

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **20 January 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **20 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

24/06222/CLP (Certificate of Lawfulness (proposed))	Proposed rear extension. at 9 Packard Street South Queensferry EH30 9AD	Ms K Thompson., 9 Packard Street South Queensferry EH30 9AD	Delegated Decision	GRANTED	17 January 2025
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Community Council: Queensferry & District

24/05713/FUL (Planning Permission)	Single storey extension to rear, extend main roof over extension, extend garage to side, replace and alter windows to front, new greenhouse, retille main roof and extend driveway with permeable finish. at 5 Cramond Park Cramond Edinburgh EH4 6PX	Mr & Mrs Gordon Fraser., 5 Cramond Park Edinburgh EH4 6PX	Delegated Decision	GRANTED	17 January 2025
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Community Council: Cramond

24/04836/FUL (Planning Permission)	Convert and existing detached double garage into a granny annex. at 11 Kirkliston Road Queensferry South Queensferry EH30 9NZ	Mr And Mrs John Carson., 11 Kirkliston Road South Queensferry EH30 9NZ	Delegated Decision	WITHDRAWN	14 January 2025
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Community Council: Queensferry & District

[Wards](#)

Ward No. B02 – Pentland Hills

24/05899/FUL (Planning Permission)	Proposed single storey extension to rear of house. at 19 Riccarton Grove Currie Edinburgh EH14 5PD	Mr Ricky Hutton., 19 Riccarton Grove Edinburgh EH14 5PD	Delegated Decision	GRANTED	14 January 2025
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Community Council: Currie

24/05750/FUL (Planning Permission)	Internal alterations incorporating a proposed single storey pitched roof and single storey flat roofed extension to rear and side. at 15 Hillview Cottages Ratho Newbridge EH28 8RF	Mr S Ganley., 15 Hillview Cottages Ratho Newbridge EH28 8RF	Local Delegated Decision	GRANTED	17 January 2025
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Community Council: Ratho

24/05634/TPO (Treework)	T 2370 Elm reduce by 2m, T2371 Sycamore reduce by 5m, T2375 Common Ash cut to stump, T2376 Scots Pine reduce to 2m monolith with coronet cuts, T2379 Sycamore reduce to 4m monolith and introduce coronet cuts, T2382 Common Ash cut to stump, T2383 English Elm cut to stump, T2384 European Larch reduce height to 11m at first major limb to prevent striking road, T2385 Sycamore reduce to 3m monolith, T2386 Sycamore reduce to 7.5m side of major union, T2388 European Larch reduce height by 4m, and T2377 Sycamore, reduce to 5m monolith & introduce coronet cuts for habitat. at 575 Lanark Road West Balerno EH14 7BL	Mrs Kate De Haan & Gordon Stewart., Kingsgate Rolvenden Cranbrook TN17 4NE	Delegated Decision	GRANTED	13 January 2025
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Community Council: Balerno

24/05267/FUL (Planning Permission)	Internal and external alterations involving rear extension, dormers, proposed basement and associated landscape works. at 1 Kirkgate Currie EH14 6AL	Mr Robert Aitken., The Manse 1 Kirkgate Currie Edinburgh EH14 6AL	Local Delegated Decision	GRANTED	14 January 2025
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Community Council: Currie

[Wards](#)

Ward No.B03 – Drum Brae/Gyle

[Wards](#)

Ward No. B04 – Forth

24/06132/TCO (Treework Within a Conservation Area)	Prune two ash trees: up to 2m in branch length removed from the North and East side. 1.5 to 2m South side and up to 1m on the West side of the crown. One lower branch over garden to be removed. Large diameter deadwood removed. at 1F1 45 Newhaven Main Street Edinburgh EH6 4NQ	Miss Sara Whitby., 45 Newhaven Main Street Edinburgh EH6 4NQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 January 2025
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Community Council: Leith Harbour And Newhaven

24/05195/FUL (Planning Permission)	Change of use to a class 1a from class 8 establishing not-for-profit hair and beauty salon in ancillary building (in retrospect). at 15 Boswall Road Trinity Edinburgh EH5 3RW	St Columba's Hospice Care., Mr Adam Underwood. St Columba's Hospice 15 Boswell Road Edinburgh United Kingdom Eh3 5ew	Local Delegated Decision	GRANTED	15 January 2025
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

24/05986/TCO (Treework Within a Conservation Area)	Scots pine section fell. at 22 Easter Belmont Road Murrayfield Edinburgh EH12 6EX	Mr Derek Gray., Winward 22 Easter Belmont Road Edinburgh EH12 6EX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 January 2025
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Community Council: Murrayfield

24/05681/FUL (Planning Permission)	Proposed single storey rear extension with internal alterations. at 10 Belgrave Gardens Corstorphine Edinburgh EH12 6NE	Mr Maurice And Mrs Gemma O'Carroll., 10 Belgrave Gardens Edinburgh EH12 6NE	Local Delegated Decision	GRANTED	14 January 2025
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Community Council: Corstorphine

24/04962/ADV (Advert Consent)	Screens within freestanding advertising unit. at Proposed Telecoms Apparatus 10 Metres North Of 265 St John's Road Corstorphine Edinburgh	BT Telecommunications Plc., FAO: Mr Simon Warner BT - One Braham 1 Braham Street London E1 8EE	Delegated Decision	REFUSED	13 January 2025
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Community Council: Corstorphine

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

24/05484/LBC (Listed Building Consent)	Installation of Interpretation Panel on front elevation. at 52 Gorgie Road Edinburgh EH11 2NB	Heart Of Midlothian Football Club., Dr Karen Mailley Tynecastle Stadium 1 Tynecastle Terrace Edinburgh United Kingdom EH11 2NL	Delegated Decision	GRANTED	13 January 2025
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Community Council: Gorgie/Dalry

