

# Planning Decisions within Edinburgh

## WEEKLY PLANNING BULLETIN

Date: **1 July 2024**

## Decision List

Applications contained in **this** Decision List were determined during the week ending **1 July 2024**. 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](#)

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[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

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[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](mailto:planning@edinburgh.gov.uk)***

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## ***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**

24/02864/TPO (Treework)	Please see attached detailed tree works specification. at 1A Brae Park Road Edinburgh EH4 6DN	Mr Hincliffe., 1A Brae Park Road Edinburgh EH4 6DN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 June 2024</b>
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Community Council: Cramond

24/02574/FUL (Planning Permission)	Proposed extension to the rear. at 30 Cammo Gardens Edinburgh EH4 8EQ	Mr Bathgate, 30 Cammo Gardens Edinburgh EH4 8EQ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>28 June 2024</b>
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Community Council: Cramond

24/02239/FUL (Planning Permission)	Proposed new single store extensions to the side elevations; alter the rear elevation to form new doors and install a covered patio; install new dormer windows to the front elevation; replace the existing rear dormer with a new dormer and remove chimneys. at 108 Whitehouse Road Edinburgh EH4 6LB	Mr & Mrs Graham, 108 Whitehouse Road Edinburgh EH4 6LB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 June 2024</b>
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Community Council: Cramond

24/01957/ADV (Advert Consent)	Box sign & canopy. 2x external banners fabricated in metal, powder-coated & illuminated by controllable LED. 1x entrance branded typographic messaging in metal, powder-coated, fixed to mechanical vent, non-illuminated. 1x graphic vinyl's applied direct to glazing, non-illuminated. at Regeneration Masterplan Pennywell Muirhouse Pennywell Road Edinburgh	The City Of Edinburgh Council., FAO: Nick Cairns 4 East Market Street Edinburgh EH8 8BG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>27 June 2024</b>
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Community Council: Muirhouse/Salvesen

24/01424/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, box sign, projecting sign. Up and down lights - floodlights. at 24 - 26 Hopetoun Road South Queensferry EH30 9RB	Star Pubs And Bars., 3-4 Broadway Place, South Gyle Broadway Edinburgh EH12 9JZ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>27 June 2024</b>
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Community Council: Queensferry & District

[Wards](#)

### **Ward No. B02 – Pentland Hills**

24/02782/TCO (Treework Within a Conservation Area)	Reduce Cherry tree overhanging roof of house by 1-2m max. at 13 Juniper Park Road Juniper Green EH14 5DX	Mrs Dickson., 13 Juniper Park Road Juniper Green EH14 5DX	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 June 2024</b>
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Community Council: Juniper Green

24/02135/CLP (Certificate of Lawfulness (proposed))	New pedestrian ramp and stair with associated hard standing, retaining walls and soft landscaping to eastern boundary of Wester Hailes High School. This application seeks to determine whether the Local Authority can use permitted development rights to undertake these works under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 under Class 30(1)(a). at Wester Hailes Education Centre 5 Murrayburn Drive Edinburgh EH14 2SU	The City Of Edinburgh Council., Waverley Court 4 East Market Street Edinburgh EH8 8BG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 June 2024</b>
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Community Council: Wester Hailes

[Wards](#)

### **Ward No.B03 – Drum Brae/Gyle**

24/01904/FUL (Planning Permission)	First floor extension to front of property and demolition of existing conservatory /construction of single storey extension to rear. at 19 Bughtlin Gardens Edinburgh EH12 8XB	Mr Patnaik., 19 Bughtlin Gardens Edinburgh EH12 8XB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>28 June 2024</b>
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Community Council: Drumbrae

[Wards](#)

### **Ward No. B04 – Forth**

24/02634/FUL (Planning Permission)	New single storey pitched roof rear extension. at 17 Bangholm Avenue Edinburgh EH5 3AS	Mr Donaldson., 17 Bangholm Avenue Edinburgh EH5 3AS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>27 June 2024</b>
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Community Council: Trinity

24/02508/TCO (Treework Within a Conservation Area)	Fir, remove, damaging the shared wall. Prunus, crown reduction of 1m & lift above shared wall 1m. ( typo corrected 26 June) at 186 Ferry Road Edinburgh EH6 4NW	Castle Trees., FAO: Ryan Evans 26 Pincott Drive Edinburgh EH17 8ZQ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 June 2024</b>
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Community Council: Trinity

24/02533/TCO (Treework Within a Conservation Area)	sorbus acuparia and Elaeagnus x ebbingei - rowan tree 0.5m reduction and large dominating shrub ( Elaeagnus x ebbingei ) remove ground level. at 2 Clark Road Edinburgh EH5 3BD	Ogilvie Hayes Tree & Garden., FAO: Nicolas Hayes 2 Clark Road Edinburgh EH5 3BD	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>28 June 2024</b>
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Community Council: Trinity

