FUL (Planning Permission)	Project to upgrade two high-rise residential blocks and their surrounding environment in Moredun, Edinburgh (as amended) at Moncrieffe House 1 Moredunvale Bank, Forteviot House 2 Moredunvale Bank Edinburgh	City Of Edinburgh Council., FAO: Charlie Stewart Waverley Court 4 East Market Street Edinburgh EH8 8BG	**Committee Decision**	**GRANTED**	**6 November 2026**

Community Council: Gilmerton + District

26/00961/FUL (Planning Permission)	Project to upgrade four high-rise residential blocks and their surrounding environment in Moredun, Edinburgh (as amended) at Castleview House 2 Craigour Place, Little France House 4 Craigour Place, Marytree House 12 Craigour Green, Moredun House 14 Craigour Green Edinburgh	City Of Edinburgh Council | Place Development., FAO: Charlie Stewart Waverley Court 4 East Market Street Edinburgh EH8 8BG	**Committee Decision**	**GRANTED**	**6 November 2026**

Community Council: Gilmerton + District

26/00514/FUL (Planning Permission)	The proposed seeks to deliver a flatted residential development comprising of 30 units with associated stores, parking and landscaping (as amended). at Moredun Community Centre 6 Moredun Park View Moredun Edinburgh EH17 7NE	Cruden Partnership Ltd., 16 Walker Street Edinburgh EH3 7LP	**Local Delegated Decision**	**GRANTED WITH LEGAL AGREEMENT**	**2 November 2026**

Community Council: Gilmerton + District

Wards

Ward No. B17 – Portobello/Craigmillar

26/03659/FUL (Planning Permission)	Installation of semi-permanent modular galvanised steel disabled access ramp. at Flat 2 27 Christian Crescent Magdalene Edinburgh EH15 3AD	Mr Brian Ferguson., Flat 2 27 Christian Crescent Edinburgh EH15 3AD	**Local Delegated Decision**	**GRANTED**	**5 November 2026**

Community Council: Portobello (Inactive)

26/03521/FUL (Planning Permission)	Existing front dormer extended in grey slate to width of roof, with fibre cement cladding to front face; external rear wall extended to create gable wall to maximise attic space, clad in fibre cement cladding, with new aluclad windows; solar PVs installed on south elevation. at 5 Duddingston Square East Edinburgh EH15 1RU	Mr Daniel MacLennan., 5 Duddingston Square East Edinburgh EH15 1RU	**Local Delegated Decision**	**WITHDRAWN**	**3 November 2026**

Community Council: Northfield + Willowbrae

26/03185/ADV (Advert Consent)	Hoarding. at Proposed Advertising Hoarding 30 Metres North Of 44 Niddrie Mains Road Edinburgh	JCDECAUX., FAO: Martin Stephens 991 Great West Road Brentford TW8 9DN	**Delegated Decision**	**GRANTED**	**2 November 2026**

Community Council: Craigmillar (Inactive)

26/03080/FUL (Planning Permission)	Demolition of fire damaged house and the erection of replacement house. at 77 Hay Drive Edinburgh EH16 4AG	Miss Emma Anderson., 77 Hay Drive Edinburgh EH16 4AG	**Local Delegated Decision**	**GRANTED**	**2 November 2026**

Community Council: Craigmillar (Inactive)

Wards