24/05291/FUL (Planning Permission)	Change of use from residential property to HMO property with increase from five to six occupants. at 463 Calder Road Edinburgh EH11 4AN	Mr Noman Blair., 43 Flat 6 Deanhaugh Street Edinburgh EH4 1LR	Local Delegated Decision	GRANTED	14 January 2025
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Community Council: Sighthill/Broomhouse/Parkhead

24/05084/FUL (Planning Permission)	Change of use from showroom with ancillary office space (Class 1A) to a restaurant (Class 3). at 51-57 Dalry Road Dalry Edinburgh EH11 2BX	Development Direct Ltd., 51-57 Dalry Road Edinburgh EH11 2BX	Local Delegated Decision	GRANTED	16 January 2025
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Community Council: Gorgie/Dalry

24/03734/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 3 1 Dalry Gait Edinburgh EH11 2AU	Mr Ahmed., Flat 3 1 Dalry Gait Edinburgh EH11 2AU	Delegated Decision	GRANTED	16 January 2025
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Community Council: Gorgie/Dalry

24/03061/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 1F1 17 Westfield Road Edinburgh EH11 2QP	Ms Neil., 1F1 17 Westfield Road Edinburgh EH11 2QP	Delegated Decision	REFUSED	17 January 2025
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Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

24/06165/TCO (Tree work Within a Conservation Area)	T1 Sycamore - Fell to ground level due to fears of causing land slip, T2 Sycamore - Remove to ground level due to fears of causing land slip, T3 Sycamore - Fell to ground level, fears tree may cause land slip at Colinton Parish Church Hall 6 Dell Road Edinburgh EH13 0JR	TD Tree & Land Services., FAO: Andrew Lawton 3 The Mill Building Duns TD11 3LE	Delegated Decision	WITHDRAWN	15 January 2025
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Community Council: Colinton

24/05677/FUL (Planning Permission)	Side extension to house. at 52 Buckstone Terrace Buckstone Edinburgh EH10 6RQ	Mr And Mrs A Laing., 52 Buckstone Terrace Edinburgh EH10 6RQ	Local Delegated Decision	GRANTED	14 January 2025
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Community Council: Fairmilehead

24/05685/FUL (Planning Permission)	Removal of flat roof over existing side and front extension. Construction of new first floor extension over the existing side extension, formed with pitched roof. Pitched roof fitted with velux roof lights. New mono-pitched roof installed over remainder of the existing single storey front extension. at 21 Redford Avenue Redford Edinburgh EH13 0BX	Mr Francisco Forner Borrás And Ms Zara Christie., 21 Redford Avenue Edinburgh EH13 0BX	Local Delegated Decision	GRANTED	17 January 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

24/02332/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 6 39 Watson Crescent Edinburgh EH11 1ER	Ms Steel., Flat 6 39 Watson Crescent Edinburgh EH11 1ER	Delegated Decision	REFUSED	13 January 2025
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Community Council: Merchiston

[Wards](#)

Ward No. B10 – Morningside

25/00090/TCO (Treework Within a Conservation Area)	Holly, located at SW boundary of back garden. Height 6.5m, spread 5m, DBH 210mm reduce height by 2m to leave the tree with a domed shape., Three Lime trees, located in front garden. Height 8.5m, spread 5-7m, DBH 250/290/310mm re-pollard to approx. 4.5m, remove rubbing branches. Thin lower branches by 15%. at 70 Polwarth Terrace Polwarth Edinburgh EH11 1NJ	Mrs Jane Ward., 70 Polwarth Terrace Edinburgh EH11 1NJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 January 2025
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Community Council: Merchiston

24/05985/TCO (Treework Within a Conservation Area)	T3971 Horse chestnut reduce back selected branches to give 1.5m clearance from building and reduce height / spread crown >1m. T4529 Common lime reduction pruning up to 2m of limb originating at 7m. at 106 Whitehouse Loan Morningside Edinburgh EH9 1BD	William Purves., 106 Whitehouse Loan Edinburgh EH9 1BD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 January 2025
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Community Council: Merchiston

24/05988/TCO (Treework Within a Conservation Area)	T1 Norman Fir fell tree to below ground level. at 7 Hermitage Gardens Morningside Edinburgh EH10 6DL	Mrs Christine MacDonald., 7 Hermitage Gardens Edinburgh EH10 6DL	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 January 2025
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Community Council: Morningside

24/05945/FUL (Planning Permission)	Alterations to ground floor of the property. Create new shower room with dormer. at 108 Craiglea Drive Morningside Edinburgh EH10 5PN	Mr Ewan Chalmers., 108 Craiglea Drive Edinburgh EH10 5PN	Local Delegated Decision	GRANTED	17 January 2025
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Community Council: Morningside

24/05834/FUL (Planning Permission)	Rear one storey extension for living space and internal alterations. at GF 7 Granville Terrace Merchiston Edinburgh EH10 4PQ	Mr David And Mrs Ann Hubbard., 7 Granville Terrace GF Edinburgh EH10 4PQ	Delegated Decision	GRANTED	17 January 2025
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Community Council: Merchiston

24/05778/LBC (Listed Building Consent)	Replacement windows (double glazing). at 3F2 119 Warrender Park Road Edinburgh EH9 1EN	TJ Ross., 10 Faraday Road Glenrothes KY6 2RU	Delegated Decision	GRANTED	13 January 2025
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Community Council: Marchmont/Sciennes

24/05770/TCO (Treework Within a Conservation Area)	T1 Lime tree reduce back select branches up to 1.5m provide 5m clear from building & crown lift to prove 4m gc. at 3 Greenhill Park Bruntsfield Edinburgh EH10 4DW	Trinity Factoring Services., 209 Bruntsfield Place Edinburgh EH10 4DH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 January 2025
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Community Council: Merchiston

