

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **13 January 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **13 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](#)

[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

24/06239/WINP A (Prior Approval Windows)	We are proposing to replace existing white painted timber windows with new white double glazed uPVC windows. The new windows will harmonize with what is existing as well as with the surrounding buildings. The new windows will provide a slight nod to the existing by keeping the plant on astragals. at 36 Ashburnham Loan South Queensferry EH30 9LE	Mrs Crawford., 36 Ashburnham Loan Queensferry South Queensferry EH30 9LE	Delegated Decision	APPROVED	8 January 2025
---	--	--	-------------------------------	-----------------	---------------------------

Community Council: Queensferry & District

24/06104/ADV (Advert Consent)	New ATM collar. at 30 Old Liston Road Newbridge Edinburgh EH28 8SS	Natwest Group., 250 Bishopsgate London EC2M 4AA	Delegated Decision	GRANTED	8 January 2025
-------------------------------------	---	--	-------------------------------	----------------	---------------------------

Community Council: Ratho

24/06032/TPO (Treework)	Elm tree crown lift from marked picture and cut back 1 limb. at 13 Barnton Park Avenue Barnton Edinburgh EH4 6ES	Mrs Laura Forbes., 13 Barnton Park Avenue Edinburgh EH4 6ES	Delegated Decision	GRANTED	7 January 2025
----------------------------	---	--	-------------------------------	----------------	---------------------------

Community Council: Cramond

24/05818/FUL (Planning Permission)	Demolish existing concrete garage to side of existing house. Construct new single storey extension to side of house, formed with mono-pitched roof. Construct new porch to front of house, with mono-pitched roof. at 1 Silverknowes Southway Silverknowes Edinburgh EH4 5PX	Mr Almas Butt., 1 Silverknowes Southway Edinburgh EH4 5PX	Local Delegated Decision	GRANTED	6 January 2025
---------------------------------------	---	--	---------------------------------	----------------	-----------------------

Community Council: Silverknowes (Not Active)

24/05751/TELE (Prior Approval)	Prior notification for electronic communication code operators. at Proposed Telecoms Apparatus 150 Metres East Of 1 Glasgow Road Newbridge	Cornerstone., Hive 2 1530 Arlington Business Park Theale RG7 4SA	Delegated Decision	APPROVED	8 January 2025
-----------------------------------	---	---	---------------------------	-----------------	-----------------------

Community Council: Ratho

24/05587/FUL (Planning Permission)	Garage conversion and front extension. at 23 Braehead Drive Cramond Edinburgh EH4 6QJ	Ms Siobhan Sole., 23 Braehead Drive Edinburgh EH4 6QJ	Local Delegated Decision	GRANTED	10 January 2025
---------------------------------------	--	--	---------------------------------	----------------	------------------------

Community Council: Cramond

24/04506/FUL (Planning Permission)	Partial removal of existing perimeter wall and installation of driveway. at 9 Brighthouse Park Gait Cramond Edinburgh EH4 6QT	Mr Michael Connelly., 9 Brighthouse Park Gait Edinburgh EH4 6QT	Local Delegated Decision	GRANTED	10 January 2025
---------------------------------------	--	--	---------------------------------	----------------	------------------------

Community Council: Cramond

[Wards](#)

Ward No. B02 – Pentland Hills

25/00019/TCO (Treework Within a Conservation Area)	Rowan in the rear garden reduce upper east crown and upper north crown from telephone lines so there is 1m clearance. at 32 Main Street Ratho Newbridge EH28 8RB	Cadzow Ltd., Ms Lucy Weir. 21 Circus Lane Edinburgh EH3 6SU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 January 2025
---	---	---	---------------------------	---	------------------------

Community Council: Ratho

24/06073/WINP A (Prior Approval Windows)	Replacement of existing timber sash and case windows with uvpc white coloured style sliding to match replacement average dimensions 900mm x 1200mm plus one No. timber front door in uvpc as well at 40 Bavelaw Road Bavelaw Balerno EH14 7AD	Mike Reilly, 40 Bavelaw Road Bavelaw Balerno EH14 7AD	Delegated Decision	APPROVED	7 January 2025
---	--	---	-------------------------------	-----------------	---------------------------

Community Council: Balerno

24/05268/LBC (Listed Building Consent)	Minor proposed internal alterations, opening in rear external wall for new extension and proposed 3 No. traditional dormers to rear roof. Window replacement like for like and stone repointing, general conservation renovation repairs. at 1 Kirkgate Currie EH14 6AL	Mr Robert Aitken., The Manse 1 Kirkgate Currie Edinburgh EH14 6AL	Delegated Decision	GRANTED	7 January 2025
--	--	--	-------------------------------	----------------	---------------------------

Community Council: Currie

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

24/05217/FULS TL (Planning Permission STL)	Change of use from dwellinghouse to short term let. at 18 Larchwood Square Clerwood Edinburgh EH12 8WT	Mr Ross Mclaughlin., 18 Larchwood Square Edinburgh EH12 8WT	Local Delegated Decision	REFUSED	9 January 2025
---	---	--	---	----------------	---------------------------

