

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **10 February 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **10 February 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](#)

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[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

25/00587/TCO (Treework Within a Conservation Area)	T2 Holly, T3 Eastern Red Cedar and T4 Eastern Red Cedar cut to stump. at 42 Barnton Avenue Edinburgh EH4 6JL	Mr John Farmer., 5 Saxe Coburg Place Edinburgh EH3 5BR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 February 2025
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Community Council: Cramond

24/06220/FUL (Planning Permission)	Proposed two-storey side extension and front porch. at 1 William Black Place South Queensferry EH30 9PZ	Mrs Fraser., 1 William Black Place South Queensferry EH30 9PZ	Local Delegated Decision	GRANTED	3 February 2025
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Community Council: Queensferry & District

24/06024/FUL (Planning Permission)	Proposed side facing dormer window. at 25 Cramond Terrace Cramond Edinburgh EH4 6PW	Miss Charlotte Gray, 25 Cramond Terrace Edinburgh Lothians EH4 6PW	Local Delegated Decision	GRANTED	3 February 2025
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Community Council: Cramond

24/06030/FUL (Planning Permission)	External store. at 30 Springfield View South Queensferry EH30 9RZ	Mr F Dunnett., 30 Springfield View South Queensferry EH30 9RZ	Local Delegated Decision	GRANTED	3 February 2025
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Community Council: Queensferry & District

24/06059/FUL (Planning Permission)	Attic conversion with rear dormer and front velux roof lights. at 5 Silverknowes Midway Silverknowes Edinburgh EH4 5PP	Mr S And Mrs R Macdonald., 5 Silverknowes Midway Edinburgh EH4 5PP	Local Delegated Decision	GRANTED	6 February 2025
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Community Council: Silverknowes (Not Active)

24/05939/FUL (Planning Permission)	Proposed extension to the existing, wall-top mounted, stained timber and painted metal boundary fence. at 3 Station Road South Queensferry EH30 9HY	Mr & Mrs Stephen & Fiona Docherty., 3 Station Road South Queensferry EH30 9HY	Local Delegated Decision	GRANTED	3 February 2025
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Community Council: Queensferry & District

24/05932/CLP (Certificate of Lawfulness (proposed))	Create a dropped kerb over the existing footway and creation of private driveway on my property for a single car. at 37 Rosebery Avenue South Queensferry EH30 9JJ	Miss Bonnie Edgar-Nevill., 37 Rosebery Avenue Queensferry South Queensferry EH30 9JJ	Delegated Decision	GRANTED	7 February 2025
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Community Council: Queensferry & District

[Wards](#)

Ward No. B02 – Pentland Hills

24/06079/FUL (Planning Permission)	Remove existing single storey structure and erection of new sunroom extension. Alteration to form full width access. at 1 Lovedale Avenue Lovedale Balerno EH14 7DT	Mr Alex Pollard & Ms Susan Connacher., 1 Lovedale Avenue Lovedale Balerno EH14 7DT	Local Delegated Decision	GRANTED	6 February 2025
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Community Council: Balerno

24/05977/FUL (Planning Permission)	Proposed two-storey side extension, single storey rear extension and internal alterations. at 11 Nether Currie Road Currie Edinburgh EH14 5JB	Mr & Mrs M Poller., 11 Nether Currie Road Currie EH14 5JB	Local Delegated Decision	GRANTED	4 February 2025
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Community Council: Currie

[Wards](#)

Ward No. B03 – Drum Brae/Gyle

24/05823/CLP (Certificate of Lawfulness (proposed))	Proposed attic conversion with rear dormer and front roof windows. at 7 Craigmount Place Craigmount Edinburgh EH12 8DE	Mrs Valerie MacBeath., 7 Craigmount Place Edinburgh EH12 8DE	Delegated Decision	GRANTED	5 February 2025
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Community Council: Corstorphine

24/05758/CLP (Certificate of Lawfulness (proposed))	Proposed single storey rear extension to house. at 34 Bughtlin Park Bughtlin Edinburgh EH12 8UR	Mr Martin Couper., 34 Bughtlin Park Edinburgh Scotland EH12 8UR	Delegated Decision	GRANTED	5 February 2025
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Community Council: Drumbrae