24/05676/FUL (Planning Permission)	Proposed for change of use from existing guest house to HMO with capacity of up to 21 persons. at 47 Leamington Terrace Viewforth Edinburgh EH10 4JS	Mr Ibrahim Joulak., 47 Leamington Terrace Edinburgh EH10 4JS	Local Delegated Decision	WITHDRAWN	16 January 2025
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Community Council: Tollcross

24/05306/CLE (Certificate of Lawfulness (existing))	To formally establish use as an HMO for 9 people at 3F1 54 Marchmont Road Marchmont Edinburgh EH9 1HS	Southside EDI Investments Ltd., 20 Nicolson Street Edinburgh EH8 9DH	Delegated Decision	REFUSED	13 January 2025
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Community Council: Marchmont/Sciennes

24/05025/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 10 Metres South Of 1 Merchiston Place Edinburgh	British Telecommunications PLC., FAO: Simon Warner BT Headquarters 1 Braham Street London E1 8EE	Local Delegated Decision	REFUSED	15 January 2025
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Community Council: Merchiston

24/05028/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 45 Metres North Of 1 Cluny Gardens Edinburgh	BT Telecommunications PLC., FAO: Simon Warner BT Headquarters 1 Braham Street London E1 8EE	Local Delegated Decision	REFUSED	17 January 2025
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Community Council: Morningside

24/03271/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 7 Alvanley Terrace Edinburgh EH9 1DU	Ms Lesley MacKenzie De Arkotxa., 7 2F1 Alvanley Terrace Edinburgh EH9 1DU	Delegated Decision	REFUSED	15 January 2025
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Community Council: Marchmont/Sciennes

[Wards](#)

Ward No. B11 – City Centre

24/05983/TCO (Treework Within a Conservation Area)	Cypress tree removal of tree. Willow tree removal of tree. at 1F2 6 Valleyfield Street Tollcross Edinburgh EH3 9LS	Mr Graham Vane-Stobbs., 6 Valleyfield Street Edinburgh Midlothian EH3 9LS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 January 2025
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Community Council: Tollcross

24/05959/TCO (Treework Within a Conservation Area)	Sycamore reduce height by 3-4m and reduce sides by 2m to balance crown. Laburnum remove tree. Cypress sp. remove. Hawthorn remove tree. at 11 Mackenzie Place Stockbridge Edinburgh EH3 6TS	Hardie., FAO: Mr Greg Hardie 23 Pikes Pool Drive, Kirkliston EH29 9GH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 January 2025
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Community Council: New Town/Broughton

24/05911/LBC (Listed Building Consent)	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 Flat 5 242 Canongate Old Town Edinburgh EH8 8AB	The City Of Edinburgh Council (CEC), Waverley Court 4 East Market Street East Market Street EH8 8BG	Delegated Decision	GRANTED	16 January 2025
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Community Council: Old Town

24/05917/LBC (Listed Building Consent)	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 6 Whitehorse Close 27 Canongate Edinburgh EH8 8BU	The City Of Edinburgh Council., 4 East Market Street East Market Street The City Of Edinburgh Council EH8 8BG	Delegated Decision	GRANTED	16 January 2025
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Community Council: Old Town

24/05897/TCO (Treework Within a Conservation Area)	Ilex aquafolium and Prunus laurocerasus fell very overgrown shrubs / trees. at Regent Royal And Carlton Terrace Gardens Regent Terrace Calton Hill Edinburgh	Regent Gardens., FAO: Miss Charlotte Mallalieu 17A Royal Terrace Mews Edinburgh EH7 5BZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	13 January 2025
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Community Council: New Town/Broughton

24/05853/LBC (Listed Building Consent)	Create a new shower room in the entrance and open up the kitchen to the living / dining area in this A listed building. at Flat 14 1 Parliament Square Edinburgh EH1 1RF	Mr Andrew Landsburgh., 1-14 Parliament Square EDINBURGH EH1 1RF	Delegated Decision	GRANTED	16 January 2025
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Community Council: Old Town

24/05755/LBC (Listed Building Consent)	Re-open previous link corridor. Removal of timber stair. Alterations to convert ground floor cafe to retail. at 2 - 4 & 8-10 St Giles Street Old Town Edinburgh EH1 1PT	Kiltane Retail Ltd C/o BR & Co Surveyors., Mr Declan Brady 109 Swanston Road Edinburgh EH10 7DS	Delegated Decision	GRANTED	14 January 2025
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Community Council: Old Town

24/05765/LBC (Listed Building Consent)	Install double glazed units to existing timber sash windows. at 9A Randolph Cliff Edinburgh EH3 7TZ	Mr Alex Pole., 9A Randolph Cliff Edinburgh EH3 7TZ	Delegated Decision	GRANTED	13 January 2025
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Community Council: New Town/Broughton

24/05714/FUL (Planning Permission)	Application to remove restricted cooking under planning approval reference 22/02927/FUL and provide full cooking with ventilation taken to existing internal flue. at 10 St Mary's Street Edinburgh EH1 1SU	Mr Huseyin Kulhas., 10 St Mary's Street Edinburgh EH1 1SU	Local Delegated Decision	GRANTED	17 January 2025
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Community Council: Old Town

24/05683/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, box sign, flag. at Apex Hotel 23 - 27 Waterloo Place New Town Edinburgh EH1 3BH	Apex Hotels Ltd., Apex House 1 Mid New Cultins Edinburgh EH11 4DH	Delegated Decision	GRANTED	16 January 2025
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Community Council: New Town/Broughton