24/01121/FUL (Planning Permission)	Replacement of the existing wooden framed windows and door to the front and rear of the property to uPVC windows and door. at Flat 3 25 Starbank Road Edinburgh EH5 3BY	Mr Watt., Flat 3 25 Starbank Road Edinburgh EH5 3BY	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>24 June 2024</b>
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Community Council: Trinity

23/05768/CLES TL (Certificate of Lawfulness Existing STL)	The property is used for short-term residential letting purposes and has been used for this purpose since 09/07/2022. at Flat 1 54 Royston Mains Crescent Royston Edinburgh EH5 1LL	Stadnicki Property Ltd., FAO: Mr Lukasz Stadnicki Flat 1 54 Royston Mains Crescent Royston Edinburgh EH5 1LL	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>27 June 2024</b>
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Community Council: Granton + District

[Wards](#)

### **Ward No. B05 – Inverleith**

24/02911/TCO (Treework Within a Conservation Area)	T1 Cherry Plum, reduction & shaping. at 35 Comely Bank Edinburgh EH4 1AJ	Mr Saunders., 35 Comely Bank Edinburgh EH4 1AJ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>24 June 2024</b>
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Community Council: Stockbridge/Inverleith

24/02914/TCO (Treework Within a Conservation Area)	T1 Quince - routine maintenance. To be reduced on garden side by max 1.5m, road side max 1m and the top by max 0.5m. PreHeight: 4.5m Pre-Width: 8m Post-Height: 4m Post Width: 5.5m at 9 Ann Street Edinburgh EH4 1PL	Mr McLachlan., 9 Ann Street Edinburgh EH4 1PL	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>24 June 2024</b>
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Community Council: Stockbridge/Inverleith

24/02762/TCO (Treework Within a Conservation Area)	T5 Downy Birch, remove. T6 Downy Birch, remove. T12 Common Ash, remove. AIA attached to help with ID. at 20 Brandon Street Edinburgh EH3 5DX	BlackRock., Dundas House 20 Brandon Street Edinburgh EH3 5DX	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 June 2024</b>
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Community Council: New Town/Broughton

24/02587/FUL (Planning Permission)	Dwelling with semi- permanent metal ramp adaptation at the side of the dwelling to provide disabled access. at GF1 16 Easter Drylaw Avenue Edinburgh EH4 2RA	City Of Edinburgh Council., G5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>27 June 2024</b>
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Community Council: Drylaw/Telford

24/02300/LBC (Listed Building Consent)	Internal alterations to existing Category A listed building within conservation area. Existing restaurant altered internally with also new lighting, signage, and colour to external facade. at 28 Deanhaugh Street Edinburgh EH4 1LY	Blacket Holdings Limited., FAO: James Clark 26 - 32 Deanhaugh Street Edinburgh EH4 1LY	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 June 2024</b>
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Community Council: Stockbridge/Inverleith

23/05370/CLES TL (Certificate of Lawfulness Existing STL)	Short term let (change of use to short term let took place with the last 10 years but it is not material change of use). at Flat 12 3 St Bernard's Row Edinburgh EH4 1HW	Mrs Wise, Whinnymuir Dalry Castle Douglas DG7 3TT	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 June 2024</b>
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Community Council: Stockbridge/Inverleith

23/05498/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a certificate of lawfulness confirming its existing use and a short-term let visitor accommodation. at 36 Well Court Edinburgh EH4 3BE	Mr Shepherd, 36 Well Court Edinburgh EH4 3BE	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>25 June 2024</b>
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Community Council: West End

[Wards](#)

## **Ward No. B06 – Corstorphine/Murrayfield**

24/02324/FUL (Planning Permission)	New driveway access to front of dwelling. (As Amended). at 43 Tyler's Acre Road Edinburgh EH12 7HY	Ms McCarthy., 43 Tyler's Acre Road Edinburgh Scotland EH12 7HY	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>27 June 2024</b>
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Community Council: Corstorphine

24/02327/FUL (Planning Permission)	Demolish existing garage and rebuild new garage. at 27 Belford Avenue Edinburgh EH4 3EH	Ms Miller, 27 Belford Avenue Edinburgh EH4 3EH	<b>Local Delegated Decision</b>	<b>PERMITTED DEVELOPMENT</b>	<b>25 June 2024</b>
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Community Council: Craighleith/Blackhall

24/02331/FUL (Planning Permission)	Removal of existing conservatory and garage, proposed single storey extension to rear and side of house. at 41 Corstorphine Bank Drive Edinburgh EH12 8RH	Mr Sandeman., 41 Corstorphine Bank Drive Edinburgh EH12 8RH	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>28 June 2024</b>
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Community Council: Corstorphine

