

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **6 January 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **6 January 2025**. 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 B09 – Fountainbridge/Craiglockhart](#)

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[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

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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

24/05874/TCO (Treework Within a Conservation Area)	2 No. Conifer tree to remove all branches that are encroaching on car park lighting. at Hawes Inn 7 Newhalls Road Queensferry South Queensferry EH30 9TA	Mitchell And Butlers., Hawes Inn Newhalls Road South Queensferry EH30 9TA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 December 2024
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Community Council: Queensferry & District

24/05771/FUL (Planning Permission)	Proposed front porch extension. at 26 Newmains Road Newmains Kirkliston EH29 9AL	Mr & Mrs G. Bennett-Palmer., 26 Newmains Road Kirkliston EH29 9AL	Local Delegated Decision	GRANTED	31 December 2024
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Community Council: Kirkliston

24/05473/FUL (Planning Permission)	New garage. at 55 Dundas Place Almondhill Kirkliston EH29 9BJ	Mr Paul Birrell., 55 Dundas Place Kirkliston EH29 9BJ	Local Delegated Decision	GRANTED	31 December 2024
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Community Council: Kirkliston

24/05095/FUL (Planning Permission)	Proposed erection of warehouse and all associated works (previously consented planning permission 22/03861/FUL). at Royal Elizabeth Yard Dalmeny Kirkliston	Royal Elizabeth Bond Ltd.,	Local Delegated Decision	GRANTED	30 December 2024
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Community Council: Queensferry & District

[Wards](#)

Ward No. B02 – Pentland Hills

24/03082/CLES TL (Certificate of Lawfulness Existing STL)	Use of the Coach House Cottage as short term let accommodation. at 51A Baird Road Ratho Newbridge EH28 8QY	Mrs Bucknall., Ratho Hall Baird Road Ratho EH28 8QY	Delegated Decision	GRANTED	31 December 2024
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Community Council: Ratho

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

24/05831/FUL (Planning Permission)	Proposed extension and alterations. at 29 Gyle Park Gardens Broomhall Edinburgh EH12 8NG	Ms Josephine Dorrat., 29 Gyle Park Gardens Edinburgh EH12 8NG	Local Delegated Decision	GRANTED	31 December 2024
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Community Council: Corstorphine

[Wards](#)

Ward No. B04 – Forth

24/06273/TCO (Treework Within a Conservation Area)	Elm remove on the basis of safety. at 116 Trinity Road Edinburgh EH5 3JZ	Capital Tree Services Ltd., FAO: Mr John Morton 31 Auld Coal Bank Bonnyrigg EH19 3JN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 December 2024
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Community Council: Trinity

24/05966/TCO (Treework Within a Conservation Area)	Liquidambar at rear left hand corner of rear garden remove it is becoming too large. Jacquemontii Birch at rear right-hand corner of rear garden remove it is becoming too large. Apple, Griselinia and Portugal Laurel in right hand neighbour's garden reduce the height down to 4m. at 7B Lennox Row & 102 Trinity Road Trinity Edinburgh EH5 3HJ	Mr Kenny Mackie., 7B Lennox Row Trinity Edinburgh EH5 3HJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 December 2024
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Community Council: Trinity

Ward No. B05 – Inverleith

24/06300/TCO (Treework Within a Conservation Area)	Leylandii trees x 2 large overgrown leylandii trees in rear garden reduce height to 3m. at 20 Howard Place Warriston Edinburgh EH3 5JY	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	31 December 2024
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Community Council: Stockbridge/Inverleith

24/06274/TPO (Treework)	Ash remove. at 18 Ravelston Dykes Road Edinburgh EH4 3PB	Capital Tree Services Ltd., FAO: Mr John Morton 31 Auld Coal Bank Bonnyrigg EH19 3JN	Delegated Decision	GRANTED	31 December 2024
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Community Council: Craigleith/Blackhall