24/05684/LBC (Listed Building Consent)	New signage to the restaurant entrance at Apex Hotel 23 - 27 Waterloo Place New Town Edinburgh EH1 3BH	Apex Hotels Ltd., Apex House 1 Mid New Cultins Edinburgh EH11 4DH	Delegated Decision	GRANTED	16 January 2025
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Community Council: New Town/Broughton

24/05652/CLP (Certificate of Lawfulness (proposed))	Continues use the cafe with hot food consumption on the premises under class 3. at 147 Morrison Street West End Edinburgh EH3 8AG	Mr Pohsuan Wang., 10 Burnbrae, Edinburgh EH12 8UB	Delegated Decision	REFUSED	15 January 2025
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Community Council: West End

24/05662/LBC (Listed Building Consent)	Replacement of metal up and over garage door and frame with electrically operated, insulated, black powder coated aluminium roller shutter door and frame. at 25 Circus Lane Stockbridge Edinburgh EH3 6SU	Mr Andrew Rule., 25 Circus Lane Edinburgh EH3 6SU	Delegated Decision	GRANTED	13 January 2025
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Community Council: Stockbridge/Inverleith

24/05624/LBC (Listed Building Consent)	Convert an existing drawing room /lounge to an open plan kitchen. at GF 6 Royal Circus Edinburgh EH3 6SR	Dr Ali, GF 6 Royal Circus Edinburgh EH3 6SR	Delegated Decision	GRANTED	14 January 2025
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Community Council: Stockbridge/Inverleith

24/05580/LBC (Listed Building Consent)	Replace stair in 15-19 Hanover Street and install alternative shopfront for 7-11 Hanover Street (amendments to 23/06565/LBC for selective demolition and alterations to form hotel and ancillary uses with refurbished commercial units and associated works.) at 7 - 11, 15 - 19 Hanover Street, 40 Rose Street & 70 Princes Street Edinburgh EH2 2DL	RRH Hanover A Limited., FAO: David Grieve Caledonian Exchange 19A Canning Street Edinburgh EH3 8HE	Delegated Decision	GRANTED	14 January 2025
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Community Council: New Town/Broughton

24/05511/ADV (Advert Consent)	Fascia sign, installation of digital and banner signage. at Waverley Mall New 3 Waverley Bridge Old Town Edinburgh	Moolmoor (Waverley) Limited., 13 Park Place Leeds LS1 2SJ	Delegated Decision	WITHDRAWN	17 January 2025
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Community Council: Old Town

24/05449/FULS TL (Planning Permission STL)	Flat in short term holiday let use for over 10 years. at /1 7A James' Court 493 Lawnmarket Edinburgh EH1 2PB	E And E Group., FAO: Mrs Edyta Wakulicz. 148 Alnwickhill Road Edinburgh EH16 6NG	Local Delegated Decision	WITHDRAWN	15 January 2025
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Community Council: Old Town

24/05440/FUL (Planning Permission)	Change of use of flat to form HMO. at 3F1 31 Gillespie Crescent Bruntsfield Edinburgh EH10 4HX	C/O Southside Property Management., FAO: Mr James Gray 20 Nicolson Street Edinburgh EH8 9DH	Local Delegated Decision	GRANTED	13 January 2025
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Community Council: Tollcross

24/05176/FUL (Planning Permission)	Decoration (change of colour) of external frontage doors and framework. Installation of new frontage window and stallriser (located to a previous position). at 4 India Buildings Victoria Street Old Town Edinburgh EH1 2EX	Strathberry., 34 Melville Street New Town Edinburgh EH3 7HA	Local Delegated Decision	GRANTED	14 January 2025
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Community Council: Old Town

24/04994/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 10 Metres East Of 134 Lothian Road West End Edinburgh	British Telecommunications PLC., FAO: Simon Warner BT Headquarters 1 Braham Street London E1 8EE	Local Delegated Decision	REFUSED	14 January 2025
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Community Council: Tollcross

24/04961/LBC (Listed Building Consent)	Installation of proposed condenser unit with cover, advertisements and removal of window with installation of ventilation grill to restaurant. at 90 Hanover Street New Town Edinburgh EH2 1EL	Bucks Bar., 90 Hanover Street Edinburgh EH2 1EL	Delegated Decision	REFUSED	13 January 2025
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Community Council: New Town/Broughton

24/04726/FUL (Planning Permission)	Subdivision of apartment 1 to form two apartments. at 4 Hope Street New Town Edinburgh EH2 4DB	Gregor Global., 4A Drumsheugh Gardens Edinburgh EH3 7QJ	Delegated Decision	WITHDRAWN	13 January 2025
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Community Council: New Town/Broughton

24/04205/LBC (Listed Building Consent)	Double-glaze existing windows and Internal alterations (as amended). at GF 6 York Place Edinburgh EH1 3EP	Ms Suz Hen Liu., GF 6 York Place Edinburgh EH1 3EP	Delegated Decision	GRANTED	13 January 2025
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Community Council: New Town/Broughton

24/04206/FUL (Planning Permission)	zChange of use from business office to residential flat (as amended). at GF 6 York Place Edinburgh EH1 3EP	Ms Suz Hen Liu., GF 6 York Place Edinburgh EH1 3EP	Local Delegated Decision	GRANTED	13 January 2025
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Community Council: New Town/Broughton

24/03309/CLES TL (Certificate of Lawfulness Existing STL)	To continue use as a short term let. at 2F2 4 Northumberland Place Edinburgh EH3 6LQ	Mr Scott, Flat 3 11 Eton Terrace Edinburgh EH4 1QD	Delegated Decision	REFUSED	15 January 2025
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Community Council: New Town/Broughton