Community Council: Drumbrae

24/04997/FUL (Planning Permission)	The installation of 1 No. BT Street Hub while removing 2 No. existing BT phone kiosks from the street scene. at Proposed Telecoms Apparatus 10 Metres South Of 26 Glasgow Road Ingliston Newbridge	British Telecommunications PLC., FAO: Simon Warner BT Headquarters 1 Braham Street London E1 8EE	Local Delegated Decision	REFUSED	7 January 2025
--	--	--	---	----------------	---------------------------

Community Council: Corstorphine

[Wards](#)

Ward No. B04 – Forth

24/06246/TCO (Treework Within a Conservation Area)	T1 & T2 multi-stemmed Lime trees, next to a retaining wall adjacent to street in rear garden, shorten stems by 50%. Reducing height from 15m to 7.5m. at 13 Laverockbank Terrace Edinburgh EH5 3BL	Mr Paterson, 13 Laverockbank Terrace Edinburgh EH5 3BL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 January 2025
--	--	---	-------------------------------	---	----------------------------

Community Council: Trinity

24/06205/TCO (Treework Within a Conservation Area)	Tip reduction of lateral branches of mature Sycamore: current width 8m, proposed width 7m. at 9 Craighall Road Edinburgh EH6 4ND	Ethical Maintenance., FAO: Alistair Wotherspoon 9 Craighall Road Edinburgh EH6 4ND	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 January 2025
--	---	--	-------------------------------	---	---------------------------

Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B05 – Inverleith

24/05848/TCO (Treework Within a Conservation Area)	Prune 13 trees and remove 2 trees as recommended in Tree Safety Survey February 2023. at Treeworks Fettes Rise Inverleith Edinburgh	Myreside Management Ltd., FAO: Mr Cory Kennedy 3 Dalkeith Road Mews Edinburgh EH16 5GA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 January 2025
--	---	--	-------------------------------	---	---------------------------

Community Council: Stockbridge/Inverleith

24/05519/LBC (Listed Building Consent)	Window replacement to principal facade with double glazed units, retaining timber S&C configurations. at 6 Brandon Street Edinburgh EH3 5DX	Mr Damian Knowles., 6 Brandon Street Edinburgh EH3 5DX	Delegated Decision	GRANTED	8 January 2025
--	--	---	-------------------------------	----------------	---------------------------

Community Council: New Town/Broughton

24/05458/LBC (Listed Building Consent)	Replace glass sliding doors to existing contemporary rear extension. Remove stonework under window to front area under entrance platt and glaze area under plat to extend accommodation. at 1F 13 St Bernard's Crescent Edinburgh EH4 1NR	Mr Cohen., 13 St Bernard's Crescent Edinburgh EH4 1NR	Delegated Decision	WITHDRAWN	7 January 2025
--	--	--	-------------------------------	------------------	---------------------------

Community Council: Stockbridge/Inverleith

24/05018/FUL (Planning Permission)	Installation of 1 No. BT Street Hub while removing 4 No. existing BT phone kiosks from the street scene. at Proposed Telecoms Apparatus 16 Metres West Of 117 Dundas Street Edinburgh	British Telecommunications PLC., FAO: Simon Warner BT Headquarters 1 Braham Street London E1 8EE	Local Delegated Decision	REFUSED	7 January 2025
---------------------------------------	---	---	---------------------------------	----------------	-----------------------

Community Council: New Town/Broughton

24/03062/CLES TL (Certificate of Lawfulness Existing STL)	Application for a certificate of lawfulness for a short term let. at 1F2 15 Dean Bank Lane Edinburgh EH3 5BS	Mr MacFie, Flat 2 15 Dean Bank Lane Edinburgh EH3 5BS	Delegated Decision	REFUSED	10 January 2025
---	--	--	---------------------------	----------------	------------------------

Community Council: Stockbridge/Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

24/05682/FULS TL (Planning Permission STL)	Application to change of use from a standard rental property, to be available for short term let. at 12 Saughton Park Saughtonhall Edinburgh EH12 5TD	AFR Investments., FAO: Mr Alexander Reynolds 1 Brighthouse Park Gait Edinburgh EH4 6QT	Local Delegated Decision	REFUSED	9 January 2025
--	---	--	---------------------------------	----------------	-----------------------

Community Council: Murrayfield

24/05353/FULS TL (Planning Permission STL)	Application for short term let use. at 110 Saughton Road North Corstorphine Edinburgh EH12 7DR	Mr Matthew Shahfar., 5 House O'hill Avenue Edinburgh EH4 5DB	Local Delegated Decision	REFUSED	9 January 2025
--	--	---	---------------------------------	----------------	-----------------------