24/05883/LBC (Listed Building Consent)	Replacement of existing sash and case windows on a like-for-like basis with new windows, custom-fitted with slimline IGUs. at 1F1 10 Canon Street Broughton Edinburgh EH3 5HE	Mr Jamie Burns., 1F1 10 Canon Street Edinburgh EH3 5HE	Delegated Decision	PERMISSION IS NOT REQUIRED	31 December 2024
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Community Council: New Town/Broughton

24/05689/LBC (Listed Building Consent)	Alterations to existing garden room extension to rear of house. at 1 Avenue Villas Edinburgh EH4 2HU	Mrs Oonagh Hancox., 1 Avenue Villas Comely Bank Edinburgh EH4 2HU	Delegated Decision	PERMISSION IS NOT REQUIRED	31 December 2024
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Community Council: Stockbridge/Inverleith

Ward No. B06 – Corstorphine/Murrayfield

24/05532/LBC (Listed Building Consent)	Proposed replacement windows and doors. at 10 Ravelston Garden Edinburgh EH4 3LD	Mrs Saunders., 10 Ravelston Garden Edinburgh EH4 3LD	Delegated Decision	GRANTED	31 December 2024
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Community Council: Murrayfield

24/05507/TPO (Treework)	t1 cherry - remove tree dying decay fungal fruiting bodies present, t2 maple - remove dying tree damaged unlikely to recover. at 9 Ravelston House Loan Ravelston Edinburgh EH4 3LY	Mr Finlay McKay., 9 9 Ravelston House Loan Edinburgh EH4 3LY	Delegated Decision	GRANTED	31 December 2024
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

24/05723/LBC (Listed Building Consent)	Existing single glazed sash and case windows upgraded to double glazed panes. at 23 Sinclair Place Gorgie Edinburgh EH11 1AH	Mrs Elaine Gilhooley., 23 Sinclair Place Edinburgh EH11 1AH	Delegated Decision	GRANTED	30 December 2024
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Community Council: Gorgie/Dalry

24/05562/FUL (Planning Permission)	Single storey extension to rear of existing terraced dwelling. at 40 Longstone Terrace Parkhead Edinburgh EH14 2AL	Mr David Robertson., 40 Longstone Terrace Edinburgh EH14 2AL	Local Delegated Decision	GRANTED	3 January 2025
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Community Council: Sighthill/Broomhouse/Parkhead

24/05007/FUL (Planning Permission)	The installation of 1no. BT Street Hub while removing 4no. existing BT phone kiosks from the street scene. at Proposed Telecoms Apparatus 32 Metres West Of 139 Gorgie Road Gorgie Edinburgh	British Telecommunications PLC., Simon Warner. BT Headquarters 1 1 Braham Street London E1 8EE	Local Delegated Decision	REFUSED	31 December 2024
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Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

24/05868/TCO (Treework Within a Conservation Area)	T1 Lime reduction. T2 Beech reduction., T3 Silver Birch reduction. TG1 Cypress crown lift and removal of 1 small tree.. (as illustrated in marked up imagery and clarified by email dated 7/12) at 7 Spylaw Park Hailes Edinburgh EH13 0LP	Eskbank Tree Care., FAO: Scott Dunlop 12 Shiel Hall Square Rosewell EH24 9DA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 December 2024
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Community Council: Colinton

24/05842/TPO (Treework)	3 x leylandii approx 6 metres remove to ground level. Leylandii approx 8 metres remove to ground level. Small poplar approx 10 metres, wide spreading canopy reduce by upto 1 metre all round. at Flat 6 65 Bonaly Road Colinton Edinburgh EH13 0PB	Mr Lewis Carey, 65 Bonaly Road Edinburgh EH13 0PB	Delegated Decision	GRANTED	31 December 2024
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

[Wards](#)