24/02115/FUL (Planning Permission)	Demolition of existing 2 storey flat roof extension to side of existing house. Construction of new replacement 2 storey extension with pitched roof, formed to increased width footprint. Re-render front of existing house with smooth white render. Form increased size driveway to allow parking for 2 cars, with widened entrance /new gate pillars and extended dropped kerb. at 2 Broomhall Drive Edinburgh EH12 7QW	Mr & Mrs Uddin., 2 Broomhall Drive Edinburgh EH12 7QW	<b>Local Delegated Decision</b>	<b>WITHDRAWN</b>	<b>25 June 2024</b>
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Community Council: Corstorphine

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## **Ward No. B07 – Sighthill/Gorgie**

24/02305/FUL (Planning Permission)	Attic conversion on second floor with new dormers. at 377 Calder Road Edinburgh EH11 4AJ	Mr Michalari., 377 Calder Road Edinburgh EH11 4AJ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>27 June 2024</b>
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Community Council: Sighthill/Broomhouse/Parkhead

24/01879/HSC (Hazardous Substance Consent)	Application for a Planning (Hazardous Substances) Consent Variation. at 10 Wheatfield Road Edinburgh EH11 2QA	Macfarlan Smith Ltd., FAO: Robert Skilleter Fine Chemicals Division 10 Wheatfield Road Edinburgh EH11 2QA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>27 June 2024</b>
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Community Council: Gorgie/Dalry

24/01850/FUL (Planning Permission)	Erection of a conservatory and outbuilding. at 42 Longstone Crescent Edinburgh EH14 2AT	Mr Chudy., 42 Longstone Crescent Edinburgh EH14 2AT	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>28 June 2024</b>
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Community Council: Longstone

[Wards](#)

### **Ward No. B08 – Colinton/Fairmilehead**

24/02082/FUL (Planning Permission)	Install air source heat pump, enclosed by 1200mm high fence; erect 1500mm high timber fence, with gate, facing parking area; amend style of approved entrance door; and remove satellite dish. at 36 Woodhall Road Edinburgh EH13 0DU	Mr Queen & Ms Pitches., 36 Woodhall Road Edinburgh EH13 0DU	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>24 June 2024</b>
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Community Council: Colinton

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### **Ward No. B09 – Fountainbridge/Craiglockhart**

24/02318/FUL (Planning Permission)	Erect sunroom to side of dwelling. at 14 Sidings Way Edinburgh EH14 1UE	Mr Pilli., 14 Sidings Way Edinburgh EH14 1UE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 June 2024</b>
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Community Council: Hutchison/Chesser

24/02205/ADV (Advert Consent)	Fascia sign. at 128 Dundee Street Edinburgh EH11 1AF	Tenpin Ltd., Aragon House University Way Cranfield Technology Park Bedford MK43 0EQ	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 June 2024</b>
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Community Council: Merchiston

24/02121/FUL (Planning Permission)	Replace double glazed timber windows with double glazed PVCu windows double glazed PVCu patio doors. at Flat 5 25 Mid Steil Edinburgh EH10 5XB	Mr McDonald., Flat 5 25 Mid Steil Edinburgh EH10 5XB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>24 June 2024</b>
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Community Council: Craiglockhart



24/00211/FUL (Planning Permission)	Demolition of existing buildings and erection of student accommodation (Sui Generis) with commercial /retail floorspace (Class 1A) and associated amenity space, landscaping, and cycle parking. at 185 - 187 Dundee Street & 4 Dundee Terrace Edinburgh EH11 1DH	Glenprop 3 Ltd & Ernie Page Motors Ltd.,	<b>Committee Decision</b>	<b>GRANTED WITH LEGAL AGREEMENT</b>	<b>26 June 2024</b>
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Community Council: Merchiston

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### **Ward No. B10 –Morningside**

24/03043/TCO (Treework Within a Conservation Area)	Cutting down Silver Birch in back garden Ref: 100676292. at 4 Merchiston Gardens Edinburgh EH10 5DD	Mrs Farrant., 4 Merchiston Gardens Edinburgh EH10 5DD	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>28 June 2024</b>
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Community Council: Merchiston

24/02946/TCO (Treework Within a Conservation Area)	T1 Laburnum, emergency removal, recent severe lean cracking at base no leaves. at 7 Hermitage Drive Edinburgh EH10 6DF	Mr Conlon, 7 Hermitage Drive Edinburgh EH10 6DF	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 June 2024</b>
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Community Council: Morningside

24/02103/LBC (Listed Building Consent)	Replacement of existing single-glazed windows on a like-for-like basis with new windows custom-fitted with slimline IGUs. All historical detail to be matched / reinstated. at 42 Warrender Park Road Edinburgh EH9 1HH	Ms Garrett, 42 Warrender Park Road Edinburgh EH9 1HH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 June 2024</b>
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Community Council: Marchmont/Sciennes