Community Council: Corstorphine

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

24/04995/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 Metres South Of 110B Dalry Road Dalry Edinburgh	BT Telecommunications Plc., Mr Simon Warner BT - One Braham 1 Braham Street London E1 8EE	Local Delegated Decision	REFUSED	7 January 2025
---------------------------------------	---	--	---------------------------------	----------------	-----------------------

Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

24/05893/FUL (Planning Permission)	Proposed alterations to existing property including new opening formed in gable wall to accommodate new garden access, new roof lights added to South elevation, chimney removed and internal alterations. at 2 Hailes Avenue Hailes Edinburgh EH13 0NA	Mr Neill Cooper., 2 Hailes Avenue Edinburgh EH13 0NA	Local Delegated Decision	GRANTED	9 January 2025
--	--	---	---	----------------	---------------------------

Community Council: Colinton

24/05860/TCO (Treework Within a Conservation Area)	Large mature ash tree approx 18 metres, spreading crown remove some overhanging branches over cottage. at 16 Swanston Village Swanston Edinburgh EH10 7DT	Mr Iain Tait., 15 Swanston Village Edinburgh EH10 7DT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 January 2025
--	--	--	-------------------------------	---	----------------------------

Community Council: Fairmilehead

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

24/06282/TCO (Treework Within a Conservation Area)	Pear tree (pyrus communis) remove because of dangerous condition (leaning across greenhouse). Rowan (sorbus aucuparia) remove tree. Bacterial canker danger from overhanging the wall onto the public pavement. at 6 Shandon Road Polwarth Edinburgh EH11 1QG	University Of Edinburgh., FAO: Mr Lindsay Paterson 6 Shandon Road Edinburgh EH11 1QG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 January 2025
--	--	--	-------------------------------	---	----------------------------

Community Council: Merchiston

24/06182/TPO (Treework)	4x Corsican Pines - Fell and remove the 4 trees. at 4 Rattray Loan Edinburgh EH10 5TQ	Mr Philip Rose., 4 Rattray Loan Greenbank Edinburgh EH10 5TQ	Delegated Decision	REFUSED	7 January 2025
----------------------------	---	--	-------------------------------	----------------	---------------------------

Community Council: Craiglockhart

24/05099/FULS TL (Planning Permission STL)	Change of use of flat for short-term let use (Sui Generis) in retrospect. at Flat 1 81 Grove Street Fountainbridge Edinburgh EH3 8AB	Mrs Samina Rafiq., 1 Gilmerton Dykes Place Edinburgh EH17 8JH	Local Delegated Decision	REFUSED	9 January 2025
---	--	--	---	----------------	---------------------------

Community Council: Tollcross

24/05005/FUL (Planning Permission)	The installation of 1 No. BT Street Hub while removing 3 No. existing BT phone kiosks from the street scene. at Proposed Telecoms Apparatus 15 Metres West Of 2 Gibson Terrace Polwarth Edinburgh	British Telecommunications PLC., FAO: Simon Warner BT Headquarters 1 Braham Street Londo E1 8EE	Local Delegated Decision	REFUSED	8 January 2025
--	--	--	---	----------------	---------------------------

Community Council: Merchiston

[Wards](#)

Ward No. B10 – Morningside

25/00017/TCO (Treework Within a Conservation Area)	Tree 1 Sycamore to remove limb overhanging house. Tree 2 Sycamore to remove limb and small branches over garden. at 1D Gillisland Road Merchiston Edinburgh EH10 5BW	Mrs Vivien McCaig., 1D Gillisland Road Edinburgh EH10 5BW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 January 2025
--	--	--	-------------------------------	---	----------------------------

Community Council: Merchiston

24/06242/TCO (Treework Within a Conservation Area)	Cherry tree in rear right-hand corner of the rear garden, remove. Has outgrown its position in this small garden. at 6 Merchiston Bank Gardens Edinburgh EH10 5EB	Mr Napier, 6 Merchiston Bank Gardens Edinburgh EH10 5EB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 January 2025
--	---	--	-------------------------------	---	---------------------------

Community Council: Merchiston

24/06161/TCO (Treework Within a Conservation Area)	T1 Ash, reduce & prune. T2 Sycamore x5, reduce & thin. at 25 Jordan Lane Edinburgh EH10 4QZ	Mr Black, 25 Jordan Lane Edinburgh EH10 4QZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 January 2025
--	---	--	-------------------------------	---	----------------------------

Community Council: Morningside

24/05753/FUL (Planning Permission)	Remove existing rear conservatory and associated steps. Construct new single storey, rear extension to form Kitchen and garden entrance. at 28 Fox Spring Rise Pentland Edinburgh EH10 6NE	Ms Eilidh McPherson., 28 Fox Spring Rise Edinburgh Scotland EH10 6NE	Local Delegated Decision	GRANTED	9 January 2025
---------------------------------------	---	--	---------------------------------	----------------	-----------------------