Ward No. B10 – Morningside

24/05929/TCO (Treework Within a Conservation Area)	T1 Chestnut crown raise from roof to provide 2-3m clearance. T2 Lime reduce by 3m max. at 19 Polwarth Terrace Polwarth Edinburgh EH11 1NQ	Ms Tansy Lihou Smith., 19 Polwarth Terrace Edinburgh EH11 1NQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	30 December 2024
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Community Council: Merchiston

24/05644/ADV (Advert Consent)	Fascia Sign and internal window display boxes hung from ceiling at 53 - 57 Morningside Road Edinburgh EH10 4BA	Acoup Ltd., Ms Denise McGinty 21 Castle Street Edinburgh United Kingdom EH2 3DN	Delegated Decision	GRANTED	31 December 2024
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Community Council: Merchiston

24/05661/LBC (Listed Building Consent)	Internal alterations, relocation of kitchen, formation of additional bedroom and associated works. at 1F2 143 Warrender Park Road Marchmont Edinburgh EH9 1DT	Mr Will Peden., Flat 1F2 143 Warrender Park Road Edinburgh EH9 1DT	Delegated Decision	GRANTED	31 December 2024
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Community Council: Marchmont/Sciennes

24/05610/FUL (Planning Permission)	Changing a window into patio doors with garden access. at 114 Braid Road Edinburgh EH10 6AS	Miss Holyoake., 114 Braid Road Edinburgh EH10 6AS	Local Delegated Decision	GRANTED	30 December 2024
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Community Council: Morningside

24/05594/LBC (Listed Building Consent)	Internal alterations to relocate kitchen, alterations to master bedroom and ensuite, replace rooflight with new roof window to provide roof maintenance access, reglaze cupola and slate and lead roof repairs. at Flat 2 6 Bruntsfield Crescent Edinburgh EH10 4EZ	Mr & Mrs Scott., Flat 2 6 Bruntsfield Crescent Edinburgh EH10 4EZ	Delegated Decision	GRANTED	31 December 2024
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Community Council: Merchiston

24/05570/LBC (Listed Building Consent)	Existing timber sash and case windows to be replaced with double glazed timber sash and case windows. at 74 Spylaw Road Edinburgh EH10 5BR	Mrs Joyce Fraser., 74 Spylaw Road Edinburgh EH10 5BR	Delegated Decision	GRANTED	31 December 2024
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Community Council: Merchiston

24/02393/FUL (Planning Permission)	Demolition of existing single storey store and formation new single storey garden room extension to rear (as amended). at 6 East Castle Road Edinburgh EH10 5AR	Mr & Mrs Watson., 6 East Castle Road Edinburgh EH10 5AR	Local Delegated Decision	GRANTED	30 December 2024
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Community Council: Merchiston

Ward No. B11 – City Centre

<p>24/05910/LBC (Listed Building Consent)</p>	<p>Extensive repair of single glazed timber sash and case windows to council owned flat and fit new double-glazed panes. Any new elements will match existing in profile, dimensions etc. New double-glazed panes to improve the thermal performance of the windows, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient. The double-glazed panes to be slimline glazing to suit existing astragals, 14mm wide with 4mm panes and 6mm cavity. at Flat 1 51 Blackfriars Street Old Town Edinburgh EH1 1NB</p>	<p>The City Of Edinburgh Council (CEC)., Waverley Court 4 East Market Street East Market Street Edinburgh EH8 8BG</p>	<p>Delegated Decision</p>	<p>PERMISSION IS NOT REQUIRED</p>	<p>31 December 2024</p>
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Community Council: Old Town