23/05706/CLES TL (Certificate of Lawfulness Existing STL)	A furnished 1-bed apartment which has been used as a short-term self-catering accommodation since 26 Dec 2015. at 1F4 49 Balcarres Street Edinburgh EH10 5JQ	Dr Ebtisam Alsadiq., 1F4 49 Balcarres Street Edinburgh EH10 5JQ	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 June 2024</b>
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Community Council: Morningside

23/04446/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a certificate of lawfulness confirming its existing use and a short-term let visitor accommodation. at 67 Spottiswoode Street Edinburgh EH9 1DL	Ms Craig, 67 Spottiswoode Street Edinburgh EH9 1DL	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 June 2024</b>
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Community Council: Marchmont/Sciennes

[Wards](#)

### **Ward No. B11 – City Centre**

24/02861/TCO (Treework Within a Conservation Area)	Cherry Plum tree, reduce 9m high & 5m wide to 7m high & 4m wide to bring more light into garden. at 10B Albany Street Edinburgh EH1 3QB	Ms McTear., 10B Albany Street Edinburgh EH1 3QB	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>24 June 2024</b>
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Community Council: New Town/Broughton

24/02584/CLE (Certificate of Lawfulness (existing))	Application for certificate of lawfulness existing use, the Ross Fountain Cafe has been trading in site since 2012. Run by the Scot Family. Before them the site was always a seasonal cafe for 40 years. The cafe is takeaway only with no internal seating. It is in the same position since the 1970's, at West Princes Street Gardens. Site made up of main cafe unit and Bar. Design statements on drawings provided. at West Princes Street Gardens Princes Street Edinburgh	Mr Scott, 30A York Place Edinburgh EH1 3EP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 June 2024</b>
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Community Council: Old Town

24/02565/TCO (Treework Within a Conservation Area)	Sycamore & Ash, dismantle. at 20 Thistle Street North West Lane Edinburgh EH2 1EA	Code (The Bindery) Limited., FAO: Andrew Smith Beauford House 39 Hanover Street Edinburgh EH2 2PJ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>28 June 2024</b>
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Community Council: New Town/Broughton

24/02549/LBC (Listed Building Consent)	I am instructing SGN Networks to install a new gas meter as the old one is rusted. The new meter is to be 30cm above the site of the old one and 10cm to the left. It is still to be under the steps /bridge to the front door in the basement area and not visible from the street. at 5 Royal Terrace Edinburgh EH7 5AB	Mr Nimmo, 5 Royal Terrace Edinburgh EH7 5AB	<b>Delegated Decision</b>	<b>PERMISSION IS NOT REQUIRED</b>	<b>27 June 2024</b>
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Community Council: New Town/Broughton

24/02433/LBC (Listed Building Consent)	Replacement door set, pre-installed with slimline IGUs. Change of format proposed. at 16B Glencairn Crescent Edinburgh EH12 5BT	Ms Drummond, 16B Glencairn Crescent Edinburgh EH12 5BT	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>27 June 2024</b>
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Community Council: West End

24/02398/ADV (Advert Consent)	Fascia signs and flags at Caledonian Hotel Waldorf Astoria - The Caledonian 4 Lothian Road Edinburgh EH1 2AB	Klarent Hospitality., FAO: Ashley Basdeo 77 Renfrew Street Glasgow G2 3BZ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>27 June 2024</b>
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Community Council: West End

24/02322/FUL (Planning Permission)	Replace existing shopfront fascia cladding with composite concrete cladding panels. at 6 Frederick Street Edinburgh EH2 2HB	Schuh Limited., Deans Industrial Estate 1 Neilson Square Livingston EH54 8RQ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 June 2024</b>
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Community Council: New Town/Broughton

24/02249/LBC (Listed Building Consent)	Reinstate the WC into the existing cupboard as per historically design. Extend the cupboard to accommodate shower box and having enough space for toilet and washing handbasin. Relocate the access door for the office-room to include the proposed shower room and make it an en-suite. at 2F1 24 Gardner's Crescent Edinburgh EH3 8DE	Mr Brown., 2F1 24 Gardner's Crescent Edinburgh EH3 8DE	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 June 2024</b>
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Community Council: Tollcross

24/02037/LBC (Listed Building Consent)	New sash and case windows, double glazing. Paint removal on 2 outside walls using DOFF system. at 4A Chester Street Edinburgh EH3 7RA	Mr Salter., 4A Chester Street Edinburgh EH3 7RA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 June 2024</b>
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Community Council: West End

24/01871/FUL (Planning Permission)	Replacement window, fascias and soffits. at 2 Douglas Gardens Mews Edinburgh EH4 3BZ	Mr & Mrs Stewart, 2 Douglas Gardens Mews Edinburgh EH4 3BZ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>24 June 2024</b>
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Community Council: West End