Community Council: Fairmilehead

24/04599/FULS TL (Planning Permission STL)	Proposal to convert a main door ground floor 3-bedroom flat into a short-term let. The property will cater to tourists and business travellers, offering modern amenities, flexible booking options, and a prime location near key attractions. at 29 Warrender Park Road Marchmont Edinburgh EH9 1HJ	Mrs Susana Inarejos., 29 Warrender Park Road Edinburgh EH9 1HJ	Local Delegated Decision	REFUSED	9 January 2025
--	--	---	---------------------------------	----------------	-----------------------

Community Council: Marchmont/Sciennes

22/04941/CLE (Certificate of Lawfulness (existing))	Operating the flat as a short-term let flat for more than 10 years. at Flat 4 6 Craighouse Park Edinburgh EH10 5LD	Mr Pedersen, Flat 4 6 Craighouse Park Edinburgh EH10 5LD	Delegated Decision	GRANTED	9 January 2025
--	--	---	---------------------------	----------------	-----------------------

Community Council: Morningside

[Wards](#)

Ward No. B11 – City Centre

24/06227/TCO (Treework Within a Conservation Area)	Magnolia - Crown thin of approx 20% and max 1.5m reduction to the entire canopy., Prunus - Remove tree. at GF1 7 Gayfield Square Edinburgh EH1 3NT	Mr Ryan Evans.,	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 January 2025
---	--	-----------------	---------------------------	---	------------------------

Community Council: New Town/Broughton

24/05970/CLES TL (Certificate of Lawfulness Existing STL)	Certificate of Lawful use to confirm property has been used for short term lets for over 10 years without interruption. at 5 Douglas Gardens Mews New Town Edinburgh EH4 3BZ	Ms Irene Steele., 95 Craigcrook Road Edinburgh EH4 3PE	Delegated Decision	GRANTED	10 January 2025
--	---	---	---------------------------	----------------	------------------------

Community Council: West End

24/05935/TCO (Treework Within a Conservation Area)	T1 Elaeagnus removal. T2 Cherry reduce and thin. at 28A Royal Circus Stockbridge Edinburgh EH3 6SS	Ms Jenifer Stirton., 28A Royal Circus Edinburgh EH3 6SS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 January 2025
---	---	--	---------------------------	---	-----------------------

Community Council: Stockbridge/Inverleith

24/05879/LBC (Listed Building Consent)	Form new opening between existing kitchen and sitting room at rear of property. at GF 15 Moray Place New Town Edinburgh EH3 6DT	Mr Roderick & Mrs Janet McAlpine., GF 15 Moray Place Edinburgh EH3 6DT	Delegated Decision	GRANTED	7 January 2025
---	---	--	---------------------------	----------------	-----------------------

Community Council: New Town/Broughton

24/05815/FULS TL (Planning Permission STL)	Change of use from long term let to short term let. (In retrospect). at 1F2 37A Thistle Street New Town Edinburgh EH2 1DY	Mr Christian And Mrs Gabriela Linhart., Unit 52 Street 230 / C-Ring Road Zone 40 Doha Qatar	Local Delegated Decision	REFUSED	10 January 2025
---	---	--	---------------------------------	----------------	------------------------

Community Council: New Town/Broughton

24/05790/TCO (Treework Within a Conservation Area)	T1 Copper beach reduce height. at 12 Eglinton Crescent New Town Edinburgh EH12 5DD	Mrs Morag Raine., 14 Douglas Crescent Edinburgh EH12 5BB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 January 2025
---	---	---	---------------------------	---	-----------------------

Community Council: West End

24/05711/LBC (Listed Building Consent)	Carry out minor additional works to what was approved under Ref. No: 22/03615/LBC. Stair to be floored over to create more space in servery area where stairs pose a safety issue. at 10 St Mary's Street Edinburgh EH1 1SU	Mr Kulhas, 10 St Mary's Street Edinburgh EH1 1SU	Delegated Decision	GRANTED	7 January 2025
---	---	---	---------------------------	----------------	-----------------------

Community Council: Old Town

24/05577/LBC (Listed Building Consent)	Internal alterations to flat. at 1F 67 Dublin Street Edinburgh EH3 6NS	Ms Cowell., 1F 67 Dublin Street Edinburgh EH3 6NS	Delegated Decision	REFUSED	7 January 2025
---	--	--	---------------------------	----------------	-----------------------

Community Council: New Town/Broughton

24/05487/TCO (Treework Within a Conservation Area)	Prune cherry tree in accordance with pruning specification document provided. at 9 North Bank Street Old Town Edinburgh EH1 2LP	Eotis Ltd., Mr John Stamp Makars Mash Bar 9 North Bank St Edinburgh EH1 2LP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 January 2025
---	--	--	---------------------------	---	-----------------------