24/05596/FUL (Planning Permission)	Change of Use from dwelling to office at 85 Glasgow Road Edinburgh EH12 8LJ	Ms Saj Sharif., 85 Glasgow Road Edinburgh EH12 8LJ	Local Delegated Decision	WITHDRAWN	7 February 2025
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Community Council: Corstorphine

[Wards](#)

Ward No. B04 – Forth

25/00397/TCO (Treework Within a Conservation Area)	Elm, emoval of selected branches & epicormic growth, lime - pruning of branches to give 2m clearance from building. at 104 Trinity Road Edinburgh EH5 3JZ	Capital Tree Services Ltd.,	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	3 February 2025
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Community Council: Trinity

25/00034/TPO (Treework)	T1 Sycamore over the street. - Remove large diameter deadwood. , T2 Elm at bottom of the rear garden. - Reduce from neighbour's roof to ensure 2m clearance. at Flat 1 Earnoch House 7 Boswall Road Trinity Edinburgh EH5 3RJ	Mrs Lucinda Bruce-Gardyne., Flat 1 7 Boswall Road Trinity Edinburgh EH5 3RJ	Delegated Decision	GRANTED	5 February 2025
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Community Council: Trinity

25/00038/TCO (Treework Within a Conservation Area)	2 Beech trees and 2 conifer trees - 3m reduction of central beech tree and one large limb removal and deadwooding to another Beech tree. at 46 Laverockbank Road Trinity Edinburgh EH5 3BZ	Mrs Amanda Lambert., 46 Laverockbank Road Edinburgh EH5 3BZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 February 2025
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Community Council: Trinity

24/05972/CLP (Certificate of Lawfulness (proposed))	Rear extension to semi-detached house. at 16 Boswall Quadrant Boswall Edinburgh EH5 2EH	Mr K And Mrs N McMurray., 16 Boswall Quadrant Edinburgh EH5 2EH	Delegated Decision	GRANTED	4 February 2025
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Community Council: Granton + District

24/02377/CON (Conservation Area Consent)	Complete demolition in a conservation area. at 120 Ferry Road Edinburgh EH6 4PG	Glenmorison Group., 26 Rutland Square Edinburgh EH1 2BW	Local Delegated Decision	GRANTED	6 February 2025
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

25/00548/TCO (Treework Within a Conservation Area)	T1 Rowan -reduce height from 6 -4m reduce spread from 4 - 3m leave 1m clearance for street light. at 30 Colville Place Edinburgh EH3 5JE	Mr Mike Judge, 30 Colville Place Edinburgh EH3 5JE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 February 2025
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Community Council: Stockbridge/Inverleith

25/00461/TPO (Treework)	Beech (Fagus Sylvatica), removal following catastrophic failure in high winds, Storm Eowyn. Tree tag no 920 on map. at The Dean Gallery 73 Belford Road Edinburgh EH4 3DS	Scottish National Galleries., FAO: Haydn Jones 74 Belford Road Edinburgh Scotland EH4 3DS	Delegated Decision	REFUSED	5 February 2025
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Community Council: West End

24/06252/FUL (Planning Permission)	Convert attic space into additional bedroom with WC. Form openings in pitched roof on east and west elevation and form velux rooflights and dormer. at 8 Sunbury Place Edinburgh EH4 3BY	Ms Lucie Wang., 8 Sunbury Place Edinburgh EH4 3BY	Local Delegated Decision	GRANTED	6 February 2025
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Community Council: West End

24/05994/LBC (Listed Building Consent)	Thermal upgrades and layout changes to improve functionality and amenity. Replace timber roof lights with conservation units for improved thermal performance and aesthetics. Upgrade roundel window with slimline double-glazed unit. Add compact terrace with timber folding doors and lightweight steel railings, replacing existing flat roof and windows. Remove non-load-bearing walls to adjust layout, expose historic features, and carry out general repairs and updates including new services. at Flat X 2A Dean Path Dean Edinburgh EH4 3BA	Mr Mark Punter & Miss Aijan Esenakunova., Flat X 2A Dean Path Edinburgh EH4 3BA	Delegated Decision	GRANTED	6 February 2025
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Community Council: West End