24/01735/LBC (Listed Building Consent)	Replacement of external signage and provision of additional wayfinding sign. at 1 - 3 Baxter's Place Edinburgh EH1 3AF	BHP Baxter's Place Ltd.,	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>27 June 2024</b>
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Community Council: New Town/Broughton

24/01736/ADV (Advert Consent)	Fascia & box signs. at 1 - 3 Baxter's Place Edinburgh EH1 3AF	BHP Baxter's Place Ltd.,	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>27 June 2024</b>
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Community Council: New Town/Broughton

24/01140/TPO (Treework)	T444 - Sycamore remove dead and broken branches. T473 - Popular reduce height by 5m and remove branches to leave a balanced shape. T508 - Sycamore remove dead and broken branches, T513 - Sycamore remove dead and broken branches. at Flat 1 43 Gillespie Crescent Bruntsfield Edinburgh EH10 4HY	Viewpoint Housing Association Ltd, FAO: Mr Derek Szoneberg 4 South Oswald Road Edinburgh EH9 2HG	<b>Delegated Decision</b>	<b>MIXED DECISION</b>	<b>28 June 2024</b>
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Community Council: Tollcross

23/07322/CLP (Certificate of Lawfulness (proposed))	Proposals consist of maintaining the Use Class of 14 Bank Street as Class_1a Shop while altering the business from its current use as a Bubble Tea Cafe to now serve hot and cold food & drinks with seating for up to 10 people. It is proposed that food in 14 Bank St will be served from adjacent premises at 12 Bank St. Two openings will also be created between 12 and 14 Bank Street as shown on plans for more convenient methods of supplying food from 12 Bank Street to the premises at 14 Bank Street. at 14 Bank Street Old Town Edinburgh EH1 2LN	EOTIS Limited., Mr John Stamp. 9 North Bank Street Edinburgh EH1 2PL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 June 2024</b>
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Community Council: Old Town

23/07037/LBC (Listed Building Consent)	Proposal to replace the existing glass panels with new ultra-thin double glazing, fitted within the existing timber window frames. at Wallace College 12 George IV Bridge Edinburgh EH1 1EE	Blagden Property Ltd., 55 Hill Street South Lane Edinburgh EH2 3BF	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>27 June 2024</b>
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Community Council: Old Town

23/06659/FULS TL (Planning Permission STL)	Alterations and change of use from offices to 6 No. short term let flats. at 4 Hope Street Edinburgh EH2 4DB	Gregor Global., 4A Drumsheugh Gardens Edinburgh EH3 7QJ	<b>Committee Decision</b>	<b>GRANTED WITH LEGAL AGREEMENT</b>	<b>26 June 2024</b>
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Community Council: New Town/Broughton

23/06102/LBC (Listed Building Consent)	Replace original rectangular downpipe with a circular pipe. at 3F1 16 Glengyle Terrace Edinburgh EH3 9LN	Mr Anderson., 3F1 16 Glengyle Terrace Edinburgh EH3 9LN	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 June 2024</b>
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Community Council: Tollcross

23/06053/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short-term let visitor accommodation. at 3 Atholl Crescent Lane Edinburgh EH3 8ET	Mr MacLennan., 3 Atholl Crescent Lane Edinburgh EH3 8ET	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>25 June 2024</b>
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Community Council: West End

23/05543/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as short-term residential accommodation. at Flat 4 4 Torphichen Street Edinburgh EH3 8JQ	JGH Investment Co Ltd.,	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>26 June 2024</b>
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Community Council: West End

23/05546/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as short-term residential accommodation. at Flat 1 19 Palmerston Place Edinburgh EH12 5AF	JGH Investment Co Ltd.,	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 June 2024</b>
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Community Council: West End

23/05650/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting. at 8 Ramsay Garden Old Town Edinburgh EH1 2NA	Mr David Pagliara.,	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 June 2024</b>
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Community Council: Old Town

23/05787/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a certificate of lawfulness confirming its existing use and a short-term let visitor accommodation. at 16A Circus Lane Edinburgh EH3 6SU	Mr Fleet., 16A Circus Lane Edinburgh EH3 6SU	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>26 June 2024</b>
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Community Council: Stockbridge/Inverleith

23/05185/CLES TL (Certificate of Lawfulness Existing STL)	Short term residential accommodation. at Unit 4 219 High Street Edinburgh EH1 1PE	Gold Brothers Partnership - C/o Tron Kirk Residences Ltd., 1 Eagle Street Craighall Business Park Glasgow G4 9XA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>27 June 2024</b>
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Community Council: Old Town

23/05191/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at Unit 5 219 High Street Edinburgh EH1 1PE	Gold Brothers Partnership - C/o Tron Kirk Residence Ltd., 1 Eagle Street Craighall Business Park Glasgow G4 9XA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>27 June 2024</b>
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Community Council: Old Town