Community Council: Old Town

24/05325/LBC (Listed Building Consent)	Replacement of timber single glazed sash and case window units with timber double glazed 4/12/4 clear float glass low 'e' units. Window design, including astragal profiles to match existing as closely as possible. at 2F2 17 Bellevue Crescent Edinburgh EH3 6NE	McLean Forth Properties., FAO: Ms Nikki Neilson 1 St Colme Street Edinburgh EH3 6AA	Delegated Decision	GRANTED	8 January 2025
---	---	---	---------------------------	----------------	-----------------------

Community Council: New Town/Broughton

24/05270/FULS TL (Planning Permission STL)	Change of use to short term let /self-catering accommodation (in retrospect). at Flat 3 2 Chessel's Court 240 Canongate Edinburgh EH8 8AD	Mrs Marion McNeill., 22 Vivian Terrace Edinburgh EH4 5AN	Local Delegated Decision	REFUSED	9 January 2025
--	--	---	---------------------------------	----------------	-----------------------

Community Council: Old Town

24/05265/LBC (Listed Building Consent)	Listed building consent to convert cellars including opening up and linking of cellars via slapping through dividing wall to form holiday pod. Exist openings to remain installed with timber door and window with upgraded timber ledge doors replacing old. at 1 Albyn Place New Town Edinburgh	Mr Graham Lovett., Holyrood Business Park 146 Duddingston Road West Edinburgh Scotland EH16 4AP	Delegated Decision	GRANTED	7 January 2025
---	---	--	---------------------------	----------------	-----------------------

Community Council: New Town/Broughton

24/05186/LBC (Listed Building Consent)	Formation of garden room in garden ground pertaining to domestic dwelling. at GF1 31 Dundas Street New Town Edinburgh EH3 6QQ	Mr Stewart Churchill., 31 Dundas Street Edinburgh EH3 6QQ	Delegated Decision	GRANTED	8 January 2025
---	---	--	---------------------------	----------------	-----------------------

Community Council: New Town/Broughton

24/04873/LBC (Listed Building Consent)	Consent granted to alter internal layout. 24/02416/LBC granted 6th August. Consent shows removal of a wall between existing kitchen and bedroom but the wording notes no original walls to be removed. Upon further investigation /removal of suspended ceiling it is evident this wall is original, and this application seeks LBC approval to form a slapping in the wall. 150 nibs to be retained on each side of the wall and the newly exposed cornice to also be retained in full with a 300mm downstand. at 5 Canning Street Lane Edinburgh EH3 8ER	Mr Alastair Johnstone., 5 Canning Street Lane Edinburgh EH3 8ER	Local Delegated Decision	GRANTED	8 January 2025
---	---	--	---------------------------------	----------------	-----------------------

Community Council: West End

24/04724/LBC (Listed Building Consent)	Internal alterations including new partitions. at 4 Hope Street Edinburgh EH2 4DB	Gregor Global., 4A Drumsheugh Gardens Edinburgh EH3 7QJ	Delegated Decision	GRANTED	9 January 2025
---	---	--	---------------------------	----------------	-----------------------

Community Council: New Town/Broughton

24/03818/CLES TL (Certificate of Lawfulness Existing STL)	Certificate of lawfulness application for the non-material change of use to form short term let from dwelling house (flat). at 2F3 112A West Bow Edinburgh EH1 2HH	Allytta Property Consultants., 2F3 112A West Bow Edinburgh EH1 2HH	Delegated Decision	REFUSED	10 January 2025
---	--	---	---------------------------	----------------	------------------------

Community Council: Old Town

24/03773/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness over 10 years confirming its existing use and a short-term let visitor accommodation. at Flat 1 38 Coates Gardens Edinburgh EH12 5LE	Mr & Mrs Ramsey., Flat 1 38 Coates Gardens Edinburgh EH12 5LE	Delegated Decision	GRANTED	10 January 2025
---	---	--	---------------------------	----------------	------------------------

Community Council: West End

24/03778/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness over 10 years use confirming its existing use and a short-term let visitor accommodation. at 16B York Place New Town Edinburgh EH1 3EP	Ms Melanie Angus., 16B York Place Edinburgh EH1 3EP	Delegated Decision	GRANTED	9 January 2025
---	--	--	---------------------------	----------------	-----------------------

Community Council: New Town/Broughton

24/03122/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 Tron Square Edinburgh EH1 1RT	Ms Hay., 16A Tron Square Edinburgh EH1 1RT	Delegated Decision	GRANTED	6 January 2025
---	---	---	---------------------------	----------------	-----------------------

Community Council: Old Town

24/02681/LBC (Listed Building Consent)	Internal and external alterations to change the use from offices to a hotel, including 28 bedrooms and a lounge /bar with food provision; Conversion of window on front elevation to a door; repainting of doors and windows and replace garage doors with timber clad walls. at 16 - 20 Castle Street Edinburgh EH2 3AT	Perle Hotel Group., 9 - 11 Bosville Terrace Isle Of Skye IV51 9DG	Delegated Decision	GRANTED	9 January 2025
---	--	--	---------------------------	----------------	-----------------------