<p>24/05923/LBC (Listed Building Consent)</p>	<p>Extensive repair of single glazed timber sash and case windows to council owned flat and fit new double-glazed panes. Any new elements will match existing in profile, dimensions etc. The double-glazed panes to be slimline glazing to suit existing astragals, 14mm wide with 4mm panes and 6mm cavity. Existing window fittings and locks to be retained and restored unless noted. If replacement is required, they must be of traditional design in high quality lacquered brass. at 8 Tron Square Old Town Edinburgh EH1 1RR</p>	<p>The City Of Edinburgh Council (CEC)., Waverley Court 4 East Market Street East Market Street EH8 8BG</p>	<p>Delegated Decision</p>	<p>PERMISSION IS NOT REQUIRED</p>	<p>31 December 2024</p>
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Community Council: Old Town

24/05887/LBC (Listed Building Consent)	Internal alterations to non original dressing room and ensuite, laundry room and re-opening a door between kitchen a living room. at 60 India Street New Town Edinburgh EH3 6HD	Mr & Ms Adam & Kerin Conn., 60 India Street New Town Edinburgh EH3 6HD	Delegated Decision	PERMISSION IS NOT REQUIRED	31 December 2024
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Community Council: New Town/Broughton

24/05894/LBC (Listed Building Consent)	To reconfigure ground and basement flat to move the kitchen from the basement to the rear of the ground floor front room. at Flat 1 1 Eglinton Crescent New Town Edinburgh EH12 5DH	Mr And Mrs D MacDougall., 1 Eglinton Crescent Edinburgh EH12 5DH	Delegated Decision	PERMISSION IS NOT REQUIRED	31 December 2024
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Community Council: West End

24/05744/LBC (Listed Building Consent)	Conversion of kitchen and dining room into a bedroom and introduction of new kitchen area in the sitting room. at Flat 1 9 Albany Street Edinburgh EH1 3PY	Mr Peter Mortimer., Flat 1 9 Albany Street Edinburgh EH1 3PY	Delegated Decision	PERMISSION IS NOT REQUIRED	30 December 2024
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Community Council: New Town/Broughton

24/05660/CLP (Certificate of Lawfulness (proposed))	Install micro double glazing within existing sash and case windows. Glazing pattern to be retained and sashes restored with draughtproof strips. at 1F 4 Moray Place New Town Edinburgh EH3 6DS	Mr And Mrs Scott And Kelly Davidson., 4 4/1 Moray Place Edinburgh EH3 6DS	Delegated Decision	GRANTED	30 December 2024
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Community Council: New Town/Broughton

24/05549/LBC (Listed Building Consent)	Minor internal and external alterations to a category B listed building, including internal refurbishment and alteration and external installation of signage, CCTV and alarm box and ancillary works. at 109 George Street Edinburgh EH2 4JN	W D Harley Ltd., FAO: William Harley Ancaster Business Centre Cross Street Callander FK17 8EA	Delegated Decision	GRANTED	31 December 2024
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Community Council: New Town/Broughton

24/05505/LBC (Listed Building Consent)	Replace existing windows to accommodate slim line double glazing. at 1F 16 India Street Edinburgh EH3 6EZ	Mr Agnew., 1F 16 India Street Edinburgh EH3 6EZ	Delegated Decision	GRANTED	31 December 2024
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Community Council: New Town/Broughton

24/05379/FUL (Planning Permission)	Proposed installation of external platform lift and associated works. at 14 Queen Street New Town Edinburgh EH2 1LL	British Medical Association., 14 Queen Street Edinburgh EH2 1LL	Local Delegated Decision	REFUSED	30 December 2024
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Community Council: New Town/Broughton

24/05335/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, projecting sign. at 95 Princes Street New Town Edinburgh EH2 2ER	Tobar Group Limited., FAO: Mr Hershman Tobar Flat 5 Craigflower House Craigflower Court Torryburn KY12 8AY	Delegated Decision	REFUSED	31 December 2024
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Community Council: New Town/Broughton

24/05336/FUL (Planning Permission)	Erection of glazed terrace. Replace windows. at 95 Princes Street New Town Edinburgh EH2 2ER	Tobar Group Limited., FAO: Mr Hershman Tobar Flat 5 Craigflower House Craigflower Court Torryburn KY12 8AY	Local Delegated Decision	REFUSED	31 December 2024
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Community Council: New Town/Broughton