23/05320/CLES TL (Certificate of Lawfulness Existing STL)	Application for a certificate of lawfulness for a short-term let. at Flat 8 50 North Bridge Edinburgh EH1 1QN	Aouane Property Ltd., FAO: Samir Aouane 34 Orchard Brae Avenue Edinburgh EH4 2HN	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 June 2024</b>
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Community Council: Old Town

23/05343/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a certificate of lawfulness confirming its existing use as short-term let visitor accommodation (sui generis). at 3F 1 Albyn Place New Town Edinburgh EH2 4NG	Mr Cyrus Moosavi., 4/3 Royal Circus Edinburgh EH3 6SR	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 June 2024</b>
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Community Council: New Town/Broughton

23/05103/CLES TL (Certificate of Lawfulness Existing STL)	Short term residential accommodation. at 13A Manor Place Edinburgh EH3 7DH	Ogilvy-Wedderburn., Silvie House Blairgowrie PH11 8NA	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>27 June 2024</b>
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Community Council: West End

23/05169/CLES TL (Certificate of Lawfulness Existing STL)	Short term residential self-catering letting (furnished holiday letting). at 1F1 14 Niddry Street South Edinburgh EH1 1NS	Mr Rowan, 14 Niddry Street South Edinburgh EH1 1NS	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 June 2024</b>
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Community Council: Old Town

23/04879/FULS TL (Planning Permission STL)	Change of use to comply with short term letting legislation. at G/4 Lochview Court Dumbiedykes Road Edinburgh EH8 8AP	Mr Gillies, 3/3 25 Southcroft Street Govan Glasgow G512DQ	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>24 June 2024</b>
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Community Council: Southside

23/04373/CLES TL (Certificate of Lawfulness Existing STL)	Application for a certificate of lawfulness for a short term let. at 1 Coinyie-house Close Edinburgh EH1 1NL	Coinyie House Properties Ltd., FAO: Veenu Sharma 3 Cleekim Drive Edinburgh EH15 3HT	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 June 2024</b>
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Community Council: Old Town

23/04374/CLES TL (Certificate of Lawfulness Existing STL)	Application for a certificate of lawfulness for a short term let. at 2 Coinyie-house Close Edinburgh EH1 1NL	Coinyie House Properties Ltd., FAO: Veenu Sharma 3 Cleekim Drive Edinburgh EH15 3HT	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 June 2024</b>
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Community Council: Old Town

23/01789/FUL (Planning Permission)	The proposal is for a change of use of the existing, vacant former car rental facility to form a 51-bed hotel with associated facilities (as amended). at 10 Picardy Place Edinburgh EH1 3JT	Edinburgh Picardy Place Limited., 3 Walker Street Edinburgh EH3 7JY	<b>Delegated Decision</b>	<b>GRANTED WITH LEGAL AGREEMENT</b>	<b>26 June 2024</b>
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Community Council: New Town/Broughton



23/01417/FUL (Planning Permission)	Redevelopment including demolition for hotel use (Class 7) with ancillary bar /restaurant facilities and retail use at basement and ground levels including associated alterations and extensions. (As amended). at 104 - 106, 107 & 108 Princes Street Edinburgh EH2 3AA	Hunter Edinburgh PS LP C/o Hunter REIM., 86A George Street Edinburgh EH2 3BU	<b>Committee Decision</b>	<b>GRANTED WITH LEGAL AGREEMENT</b>	<b>25 June 2024</b>
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Community Council: New Town/Broughton

[Wards](#)

### **Ward No. B12 – Leith Walk**

24/02052/FUL (Planning Permission)	Replace the existing uPVC windows on the front elevation with double glazed timber sash and case windows. at 35 Cambridge Avenue Edinburgh EH6 5AW	Mr & Ms Tully., 35 Cambridge Avenue Edinburgh EH6 5AW	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 June 2024</b>
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Community Council: Leith Central

24/01952/FULS TL (Planning Permission STL)	Retrospective planning permission is sought for property as short term let, which is not my main residence. at 2F2 6 South Sloan Street Edinburgh EH6 8ST	Mr Isaacs., Flat 6 6 South Sloan Street Edinburgh EH6 8ST	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>27 June 2024</b>
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Community Council: Leith Central

24/01934/FUL (Planning Permission)	Replace timber framed double glazing with new uPVC double glazing at the back of the property only. at 1F3 14 Dalmeny Street Edinburgh EH6 8RA	Mr Singh., 1F3 14 Dalmeny Street Edinburgh EH6 8RA	<b>Local Delegated Decision</b>	<b>PERMISSION IS NOT REQUIRED</b>	<b>24 June 2024</b>
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Community Council: Leith Central

23/07262/FULS TL (Planning Permission STL)	Retrospective change of use from flat (sui generis) to short-term let (sui generis). at 3F3 21 Albion Road Leith Edinburgh EH7 5QJ	Mr Sharan Sharma., 21 Albion Road Edinburgh EH7 5QJ	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>24 June 2024</b>
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Community Council: Leith Central