Community Council: New Town/Broughton

24/01939/CLES TL (Certificate of Lawfulness Existing STL)	Short-term letting flat. at 2F2 2 Lochrin Buildings Edinburgh EH3 9NB	Mr Mahboda., 2F2 2 Lochrin Buildings Edinburgh EH3 9NB	Delegated Decision	REFUSED	7 January 2025
---	---	---	---------------------------	----------------	-----------------------

Community Council: Tollcross

24/00940/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 15 89 Holyrood Road Edinburgh EH8 8BA	Mr Watson., Flat 15 89 Holyrood Road Edinburgh EH8 8BA	Delegated Decision	REFUSED	7 January 2025
---	--	---	---------------------------	----------------	-----------------------

Community Council: Old Town

24/00365/CLES TL (Certificate of Lawfulness Existing STL)	The property has been used as a short term let since at least 2013. It has had no change of use and is still operating as a Short Term let. at Flat 7 19 Old Fishmarket Close 190 High Street Edinburgh EH1 1RW	Mrs Wollocombe., Flat 7 19 Old Fishmarket Close 190 High Street Edinburgh EH1 1RW	Delegated Decision	REFUSED	7 January 2025
---	--	---	---------------------------	----------------	-----------------------

Community Council: Old Town

23/05893/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 11 22 Simpson Loan Edinburgh EH3 9GD	Ms Wilson, Flat 11 22 Simpson Loan Edinburgh EH3 9GD	Delegated Decision	REFUSED	6 January 2025
---	---	---	---------------------------	----------------	-----------------------

Community Council: Tollcross

[Wards](#)

Ward No. B12 – Leith Walk

24/03657/CLES TL (Certificate of Lawfulness Existing STL)	To continue use as Short Term Let. at Flat 2 10 Boat Green Warriston Edinburgh EH3 5LL	Mr Brian Tulloch., 19 Grierson Crescent Edinburgh Scotland EH5 2AY	Delegated Decision	REFUSED	10 January 2025
--	--	--	---------------------------	----------------	------------------------

Community Council: New Town/Broughton

24/03453/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 2F1 6 West Montgomery Place Edinburgh EH7 5EZ	Ms Morrison., 2F1 6 West Montgomery Place Edinburgh EH7 5EZ	Delegated Decision	REFUSED	10 January 2025
--	---	--	---------------------------	----------------	------------------------

Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

24/06244/TCO (Treework Within a Conservation Area)	T0539 Cherry, remove. T0551 Cherry, remove branch with decaying tear out wound. T0554 Whitebeam, prune branches to 3m for pedestrian access. at Garden At Cromwell Place Edinburgh	Manor Estates Housing Association., FAO: Lisa Spencer Suite 4, 5 New Mart Place Edinburgh EH14 1RW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 January 2025
---	--	--	---------------------------	---	------------------------

Community Council: Leith Harbour And Newhaven

24/05543/LBC (Listed Building Consent)	Proposals including redesigned kitchen layout, new full-height partitions and acoustic infills behind select doors. at 3F30 2 Commercial Street North Leith Edinburgh EH6 6JA	Collective Architecture., Miss Emma Fairhurst. Albert Chambers 13 4th Floor, Albert Chambers, 13 Bath Street Glasgow Scotland G2 1HY	Delegated Decision	GRANTED	7 January 2025
---	---	---	---------------------------	----------------	-----------------------

Community Council: Leith Harbour And Newhaven

24/05008/FUL (Planning Permission)	Installation of 1 No. BT Street Hub while removing 3 No. existing BT phone kiosks from the street scene. at Proposed Telecoms Apparatus 10 Metres West Of 1 Newkirkgate Edinburgh	British Telecommunications PLC., FAO: Simon Warner BT Headquarters 1 Braham Street London E1 8EE	Local Delegated Decision	REFUSED	7 January 2025
---------------------------------------	---	---	---------------------------------	----------------	-----------------------

Community Council: Leith Harbour And Newhaven

Ward No. B14 – Craigentiny/Duddingston

24/05896/FUL (Planning Permission)	Alterations to existing house to form a new front entrance porch. at 3 Old Church Lane Duddingston Edinburgh EH15 3PX	Mrs Julie Hufstetler., 3 Old Church Lane Duddingston Edinburgh EH15 3PX	Local Delegated Decision	GRANTED	9 January 2025
--	--	---	---	----------------	---------------------------

Community Council: Northfield/Willowbrae

24/05867/TCO (Treework Within a Conservation Area)	In stems back to 2-3m above first stem divergence. at Treeworks 100 Metres North Of 64 The Causeway Duddingston Edinburgh	Mr Nick Marshall., 64 The Causeway Edinburgh EH15 3PZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 January 2025
--	--	--	-------------------------------	---	---------------------------