24/03276/CLES TL (Certificate of Lawfulness Existing STL)	Change of use from residential dwelling with two bedrooms to short term let use with one bedroom, where the property is not a principal home under Section 26B of the Town and Country Planning (Scotland) Act 1997. at Flat 1 11 Fountain Close 22 High Street Edinburgh EH1 1TF	Mr And Mrs Fariba And Ian Pentland., Academy Apartments 236 31 Academy Apartments 236 Dalston Lane London E8 1LX	Delegated Decision	REFUSED	16 January 2025
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Community Council: Old Town

24/02821/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 5 5 Drummond Street Edinburgh EH8 9TT	Ms Knox., Flat 5 5 Drummond Street Edinburgh EH8 9TT	Delegated Decision	REFUSED	17 January 2025
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Community Council: Old Town

24/02608/CLES TL (Certificate of Lawfulness Existing STL)	The property has been used as a short-term holiday let since June 2016. at 415 Webster's Land Edinburgh EH1 2RX	Mr Bisset., Silverbirch Finzean Banchory AB31 6LX	Delegated Decision	REFUSED	17 January 2025
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Community Council: Tollcross

24/02628/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 1 43 New Street Edinburgh EH8 8BH	Mr Carnegie., Flat 1 43 New Street Edinburgh EH8 8BH	Delegated Decision	REFUSED	15 January 2025
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Community Council: Old Town

24/02520/FUL (Planning Permission)	Erection of structures and enclosures, including stretch tent, bar and screen, and other associated works to facilitate use of Castle View as an external events space. at Proposed Event Space St James Crescent Edinburgh	Nuveen Real Estate., 201 Bishopsgate London EC2M 3BN	Local Delegated Decision	GRANTED	17 January 2025
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Community Council: New Town/Broughton

24/02470/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 8 2 Lady Stair's Close 477 Lawnmarket Edinburgh EH1 2PA	Reid Residential Ltd., FAO: Lewis Reid Flat 8 2 Lady Stair's Close 477 Lawnmarket Edinburgh EH1 2PA	Delegated Decision	REFUSED	13 January 2025
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Community Council: Old Town

24/02390/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 1F1 103 Rose Street Edinburgh EH2 3DT	Mr Carnegie., 1F1 103 Rose Street Edinburgh EH2 3DT	Delegated Decision	REFUSED	13 January 2025
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Community Council: New Town/Broughton

24/01927/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 77 124 Lothian Road Edinburgh EH3 9DD	Mr Paulo., Flat 77 124 Lothian Road Edinburgh EH3 9DD	Delegated Decision	REFUSED	17 January 2025
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Community Council: Tollcross

24/00513/CLES TL (Certificate of Lawfulness Existing STL)	AirBnb short term let. at Flat 3 59 Rose Street New Town Edinburgh EH2 2NH	Mr Charles Burnett., 59 Rose Street Edinburgh EH2 2HN	Delegated Decision	REFUSED	16 January 2025
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Community Council: New Town/Broughton

24/00442/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 406 Webster's Land Edinburgh EH1 2RX	Mr Bennett., 406 Webster's Land Edinburgh EH1 2RX	Delegated Decision	REFUSED	13 January 2025
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Community Council: Tollcross

23/05998/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 22 Randolph Lane Edinburgh EH3 7TD	Ms Isla Hackney., 22 Randolph Lane Edinburgh EH3 7TD	Delegated Decision	REFUSED	17 January 2025
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Community Council: New Town/Broughton

23/04848/CLES TL (Certificate of Lawfulness Existing STL)	Personal use holiday home with short term letting. at Flat 22 50 North Bridge Edinburgh EH1 1QN	Mrs Whittaker., 7 Mullens Drive Hamilton Queensland Australia 4007	Delegated Decision	REFUSED	16 January 2025
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Community Council: Old Town

23/04870/CLES TL (Certificate of Lawfulness Existing STL)	To continue operating as a short term let. at 2F3 25 Panmure Place Edinburgh EH3 9HP	Ms McEwan., 123 Avalon Gardens Linlithgow EH49 7PL	Delegated Decision	REFUSED	15 January 2025
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Community Council: Tollcross

23/04476/CLES TL (Certificate of Lawfulness Existing STL)	Existing use of over 10 years as a small self-catering rental. at 8B Broughton Place Lane Edinburgh EH1 3RS	Mrs Kinch, Over Contlaw Milltimber Aberdeen AB13 0ES	Delegated Decision	REFUSED	17 January 2025
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Community Council: New Town/Broughton

[Wards](#)

Ward No. B12 – Leith Walk

24/05801/FUL (Planning Permission)	Proposed single storey rear extension and associated alterations. at 100 Broughton Road Warriston Edinburgh EH7 4JL	Mr & Mrs R Henderson., 100 Broughton Road Edinburgh EH74JL	Local Delegated Decision	GRANTED	16 January 2025
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Community Council: New Town/Broughton

24/05697/PPP (Planning Permission in Principle)	Construct house on existing land between 7 and 9 Dickson Street. at Land 10 Metres North Of 7 Dickson Street Leith Edinburgh	Mr Christopher Leslie., Primrose Cottage Back Lane Aberlady EH32 0RU	Delegated Decision	REFUSED	16 January 2025
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Community Council: Leith Central

24/05064/FUL (Planning Permission)	New signage, external colour scheme, retractable awning and air conditioning install (as amended). at 328A - 330 Leith Walk Edinburgh EH6 5BR	Leith Cake Box Ltd., FAO: Dr Tejinder Singh 360-362 Gorgie Road Edinburgh UK EH11 2RQ	Local Delegated Decision	GRANTED	14 January 2025
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Community Council: Leith Central