24/05997/FUL (Planning Permission)	Replace timber rooflights with conservation units; upgrade roundel window with slimline double-glazed unit; add compact terrace with timber folding doors and lightweight steel railings, replacing existing flat roof and windows; Remove non-load-bearing walls to adjust layout, expose historic features, and carry out general repairs and updates including new services. at Flat X 2A Dean Path Edinburgh EH4 3BA	Mr Punter & Miss Esenakunova., Flat X 2A Dean Path Edinburgh EH4 3BA	Delegated Decision	NOT DEVELOPMENT	6 February 2025
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Community Council: West End

24/06009/LBC (Listed Building Consent)	Replace the existing sash and case windows with new timber sash and case windows and replace entrance door. at 15A Buckingham Terrace Edinburgh EH4 3AA	Mrs Katie Carter., 15A Buckingham Terrace Edinburgh EH4 3AA	Delegated Decision	GRANTED	4 February 2025
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Community Council: West End

24/04661/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 12 3 St Bernard's Row Stockbridge Edinburgh EH4 1HW	Mrs Nicolette Wise., Whinnymuir Dalry Castle Douglas DG7 3TT	Delegated Decision	REFUSED	7 February 2025
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Community Council: Stockbridge/Inverleith

24/04251/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 2F2 16 St Stephen Place Stockbridge Edinburgh EH3 5AJ	Mr Hurum Hussain., 1 Scotland Street Edinburgh E H3 6PP	Delegated Decision	WITHDRAWN	7 February 2025
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Community Council: Stockbridge/Inverleith

24/04072/CLES TL (Certificate of Lawfulness Existing STL)	The property is a 3rd/top floor two bedroom flat that has been used continuously as a short term/holiday let for over ten years. at 3F1 33 Comely Bank Place Stockbridge Edinburgh EH4 1ER	Ms Annabel Kohler., 7 7 East Fettes Avenue Edinburgh EH41DN	Delegated Decision	REFUSED	4 February 2025
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Community Council: Stockbridge/Inverleith

24/03799/FUL (Planning Permission)	Change of use from Class 1 and Class 3 (restricted) to Class 1 and Class 3 with minor internal alterations and external signage. at 30 North West Circus Place Edinburgh EH3 6TP	Mr Ignacio Campos., Three Wheels Biggar Road Edinburgh EH10 7DX	Local Delegated Decision	REFUSED	7 February 2025
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Community Council: Stockbridge/Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/00588/TCO (Treework Within a Conservation Area)	Goat Willow which is pushing the boundary brick wall. - Reduce crown height from 8m down to 5m and reduce radial spread from 4m to 3m. at GF2 17 Murrayfield Road Edinburgh EH12 6EW	Mr Uel Morton., 17 Murrayfield Road Murrayfield Edinburgh EH12 6EW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	7 February 2025
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Community Council: Murrayfield

24/06229/TPO (Treework)	Elm (Ulmus), remove tree. at 5 Caroline Place Edinburgh EH12 6XL	Castle Trees., FAO: Ryan Evans 26 Pincott Drive Edinburgh EH17 8ZQ	Delegated Decision	GRANTED	5 February 2025
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Community Council: Corstorphine

24/05844/FUL (Planning Permission)	Proposed single storey extension to rear of property with sloping roof and roof windows. at 27 Broomhall Gardens Broomhall Edinburgh EH12 7QA	Ms Jacki MacPherson., 27 Broomhall Gardens Edinburgh EH12 7QA	Local Delegated Decision	GRANTED	5 February 2025
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Community Council: Corstorphine

24/05715/FUL (Planning Permission)	Single storey rear extension. at 93 Balgreen Road Edinburgh EH12 5UA	Mrs Roberts, 93 Balgreen Road Edinburgh EH12 5UA	Local Delegated Decision	GRANTED	5 February 2025
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Community Council: Murrayfield

24/05673/FUL (Planning Permission)	Single storey extension to rear of house (as amended). at 52 Barony Terrace Craigmount Edinburgh EH12 8RF	Mr Francesco Pomponi., 52 Barony Terrace Edinburgh EH12 8RF	Local Delegated Decision	GRANTED	4 February 2025
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Community Council: Corstorphine