Community Council: Northfield/Willowbrae

24/05748/FUL (Planning Permission)	Proposed single-storey side extension and alterations. at 6 Paisley Drive Duddingston Edinburgh EH8 7LN	Mr & Mrs Craig & Julie Nisbet., 6 Paisley Drive Edinburgh EH8 7LN	Local Delegated Decision	GRANTED	6 January 2025
--	--	--	---	----------------	---------------------------

Community Council: Northfield/Willowbrae

24/05503/LBC (Listed Building Consent)	Works involve the replacement of poor-quality timber single glazed windows with new uPVC double glazed sliding sash & case windows. The new windows will improve the thermal performance, to assist with enabling the Council in obtaining their EESSH2 requirements and ensure the social housing is energy efficient without affecting the historical and architectural value of the building. The design of the proposed windows will be sliding sash and case windows with respect to the original frame design. at PF1 12 Piershill Square West Edinburgh EH8 7BA	City Of Edinburgh Council., G.5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	8 January 2025
--	---	---	-------------------------------	----------------	---------------------------

Community Council: Northfield/Willowbrae

Ward No. B15 – Southside/Newington

24/05922/LBC (Listed Building Consent)	Proposed removal of existing roof lights, infill of remaining opening with timbers and matching slate, with installation of new sash and case windows. at 7 George Square Southside Edinburgh EH8 9JZ	The University Of Edinburgh., Old College South Bridge Edinburgh EH8 9YL	Delegated Decision	GRANTED	8 January 2025
---	--	--	---------------------------	----------------	-----------------------

Community Council: Southside

24/05870/LBC (Listed Building Consent)	New location for the Hinc Sanitas Sculpture, with new base and exterior lighting scheme. at The Royal College Of Surgeons 16A Nicolson Street Newington Edinburgh EH8 9DH	Royal College Of Surgeons Of Edinburgh., Chante St Clair Inglis The Royal College Of Surgeons Of Edinburgh Nicolson Street Edinburgh Scotland Eh8 9DW	Delegated Decision	PERMISSION IS NOT REQUIRED	8 January 2025
---	---	---	---------------------------	-----------------------------------	-----------------------

Community Council: Southside

24/05878/TCO (Treework Within a Conservation Area)	Holly tree in front garden reduction of tree by one point two metres and crown lift to 2m over pavemenet to bs3998 standard, corkscrew willow tree in back garden reduction of canopy by 1.5 metre to allow more light into garden to bs 3998 standard. at GF 28 Fountainhall Road Grange Edinburgh EH9 2LW	Mr Alistair Wight., 28 Fountainhall Road Edinburgh EH9 2LW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	8 January 2025
---	---	---	---------------------------	---	-----------------------

Community Council: Grange/Prestonfield

24/05803/FUL (Planning Permission)	Removal of existing single storey structure and erection of new engineered hardwood sunroom extension. at 2B Strathearn Road Edinburgh EH9 2AH	Mr & Mrs Hugh & Maggie Young., 2B Strathearn Road Marchmont Edinburgh EH9 2AH	Local Delegated Decision	GRANTED	6 January 2025
---------------------------------------	--	---	---------------------------------	----------------	-----------------------

Community Council: Marchmont/Sciennes

24/05692/FULS TL (Planning Permission STL)	Change of use from residential flat to short term let. at 3F2 20 Fountainhall Road Grange Edinburgh EH9 2NN	Mr Ian Kennedy., 39 Fountainhall Road Aberdeen AB15 4EW	Local Delegated Decision	REFUSED	10 January 2025
---	---	--	---	----------------	----------------------------

Community Council: Grange/Prestonfield

24/05642/LBC (Listed Building Consent)	The proposal is to create an external stair on the east side of the building from the first floor to ground floor level, stair finishes to match stair on the west side of the building. This is to allow safe egress from the building in the event of a fire as current egress for the east side of the building is via an unprotected route, the main foyer area. The proposal also includes the creation of temporary waiting spaces outside the lecture theatre on the second floor. at George Square Theatre 32 George Square Edinburgh EH8 9LH	The University Of Edinburgh, The University Court., Old College South Bridge Edinburgh EH8 9YL	Delegated Decision	GRANTED	7 January 2025
--	--	---	-------------------------------	----------------	---------------------------

Community Council: Southside

24/05431/FUL (Planning Permission)	New extension to side of house. Resubmission relating to 24/04390/FUL. at 52 Grange Road Edinburgh EH9 1TU	Mr Wade., 52 Grange Road Edinburgh EH9 1TU	Local Delegated Decision	GRANTED	10 January 2025
--	--	---	---	----------------	----------------------------

Community Council: Marchmont/Sciennes

24/05277/LBC (Listed Building Consent)	Proposed change of use from a now vacant music record shop (Class 1) to a new restaurant (Class 3). Works to comprise removals of existing wall and floor shelving units and formation of an additional WC at basement level. New shop front to remove existing aluminium frame and replace with a traditional timber panelled windows /door. The application is a re-application of a previous planning ref 23/07449/FUL previously withdrawn due to planners' recommendation whilst supporting reports were prepared. at 62 South Clerk Street Edinburgh EH8 9PS	Yakiniku Edinburgh Ltd., 62 South Clerk Street Edinburgh EH8 9PS	Delegated Decision	GRANTED	7 January 2025
---	--	---	---------------------------	----------------	-----------------------