24/05065/ADV (Advert Consent)	Fascia and projecting signs, canopy. at 328A - 330 Leith Walk Edinburgh EH6 5BR	Leith Cake Box Ltd., Dr Tejinder Singh 360-362 Gorgie Road Edinburgh EH11 2RQ	Delegated Decision	GRANTED	13 January 2025
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Community Council: Leith Central

24/05067/LBC (Listed Building Consent)	New signage, external colour scheme, retractable awning and air conditioning install (as amended). at 328A - 330 Leith Walk Edinburgh EH6 5BR	Leith Cake Box Ltd., Tejinder Singh 360-362 Gorgie Road Edinburgh EH11 2RQ	Delegated Decision	GRANTED	14 January 2025
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Community Council: Leith Central

24/03936/CLES TL (Certificate of Lawfulness Existing STL)	Short term let (change of use to short term let took place within the last 10 years but is not material change of use). at Flat 21 41 Pilrig Heights Pilrig Edinburgh EH6 5FG	Mrs Barbara Eisner., 2 Allee Des Bazarettes Les Restanques Sainte Maxine France 83120	Delegated Decision	REFUSED	15 January 2025
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Community Council: Leith Central

24/03644/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as a short term let over 10 years. at PF2 16 Elgin Terrace Hillside Edinburgh EH7 5NW	Miss Yvonne Boyle., 3 Dundas Grove Eskbank Dalkeith EH22 3EP	Delegated Decision	GRANTED	15 January 2025
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Community Council: Leith Central

24/03612/CLES TL (Certificate of Lawfulness Existing STL)	Use as a serviced accommodation. The property has been operating as a serviced accommodation prior to the 5th of September 2022. at 1F2 285 Leith Walk Edinburgh EH6 8PD	Mr Mackay, 115 Caiyside Edinburgh Edinburgh EH10 7HE	Delegated Decision	REFUSED	16 January 2025
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Community Council: Leith Central

24/03253/FUL (Planning Permission)	Replace deteriorating /leaking timber juliet balcony doors with uPVC doors. at Flat 7 26 Annandale Street Edinburgh EH7 4AN	Miss Nisbet., 9 - 1 Sloan Street Edinburgh EH68PL	Local Delegated Decision	REFUSED	15 January 2025
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Community Council: New Town/Broughton

24/03264/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 3F1 42 Brunswick Street Edinburgh EH7 5JD	Mr Darishire., 3F1 42 Brunswick Street Edinburgh EH7 5JD	Delegated Decision	REFUSED	16 January 2025
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Community Council: Leith Central

24/00362/CLES TL (Certificate of Lawfulness Existing STL)	The property has been operating as a serviced accommodation prior to the 5th of September 2022. at 1F2 64 Lorne Street Leith Edinburgh EH6 8QF	Ms Natalie Candusso., Bankton House Murieston Livingston EH54 9AQ	Delegated Decision	REFUSED	17 January 2025
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Community Council: Leith Central

23/06052/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 3F3 37 Montgomery Street Edinburgh EH7 5JX	Mr Martin Benbow, 3F3 37 Montgomery Street Edinburgh EH7 5JX	Delegated Decision	REFUSED	17 January 2025
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Community Council: Leith Central

23/04406/CLES TL (Certificate of Lawfulness Existing STL)	Use of the property as a short term let for 220 nights in a calendar year. at 1F1 74 Elm Row Edinburgh EH7 4AQ	Mr Donald, 268 South Street Romford RM1 2AD	Delegated Decision	GRANTED	17 January 2025
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Community Council: Leith Central

Ward No. B13 – Leith

24/05768/FULS TL (Planning Permission STL)	Change of use from flat to short term let. at PF2 50 North Junction Street Edinburgh EH6 6HP	Aberdeen Property Purchasers Limited., 69 Albury Road Aberdeen AB11 6TP	Local Delegated Decision	REFUSED	13 January 2025
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Community Council: Leith Harbour And Newhaven

24/05423/FULS TL (Planning Permission STL)	Retrospective change of use from commercial office premises to short-term holiday let accommodation including replacement of patio doors with window and introduction of opening and door in wall of courtyard to rear. at 31 Bernard Street North Leith Edinburgh EH6 6SH	Ziydin Properties Ltd., 5 South Gyle Crescent Lane Edinburgh EH12 9EG	Local Delegated Decision	GRANTED	16 January 2025
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Community Council: Leith Harbour And Newhaven

24/05424/LBC (Listed Building Consent)	Change of use from commercial office premises to short term holiday let accommodation including replacement of patio doors with window and introduction of opening and door in wall of courtyard to rear. at 31 Bernard Street North Leith Edinburgh EH6 6SH	Ziydin Properties Ltd.,	Delegated Decision	GRANTED	16 January 2025
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Community Council: Leith Harbour And Newhaven

24/05004/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 10 Metres North Of 21 Portland Place Edinburgh	BT Telecommunications Plc., Mr Simon Warner BT - One Braham 1 Braham Street London E1 8EE	Local Delegated Decision	REFUSED	17 January 2025
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Community Council: Leith Harbour And Newhaven

Ward No. B14 – Craigentiny/Duddingston

24/05515/FUL (Planning Permission)	Rear extension on back of semidetached bungalow. at 7 Craigentiny Avenue North Craigentiny Edinburgh EH6 7LJ	Mr Scott Abercrombie., NA 7 Craigentiny Avenue North Edinburgh Scotland EH6 7LJ	Local Delegated Decision	GRANTED	14 January 2025
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Community Council: Craigentiny/Meadowbank

24/05096/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 1F1 15 Dalgety Avenue Meadowbank Edinburgh EH7 5UQ	Mr Valentino Volante., 15 Flat 1F1, Dalgety Avenue Edinburgh EH7 5UQ	Delegated Decision	REFUSED	15 January 2025
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Community Council: Craigentiny/Meadowbank