24/05337/LBC (Listed Building Consent)	Erection of glazed terrace. Replace windows. at 95 Princes Street New Town Edinburgh EH2 2ER	Tobar Group Limited., FAO: Mr Hershman Tobar Flat 5 Craigflower House Craigflower Court Torryburn KY12 8AY	Delegated Decision	REFUSED	31 December 2024
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Community Council: New Town/Broughton

24/05003/FUL (Planning Permission)	Proposed installation of 1 No. new BT Street Hub, incorporating 2 No. digital 75" LCD advert screens, and associated BT phone kiosk removals. at Proposed Telecoms Apparatus 20 Meters North Of 1 Haymarket New Town Edinburgh	BT Telecommunications Plc., FAO: Mr Simon Warner BT - One Braham 1 Braham Street London E1 8EE	Local Delegated Decision	REFUSED	31 December 2024
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Community Council: West End

23/06003/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 Flat 2 2 Cowgatehead Edinburgh EH1 1JU	Mr Watkins., Flat 2 2 Cowgatehead Edinburgh EH1 1JU	Delegated Decision	REFUSED	31 December 2024
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Community Council: Old Town

[Wards](#)

Ward No. B12 – Leith Walk

24/05698/LBC (Listed Building Consent)	The proposal seeks consent to re-glaze existing single glazing with slim 8mm vacuum glass, within existing cases and retaining existing astragals. This is to improve the energy performance of the house in a historically sensitive manner. at 11 East Claremont Street Broughton Edinburgh EH7 4HT	Mr Grigor Brown., 11 East Claremont Street Edinburgh EH7 4HT	Delegated Decision	GRANTED	30 December 2024
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Community Council: New Town/Broughton

24/05615/LBC (Listed Building Consent)	Upgrade existing timber sash and case windows by replacing sashes with like for like, repairing cases and upgrading glass to thin 4/6/4 heritage double glazing. at Flat 16 4 Lochend Road Edinburgh EH6 8BR	Ms Nisbet., Flat 16 4 Lochend Road Edinburgh EH6 8BR	Delegated Decision	GRANTED	30 December 2024
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Community Council: Leith Central

24/05316/CLP (Certificate of Lawfulness (proposed))	Proposed garage conversion and alterations to windows and doors. at 98 Annandale Street Broughton Edinburgh EH7 4BB	Mrs Caroline Daye., 98 Annandale Street Edinburgh EH7 4BB	Delegated Decision	GRANTED	30 December 2024
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Community Council: New Town/Broughton

[Wards](#)

Ward No. B13 – Leith

24/05556/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. Aluminium frame, powder coated to match existing metalwork, to form faux window grid. Clear polycarbonate panels, with reverse applied black vinyl, installed into new faux window grid to simulate existing glazing on front of building. LED lighting channel installed around edges of existing glazing & canopy. at Unit 2 Ocean Terminal 98 Ocean Drive North Leith Edinburgh EH6 6JJ	Club 3000., Ocean Terminal Unit S2 Edinburgh EH6 6JJ	Delegated Decision	GRANTED	30 December 2024
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Community Council: Leith Harbour And Newhaven

24/05012/FUL (Planning Permission)	Installation of 1 No. BT Street Hub while removing 2 No. existing BT phone kiosks from the street scene. at Proposed Telecoms Apparatus 25 Metres North Of 7 Vanburgh Place Edinburgh	British Telecommunications PLC., Simon Warner. BT Headquarters 1 1 Braham Street London UK E1 8EE	Local Delegated Decision	REFUSED	30 December 2024
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Community Council: Leith Links

24/04721/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as short-term residential accommodation. at 7 Broad Wynd North Leith Edinburgh EH6 6QZ	Ms Lynda Christie, 35 Regent Place Edinburgh Scotland EH7 5BG	Delegated Decision	REFUSED	31 December 2024
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Community Council: Leith Harbour And Newhaven