Community Council: Southside

24/05177/FULS TL (Planning Permission STL)	Use of flat for short-term let use (Sui Generis) and residential flat (in retrospect). The property is available 12 months a year for letting. at 1F1 37A St Leonard's Street Edinburgh EH8 9QN	Mrs L Sackett., 6 Elizabeth Crescent Queens Park Chester CH4 7AZ	Local Delegated Decision	REFUSED	9 January 2025
--	---	--	---------------------------------	----------------	-----------------------

Community Council: Southside

24/05108/FUL (Planning Permission)	Change of use from a class 1A shop to class 3 restaurant / cafe with full cooking utilising an internal flue and all associated site works. at 42 Ratcliffe Terrace Newington Edinburgh EH9 1SS	Ms Emine Cagritekin., 42 Ratcliffe Terrace Edinburgh EH9 1SS	Local Delegated Decision	GRANTED	7 January 2025
---------------------------------------	--	---	---------------------------------	----------------	-----------------------

Community Council: Grange/Prestonfield

24/04815/FUL (Planning Permission)	Demolition of existing infill extension and construction of new enlarged extension. at East Morningside House 5 Clinton Road Edinburgh EH9 2AW	Ms Sarah Oliver., 5 Clinton Road Edinburgh EH9 1ND	Local Delegated Decision	GRANTED	8 January 2025
---------------------------------------	---	---	---------------------------------	----------------	-----------------------

Community Council: Merchiston

24/04816/LBC (Listed Building Consent)	Demolish existing infill extension and construct new enlarged extension. at East Morningside House 5 Clinton Road Edinburgh EH9 2AW	Ms Sarah Oliver., 5 Clinton Road Edinburgh EH9 2AW	Delegated Decision	GRANTED	8 January 2025
---	--	---	---------------------------	----------------	-----------------------

Community Council: Merchiston

24/04025/FUL (Planning Permission)	Erection of research and teaching building, including connections to surrounding buildings, plant, infrastructure, associated landscaping, access and car parking. at University Of Edinburgh Darwin Building Max Born Crescent Blackford Edinburgh EH9 3BF	The University Of Edinburgh., Estates Department The University Of Edinburgh 9 Infirmary Street Edinburgh United Kingdom EH1 1NP	Local Delegated Decision	GRANTED	6 January 2025
---------------------------------------	--	--	---------------------------------	----------------	-----------------------

Community Council: Grange/Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

24/06103/FUL (Planning Permission)	Alterations to form new doors. at Flat 2 2 Talla Street Alnwickhill Edinburgh EH16 6FL	Mr & Mrs Lynch., Flat 2 2 Talla Street Alnwickhill Edinburgh EH16 6FL	Local Delegated Decision	GRANTED	9 January 2025
---------------------------------------	--	--	---------------------------------	----------------	-----------------------

Community Council: Liberton

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/00058/TCO (Treework Within a Conservation Area)	Cherry Tree T1 reduce spread & canopy on East scaffold branch up to 3m and spread of remaining canopy >2m. at 13 Queen's Walk Greendykes Edinburgh EH16 4EA	Thistle Foundation., 13 Queens Walk Edinburgh UK EH16 4EA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	9 January 2025
---	--	---	---------------------------	---	-----------------------

Community Council: Craigmillar

24/05019/FUL (Planning Permission)	The installation of 1 No. BT Street Hub while removing 3 No. existing BT phone kiosks from the street scene. at Proposed Telecoms Apparatus 25 Metres North Of 44 Niddrie Mains Road Craigmillar Edinburgh	British Telecommunications PLC., FAO: Simon Warner BT Headquarters 1 Braham Street London E1 8EE	Local Delegated Decision	REFUSED	7 January 2025
--	--	--	---	----------------	---------------------------

Community Council: Craigmillar

24/02760/CLES TL (Certificate of Lawfulness Existing STL)	Short term holiday let. at 38A Duddingston Row Edinburgh EH15 3ND	Rachels Farm Ltd., FAO: Mr A Motague Rachel's Farm Buchlyvie Stirlingshire FK8 3NR	Delegated Decision	REFUSED	10 January 2025
---	---	---	-------------------------------	----------------	----------------------------

Community Council: Craigmillar

24/02313/FUL (Planning Permission)	Erection of dwelling house (as amended). at Land 17 Metres East Of 153 Gilberstoun Edinburgh	Mr Hepburn., 12A Magdalene Avenue Edinburgh EH15 3BH	Local Delegated Decision	REFUSED	10 January 2025
--	---	---	---	----------------	----------------------------

Community Council: Portobello

[Wards](#)