24/05031/FUL (Planning Permission)	The installation of 1 No. BT Street Hub while removing 4 No. existing BT phone kiosks from the street scene. at Proposed Telecoms Apparatus 15 Metres South Of 161 Piersfield Terrace Mountcastle Edinburgh	BT Telecommunications PLC., FAO: Simon Warner BT Headquarters 1 Braham Street London E1 8EE	Local Delegated Decision	REFUSED	17 January 2025
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Community Council: Northfield/Willowbrae

24/03759/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 1F2 5 Milton Street Edinburgh EH8 8EZ	Mr Chiurato., 1F2 5 Milton Street Edinburgh EH8 8EZ	Delegated Decision	GRANTED	13 January 2025
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Community Council: Old Town

Ward No. B15 – Southside/Newington

25/00161/TCO (Treework Within a Conservation Area)	85-89 South Oswald Road. Diseased Elm (near visitor's car parking spaces) marked X1, remove. at Treeworks At South Oswald Road Edinburgh	Trinity Factoring Services Ltd., FAO: Margaret Stewart 209-211 Bruntsfield Place Edinburgh EH10 4DH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 January 2025
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Community Council: Marchmont/Sciennes

25/00100/TCO (Treework Within a Conservation Area)	Birch (Jacquemontii), height 11m, spread 10m, multi-stem x 5, 3 @130mm, 1 @160mm, 1 @170mm. Reduce height by 2m. Prune to give 1.5m clearance to building. Reduce spread by 1.5m radius. at 33 Grange Loan Edinburgh EH9 2ER	Ms Hutchinson, 33 Grange Loan Edinburgh EH9 2ER	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	16 January 2025
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Community Council: Grange/Prestonfield

24/06172/TCO (Treework Within a Conservation Area)	T1 Lime - Crown raise to 4m removing lowest primary branch to west and trimming secondary and tertiary growth around remainder of tree Pre-Height: 23 Pre-Width:8 Post-Height:23 Post Width:8 T2 Cherry, routine prune and shape by 0.5m round Pre-Height:3 Pre-Width:3 Post-Height:2.5 Post Width:2.5 T3 Himalayan Birch, crown raise to 2.5m and thin crown 15% Pre eight:4 Pre-Width:2 Post-Height:4 Post Width:2. at 18 Grange Terrace Edinburgh EH9 2LD	Mr Grant., 18 Grange Terrace Edinburgh EH9 2LD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	17 January 2025
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Community Council: Grange/Prestonfield

24/06201/TCO (Treework Within a Conservation Area)	Forsythia in front garden at top of drive, adjacent to boundary wall - Cut down to ground level, Cotoneaster and adjacent Rowan tree at front boundary wall that overhangs street causing obstruction - Cut down to ground level. at 17 Dick Place Edinburgh EH9 2JU	Mr Graeme Miller., 17 Dick Place Edinburgh EH9 2JU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	17 January 2025
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Community Council: Grange/Prestonfield

24/06081/FUL (Planning Permission)	Proposed alterations to rear window to form door to garden. at 12 Parkside Terrace Edinburgh EH16 5BL	Ms Rebecca Plowman., 12 Parkside Terrace Edinburgh EH16 5BL	Local Delegated Decision	GRANTED	17 January 2025
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Community Council: Southside

24/05871/FUL (Planning Permission)	Relocation and re-erection of the Hinc Sanitas Sculpture within the Royal College of Surgeons of Edinburgh's campus. 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	Local Delegated Decision	GRANTED	14 January 2025
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Community Council: Southside

24/05749/FULS TL (Planning Permission STL)	Change of use to short term let (Sui Generis). at 3F2 77 Pleasance Edinburgh EH8 9TG	Miss Cecile Martin., Flat 3, 31 Northfield Drive Edinburgh EH8 7RJ	Local Delegated Decision	REFUSED	17 January 2025
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Community Council: Southside

24/05358/LBC (Listed Building Consent)	Proposed alterations to driveway and paths. at 8 Ventnor Terrace Newington Edinburgh EH9 2BL	Mr Gareth Davies., 8 Ventnor Terrace Edinburgh EH9 2BL	Delegated Decision	GRANTED	14 January 2025
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Community Council: Grange/Prestonfield

24/05276/FUL (Planning Permission)	Proposed change of use from now vacant music record shop (Class 1) to a new restaurant (Class 3). Works to comprise removals of existing wall / floor shelving units and formation of an additional WC at basement level. New shop front to remove existing aluminium frame and replace with traditional timber panelled windows /door. Re-Application of a previous planning 23/07449/FUL previously withdrawn. at 62 South Clerk Street Edinburgh EH8 9PS	Yakiniku Edinburgh Ltd., 62 South Clerk Street Edinburgh EH8 9PS	Local Delegated Decision	GRANTED	17 January 2025
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Community Council: Southside

24/04945/ADV (Advert Consent)	Screens within freestanding advertising unit. at Proposed Telecoms Apparatus 35 Metres North Of 49 Potterrow Southside Edinburgh	BT Telecommunications Plc., Mr Simon Warner BT - One Braham 1 Braham Street London United Kingdom E1 8EE	Delegated Decision	REFUSED	16 January 2025
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Community Council: Southside

24/04574/FUL (Planning Permission)	Retrospective Removal of part of front wall (600mm high) along with railing to a width to allow for car access to create front driveway. Front garden vegetation removed and levelled. Stone from down takings utilised to build new retaining wall (supported by additional concrete blocks 100mm). New stairway created for access to front gate (allowing access to rear of property). New driveway paved with block paving to match other properties on the row. Dropped kerb required along with re- tarmac of pavement. at 8 Savile Terrace Edinburgh EH9 3AD	Mrs Sara Kheradmand., 8 Savile Terrace Edinburgh EH9 3AD	Local Delegated Decision	REFUSED	14 January 2025
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Community Council: Grange/Prestonfield