23/04897/FULS TL (Planning Permission STL)	Retrospective change of use from dwelling to STL. at Flat 2 31 Brunswick Road Edinburgh EH7 5GW	Mr McLean., Flat 2 31 Brunswick Road Edinburgh EH7 5GW	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>24 June 2024</b>
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Community Council: Leith Central

[Wards](#)

### **Ward No. B13 – Leith**

24/02870/TCO (Treework Within a Conservation Area)	Birch tree, dismantle, fell & remove. at Treeworks 10 Metres North Of 81 Giles Street Edinburgh	Mr Thompson., Flat 1 74 Inverleith Place Edinburgh EH3 5PA	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 June 2024</b>
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Community Council: Leith Harbour And Newhaven

24/02767/PAN (Proposal of Application Notice)	Manufacturing facility for offshore wind turbine blades, laydown area and all associated and ancillary development. at Land 115 Meters East Of 31B Imperial Dock North Leith Edinburgh	Vestas Offshore Wind Blades UK Ltd., West Medina Mills Stag Lane Newport Isle Of Wight PO30 5TP	<b>Delegated Decision</b>	<b>PRE-APPLICATION CONSULTATION APPROVED.</b>	<b>26 June 2024</b>
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Community Council: Leith Harbour And Newhaven

23/05441/CLES TL (Certificate of Lawfulness Existing STL)	Short term residential accommodation. at 7 Broad Wynd North Leith Edinburgh EH6 6QZ	Ms Lynda Christie., 35 Regent Place Edinburgh EH7 5BG	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>27 June 2024</b>
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Community Council: Leith Harbour And Newhaven

23/05106/CLES TL (Certificate of Lawfulness Existing STL)	Short term residential accommodation. at 19 Ferry Road Edinburgh EH6 4AD	Mr Ross., Vesica Apartments 43 Larkfield Apartments Edinburgh EH5 3QB	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>27 June 2024</b>
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Community Council: Leith Harbour And Newhaven

23/04232/CLES TL (Certificate of Lawfulness Existing STL)	To continue to use as a short term let at Flat 3 172 Great Junction Street Edinburgh EH6 5LJ	Mrs Otway., Flat 3 172 Great Junction Street Edinburgh EH6 5LJ	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>26 June 2024</b>
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Community Council: Leith Harbour And Newhaven

23/03969/CLPS TL (Certificate of Lawful Use Proposed STL)	Change of Use from office to short term holiday let at 31 Bernard Street Edinburgh EH6 6SH	Ziydin Properties Ltd., 18 Senate Place Motherwell ML1 3GE	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>24 June 2024</b>
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Community Council: Leith Harbour And Newhaven

22/05599/FUL (Planning Permission)	Erection of mixed-use development comprising residential and commercial uses, comprising Class 1, 2 and 3 uses, installation of padel court (Class 11), and creation of new public realm, with associated landscaping, infrastructure, and access arrangements. at Ocean Terminal 98 Ocean Drive Edinburgh	Ocean Terminal Limited (c/o Ambassador Group)., 231 St Vincent Street Glasgow G2 5QY	<b>Committee Hearing</b>	<b>GRANTED WITH LEGAL AGREEMENT</b>	<b>26 June 2024</b>
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Community Council: Leith Harbour And Newhaven

[Wards](#)

### **Ward No. B14 – Craigentinny/Duddingston**

24/00834/FUL (Planning Permission)	Demolition of detached garage building and construction of new dwelling house. at Garage 10 Metres West Of 3A Willowbrae Gardens Edinburgh	Mr & Mrs Kivlin, 1 Willowbrae Gardens Edinburgh EH8 7HN	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>24 June 2024</b>
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Community Council: Northfield/Willowbrae

23/04750/CLPS TL (Certificate of Lawfulness (proposed))	Certificate of lawfulness for home let for 90 days a year, looking to rent flat while im away for 90 days a year. at PF3 13 Piersfield Grove Edinburgh EH8 7BU	Mr Kamal Aoda., PF3 13 Piersfield Grove Edinburgh EH8 7BU	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 June 2024</b>
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Community Council: Northfield/Willowbrae

[Wards](#)

## **Ward No. B15 – Southside/Newington**

24/02997/TCO (Treework Within a Conservation Area)	Multi-stem Conifer hedge /trees, remove row of Conifer x5. Multi-stem Conifer /Laurel hedge /trees, remove row of conifer x5. Multi-stem Conifer hedge, remove row of Conifer x2. Conifer, remove single Conifer. at 3B South Lauder Road Edinburgh EH9 2LL	Castle Trees., FAO: Ryan Evans 26 Pincott Drive Edinburgh EH17 8ZQ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 June 2024</b>
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Community Council: Grange/Prestonfield