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/00024/FULS TL (Planning Permission STL)	The application is for the change of use of a ground floor, one-bedroom, street-access flat that is not the applicant's principal home to a short-term let in the form of a secondary letting. at 320 Gorgie Road Gorgie Edinburgh EH11 2QZ	Om Par Ltd., FAO: Mr Ritz Randev 13 Cromarty Crescent Bearsden G61 3LU	Local Delegated Decision	REFUSED	5 February 2025
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Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/00132/TCO (Treework Within a Conservation Area)	Large Copper Beech, Overextension toward dwellings- selective reduction of three (3) overextended primary limbs by 2.5-3m back to suitable sublateral to retain a natural flowing line. Highway clearance- pruning to provide vertical clearance by 5m with selective branch reduction of two (2) primary limbs overextended over the road by 2.5-3m back to suitable sublateral shoot to retain a natural flowing line. (agreed amendment by email) at 59 Spylaw Bank Road Edinburgh EH13 0JB	Mr Buchanan, 59 Spylaw Bank Road Edinburgh EH13 0JB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 February 2025
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Community Council: Colinton

24/05017/ADV (Advert Consent)	Screens within freestanding advertising unit at Proposed Telecoms Appartus 10 Metres East Of 8 Buckstone Terrace Buckstone Edinburgh	BT Telecommunications Plc., Mr Simon Warner BT - One Braham 1 Braham Street London E1 8EE	Delegated Decision	REFUSED	4 February 2025
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Community Council: Fairmilehead

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

[Wards](#)

Ward No. B10 – Morningside

25/00586/TCO (Treework Within a Conservation Area)	Pine tree (T3109), Pine tree (T3111) and Lime tree (T3110) remove deadwood greater than 25mm. at 1F 23 Dalhousie Terrace Edinburgh EH10 5NE	Mrs Margaret Sharp., 23 Dalhousie Terrace Morningside Edinburgh EH10 5NE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 February 2025
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Community Council: Morningside

25/00455/TCO (Treework Within a Conservation Area)	Eucalyptus tree, trim to half the height. at 45 Cluny Drive Edinburgh EH10 6DU	Mr Tipton, 45 Cluny Drive Edinburgh EH10 6DU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	5 February 2025
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Community Council: Morningside

25/00177/TCO (Treework Within a Conservation Area)	G1 group of Cherry trees, crown lift removing some lateral trunks approx 6-8cm diameter back to main stem. T1 Oak, crown reduce height by 1-2m overhang by up to 2.5m & cut back on house side by up to 1.5m. (clarified/ amended by email) at 10 Ettrick Road Edinburgh EH10 5BJ	Mr Henry, 10 Ettrick Road Edinburgh EH10 5BJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 February 2025
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Community Council: Merchiston

25/00129/WINP A (Prior Approval Windows)	Existing aluminium sliding door replaced with new aluminium timber window replaced with new aluminium window. Colour as existing. at Flat 4 9C Merchiston Park Edinburgh EH10 4PW	Mrs Shirley Nicholson., Flat 4 9C Merchiston Park Edinburgh EH10 4PW	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	3 February 2025
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Community Council: Merchiston

24/06263/LBC (Listed Building Consent)	Window replacement from timber sash and case to timber vertical rising. at 3F1 120 Marchmont Road Edinburgh EH9 1BG	Mitchell Glass Ltd., Currie Road Galashiels TD1 2BP	Delegated Decision	GRANTED	6 February 2025
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Community Council: Marchmont/Sciennes

24/06225/FULS TL (Planning Permission STL)	Proposed change of use from single occupancy domestic dwelling, to single occupancy short term let. First floor flat property with private access, and access to shared garden area. at 140 Braid Road Edinburgh EH10 6JB	Mr & Mrs S Harper., 140 Braid Road Edinburgh EH10 6JB	Local Delegated Decision	REFUSED	5 February 2025
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Community Council: Morningside

24/06038/FUL (Planning Permission)	Replace conservatory with sunroom. Reinstate door at front of house. at 7B Church Hill Edinburgh EH10 4BG	Mr John Hogg., 7B Church Hill Edinburgh EH10 4BG	Local Delegated Decision	GRANTED	6 February 2025
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Community Council: Merchiston

24/05978/FUL (Planning Permission)	Extension to the rear. New shed on south side. at 47 Braid Road Braid Hills Edinburgh EH10 6AW	Miss Ailsa Henderson., 47 Braid Road Edinburgh EH10 6AW	Local Delegated Decision	GRANTED	5 February 2025
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Community Council: Morningside