Ward No. B14 – Craigentiny/Duddingston

24/05752/ADV (Advert Consent)	Advertisement of the following types : Advance Sign. Since it's a commercial property, the numbers " 2-12' aren't always shown. The location is ground floor/basement of a residential building and next to a car sales garage (as amended) at 2 - 12 Marionville Road Meadowbank Edinburgh EH7 5TX	NEW MVMT LTD., Miss Bianca Neagu. 2 - 12 Marionville Road Meadowbank Edinburgh EH7 5TX	Delegated Decision	GRANTED	31 December 2024
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Community Council: Craigentiny/Meadowbank

Ward No. B15 – Southside/Newington

24/05632/LBC (Listed Building Consent)	Various external works including new lighting scheme, window repairs, ironmongery, feature entrance jasmine arch, new timber fence and gate to bin store, creation of external dry store and associated works. at 58 Dalkeith Road Edinburgh EH16 5AD	Mitchells & Butlers.,	Delegated Decision	GRANTED	31 December 2024
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Community Council: Grange/Prestonfield

24/05581/FUL (Planning Permission)	Alterations to rear outshoot to replace existing window with timber bi-fold door. at GF 9 Cobden Crescent Newington Edinburgh EH9 2BG	Mr Edward Cogliano., 9 Codben Crescent Edinburgh EH9 2BG	Local Delegated Decision	GRANTED	30 December 2024
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Community Council: Grange/Prestonfield

24/05327/FUL (Planning Permission)	To erect steel driveway gates that would match the existing steel fence and path gate. at 2 Cumin Place Grange Edinburgh EH9 2JX	Mr Sarinder Singh., 2 Cumin Place Edinburgh EH9 2JX	Local Delegated Decision	GRANTED	31 December 2024
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Community Council: Grange/Prestonfield

23/05283/CLES TL (Certificate of Lawfulness Existing STL)	Application for a certificate of lawfulness for a short term let. at 1F1 7 Sciennes House Place Sciennes Edinburgh EH9 1NN	Ms Jennifer Bond., 7 Sciennes House Place Edinburgh EH9 1NN	Delegated Decision	REFUSED	31 December 2024
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Community Council: Marchmont/Sciennes

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

23/07095/CLPS TL (Certificate of Lawful Use Proposed STL)	Property is to be a holiday let. at 6 Westland Cottages Hyvots Bank Edinburgh EH17 8QT	Mrs Aileen Hamilton., 90 Gilmerton Place Edinburgh EH17 8TR	Delegated Decision	REFUSED	31 December 2024
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

24/05690/FUL (Planning Permission)	Infill 2 No. redundant doorways to restaurant and replace with plate glass windows. at 13 - 17 Brighton Place Portobello West Edinburgh EH15 1LH	Bonoful Restaurant., Mr Sayad Miah 23 Neatoune Drive Danderhall Midlothian EH22 1FZ	Local Delegated Decision	GRANTED	3 January 2025
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Community Council: Portobello

24/05602/LBC (Listed Building Consent)	Replacement of 6 front facing sash windows with original Georgian-style, six over six, slimline double-glazed window units. at 7 East Brighton Crescent Edinburgh EH15 1LR	Mr Fowlestone., 7 East Brighton Crescent Edinburgh EH15 1LR	Delegated Decision	GRANTED	30 December 2024
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Community Council: Portobello

24/05383/FUL (Planning Permission)	Proposed redevelopment of one existing five-a-side football pitch to create three padel tennis courts with associated enclosure, canopy, lighting and all associated works. at 10 Westbank Street Portobello West Edinburgh EH15 1DR	Powerleague Fives Ltd.,	Local Delegated Decision	GRANTED	30 December 2024
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Community Council: Portobello

[Wards](#)