24/02808/TPO (Treework)	Sycamore at bottom right- hand corner of the driveway, crown lift to 5m all the way round & sever Ivy at base. at 141 Grange Loan Edinburgh EH9 2HB	Mr Craig, 141 Grange Loan Edinburgh EH9 2HB	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>28 June 2024</b>
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Community Council: Marchmont/Sciennes

24/02691/TCO (Treework Within a Conservation Area)	Monterey Cypress, removal. Silver Birch, crown reduction. at 4A East Savile Road Edinburgh EH16 5ND	Mr Holland., 4A East Savile Road Edinburgh EH16 5ND	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 June 2024</b>
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Community Council: Grange/Prestonfield

24/02382/FUL (Planning Permission)	Proposed single storey rear and gable extension with internal alterations. at 69 Cameron Toll Gardens Edinburgh EH16 4TF	Ms McMath., 69 Cameron Toll Gardens Edinburgh EH16 4TF	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 June 2024</b>
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Community Council: Gilmerton/Straiton/Inch

24/02275/TCO (Treework Within a Conservation Area)	Crataegus Prunifolia, after damage by passing vehicles, shortening of branches to reduce stress & preserve tree. at 195 Mayfield Road Edinburgh EH9 3BB	Mrs Simpson, 195 Mayfield Road Edinburgh EH9 3BB	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>24 June 2024</b>
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Community Council: Grange/Prestonfield

24/01454/FUL (Planning Permission)	Replace two original timber sash windows and two non-original timber roof windows (one double-glazed, one single glazed). Seeking approval for: 1) two uPVC double-glazed mock sash windows, opening inside considering sash uPVC to reduce maintenance risks. Two uPVC double-glazed windows to replace the timber frame roof windows.(as amended) at 3F2 17 Blackwood Crescent Edinburgh EH9 1RA	Mrs Agakova., 49 Duddingston View Edinburgh EH15 3LZ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>27 June 2024</b>
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Community Council: Southside

24/00897/FULS TL (Planning Permission STL)	An application to change the use of the residential property to be used as a short term let property. at 41 Relugas Place Edinburgh EH9 2PY	Festival City Properties Limited., FAO: Philip McMillan Summit House 4-5 Mitchell Street Edinburgh EH6 7BD	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>27 June 2024</b>
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Community Council: Grange/Prestonfield

23/07375/FUL (Planning Permission)	Demolition of existing building and development of purpose-built student accommodation with landscaping, infrastructure, access and associated works. at 140 Causewayside Sciennes Edinburgh EH9 1PR	Balfour Beatty Investments Limited., Focus Point 21 Caledonian Road London N1 9GB	<b>Committee Decision</b>	<b>REFUSED</b>	<b>25 June 2024</b>
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Community Council: Grange/Prestonfield

23/05143/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 58 Causewayside Edinburgh EH9 1PY	Ms Oliver, 58 Causewayside Edinburgh EH9 1PY	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 June 2024</b>
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Community Council: Marchmont/Sciennes

[Wards](#)

### **Ward No. B16 – Liberton/Gilmerton**

24/01562/TPO (Treework)	T0773 Remove two lateral branches as indicated. T0780 Crown lift to 2 lower branches as indicated for pedestrian clearance. T0757 Crown lift to 5.2 m for highway clearance. Remove deadwood greater than 25 mm. T0774 Reduce crown to previous cuts etain previous pruning boling. T0779 Reduce crown laterally by 2m to remove from building. T0790 Fell tree to prevent damage and distress to boundary structures. T0776 Remove limb directly over streetlight. Two areas of decay. at Treeworks At Gilmerton Road Edinburgh	James Gibb Residential Factors., FAO: Lauren Blackshaw 4 Atholl Place Edinburgh EH3 8HT	<b>Delegated Decision</b>	<b>MIXED DECISION</b>	<b>28 June 2024</b>
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Community Council: Gilmerton/Straiton/Inch

23/05614/CLES TL (Certificate of Lawfulness Existing STL)	The property is used for short-term residential letting purposes and has been used continuously for this purpose since 14/01/2022. at Flat 2 30 Gracemount Avenue Gracemount Edinburgh EH16 6SP	Stadnicki Property Ltd., FAO: Mr Lukasz Stadnicki Flat 2 30 Gracemount Avenue Gracemount Edinburgh EH16 6SP	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>27 June 2024</b>
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Community Council: Liberton

[Wards](#)

### **Ward No. B17 – Portobello/Craigmillar**

24/02061/FUL (Planning Permission)	Roof and side extension to detached bungalow (as amended) at 8 Coillesdene Drive Edinburgh EH15 2JD	Andy Rust & Dorothy Balfour., 8 Coillesdene Drive Edinburgh EH15 2JD	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>25 June 2024</b>
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Community Council: Portobello

[Wards](#)