24/03781/CLES TL (Certificate of Lawfulness Existing STL)	Change of use from residential to short term let. at 1F 1 South Oswald Road Grange Edinburgh EH9 2HQ	Education And Innovation Business Consultants (EiBC), FAO: Mr Richard Collins 1 South Oswald Road Edinburgh EH9 2HQ	Delegated Decision	GRANTED	15 January 2025
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Community Council: Grange/Prestonfield

24/03795/FUL (Planning Permission)	Proposed erection of urban pod in rear garden. at 68 Grange Loan Edinburgh EH9 2EP	Urban Pods., FAO: Mr Ross Iwaniec Unit 19 Napier Square Houston Industrial Estate Livingston EH54 5DG	Delegated Decision	WITHDRAWN	13 January 2025
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Community Council: Grange/Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

24/05721/FUL (Planning Permission)	Proposed extension and alterations to dwelling house. at 86 Liberton Drive Alnwickhill Edinburgh EH16 6NR	Mr & Mrs Ronald Jeffrey., 86 Liberton Drive Edinburgh Scotland EH16 6NR	Local Delegated Decision	GRANTED	17 January 2025
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Community Council: Liberton

24/05646/FUL (Planning Permission)	Proposal to replace existing detached double garage with new double garage, home office, gym and ancillary works. at 254 Lasswade Road Edinburgh EH17 8HZ	Mr Pino Vita., 254 Lasswade Road Edinburgh EH17 8HZ	Local Delegated Decision	GRANTED	17 January 2025
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

24/06149/TCO (Treework Within a Conservation Area)	Ulmus procera in front garden of property - crown reduction by 1 meter all works to bs 3998 standard. at 28 Brighton Place Edinburgh EH15 1LJ	Mrs Nicola Hall., 28 Brighton Place Portobello West Edinburgh EH15 1LJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	15 January 2025
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Community Council: Portobello

24/05946/FUL (Planning Permission)	Single storey extension to rear of house to form new kitchen / living spaces. Minor internal works to existing house. at 24 Durham Terrace Edinburgh EH15 1QJ	Mrs Susan Fallon., 24 Durham Terrace Edinburgh EH15 1QJ	Local Delegated Decision	GRANTED	17 January 2025
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Community Council: Portobello

24/05762/FUL (Planning Permission)	Proposed side / rear extension to dwelling house including internal alterations and attic conversion (as amended). at 5 Southfield Road East Edinburgh EH15 1QP	Mr David Emsley., 25 Argyle Crescent Edinburgh EH15 2QE	Local Delegated Decision	GRANTED	17 January 2025
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Community Council: Northfield/Willowbrae

24/05359/ADV (Advert Consent)	Advertisement of the following types: Fascia sign (in retrospect) at 135 Portobello High Street Portobello West Edinburgh EH15 1AQ	Apo Cut Ltd., FAO: Mr Twana Barzengi 135 Portobello High Street Edinburgh EH15 1AF	Delegated Decision	REFUSED	13 January 2025
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Community Council: Portobello

24/05151/FUL (Planning Permission)	Alterations to existing garages and ancillary accommodation to increase the floor area of the ancillary accommodation. at 244A Milton Road East Joppa Edinburgh EH15 2PG	Mr & Mrs K Doyle., 244A Milton Road East Edinburgh EH15 2PG	Local Delegated Decision	REFUSED	17 January 2025
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Community Council: Portobello

24/05001/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 15 Metres East Of 153 Portobello High Street Edinburgh	British Telecommunications PLC., FAO: Simon Warner BT Headquarters 1 Braham Street London E1 8EE	Local Delegated Decision	REFUSED	13 January 2025
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Community Council: Portobello

24/05010/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 10 Metres South Of 224 Portobello High Street Edinburgh	BT Telecommunications Plc., FAO: Mr Simon Warner BT - One Braham 1 Braham Street London E1 8EE	Local Delegated Decision	REFUSED	15 January 2025
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Community Council: Portobello

24/03646/FUL (Planning Permission)	New garden shed (part retrospective). at 1 Duntreath Crescent Greendykes Edinburgh EH16 4BQ	Ping On Family Office., Mr Lee Wong 1 Duntreath Crescent Edinburgh Scotland EH16 4BQ	Local Delegated Decision	REFUSED	17 January 2025
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Community Council: Craigmillar

24/03129/FUL (Planning Permission)	Demolition of existing commercial building, change of use of land and construction of three new houses. at 3 Windsor Place Edinburgh EH15 2AJ	Portobello Mews LLP., FAO: Alasdair Mackenzie North Trinity House 116 Trinity Road Edinburgh EH5 3JZ	Local Delegated Decision	WITHDRAWN	16 January 2025
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Community Council: Portobello

24/03130/CON (Conservation Area Consent)	Complete demolition in a conservation area. at 3 Windsor Place Edinburgh EH15 2AJ	Portobello Mew LLP., FAO: Alasdair Mackenzie North Trinity House 116 Trinity Road Edinburgh EH5 3JZ	Delegated Decision	WITHDRAWN	16 January 2025
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Community Council: Portobello

24/02758/CLES TL (Certificate of Lawfulness Existing STL)	Short term holiday let. at 38 Duddingston Row Edinburgh EH15 3ND	Rachels Farm Ltd., FAO: A Motague Rachel's Farm Buchlyvie Stirlingshire FK8 3NR	Delegated Decision	REFUSED	13 January 2025
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Community Council: Craigmillar

[Wards](#)