24/05783/FUL (Planning Permission)	Resubmission of 23/07007/FUL to alter and part demolish existing side building and erect new rear and side extension with new rear terrace; alter existing windows and doors; install new ASHP; replace existing garden shed with new shed and install a new pond. (as amended) at 84 Gilmore Place Edinburgh EH3 9PF	Mr Shawn Waddoups., 84 Gilmore Place Edinburgh EH3 9PF	Local Delegated Decision	GRANTED	7 February 2025
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Community Council: Merchiston

24/05026/ADV (Advert Consent)	LED digital displays. at Proposed Telecoms Apparatus 10 Metres South Of 1 Merchiston Place Merchiston Edinburgh	BT Telecommunications PLC., Mr Simon Warner. BT - One Braham 1 Braham St London E1 8EE	Delegated Decision	REFUSED	4 February 2025
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Community Council: Merchiston

24/05029/ADV (Advert Consent)	Advertisement of the following types: Projecting sign. at Proposed Telecoms Apparatus 45 Metres North Of 1 Cluny Gardens Morningside Edinburgh	BT Telecommunications PLC., FAO: Simon Warner BT Headquarters 1 Braham Street London E1 8EE	Delegated Decision	REFUSED	6 February 2025
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Community Council: Morningside

24/04432/FUL (Planning Permission)	Various alterations including removal of existing sunroom and forming new ground floor extension comprising 4 No. en-suite rooms. Alterations and extension to improve existing rear outshoot and form 1 No. additional en-suite room. Removal of existing workshop and replacement with standalone building, comprising gathering space, opening to newly formed courtyard, staff room and WC connected to main building by glazed link. To part rear elevation remove slate cladding and apply render finish. at Cluny Lodge Nursing Home 10 - 16 Cluny Drive Edinburgh EH10 6DP	Elder Homes Ltd., 10 - 16 Cluny Drive Edinburgh EH10 6DP	Local Delegated Decision	REFUSED	4 February 2025
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Community Council: Morningside

24/03357/FUL (Planning Permission)	Relandscape the rear garden with a new raised terrace to the rear of the dwelling, new pergolas and patio areas with new electric driveway gates to be installed to replace existing (as amended). at 35 Leamington Terrace Edinburgh EH10 4JS	Mrs Kelly., 35 Leamington Terrace Edinburgh EH10 4JS	Local Delegated Decision	GRANTED	4 February 2025
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Community Council: Tollcross

[Wards](#)

Ward No. B11 – City Centre

25/00302/TCO (Treework Within a Conservation Area)	Ash tree remove tree. at 8A Manor Place Edinburgh EH3 7DD	Mr Ian Fanning., 8A Manor Place New Town Edinburgh EH3 7DD	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	4 February 2025
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Community Council: West End

24/06275/LBC (Listed Building Consent)	Proposed internal alterations to first floor including reinstatement of original room and new door openings. at 1F 3 Randolph Place Edinburgh EH3 7TQ	Ms Lorraine Logie., 3 Flat 1, Randolph Place Edinburgh EH3 7TQ	Delegated Decision	GRANTED	4 February 2025
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Community Council: New Town/Broughton

24/06063/LBC (Listed Building Consent)	Alterations to form new bathroom and kitchen. at 64 Dundas Street Edinburgh EH3 6QZ	Ms Fi Lovett., 64 Dundas Street Edinburgh Scotland EH3 6QZ	Delegated Decision	GRANTED	6 February 2025
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Community Council: New Town/Broughton

24/06083/LBC (Listed Building Consent)	Internal alterations and improvements to facilitate approved change of use from Class 3 food and drink to fourteen serviced apartments (Sui Generis). at 3F 120B Princes Street Edinburgh EH2 4AD	Thistle Property Holding Company., Thistle House 21 - 23 Thistle Street Edinburgh EH2 1DF	Delegated Decision	GRANTED	7 February 2025
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Community Council: New Town/Broughton

24/05993/LBC (Listed Building Consent)	Internal and external alterations including removal of non-original partitions and screens, removal of internal doors and installation of new doors, slappings to form new door openings at ground floor, removal of existing single glazing at basement level and installation of new slimline secondary glazing, removal of existing windows at first floor and installation of new slimline double-glazed sash and case windows to match existing, external signage, lighting, CCTV and ventilation louvres. at 39 York Place Edinburgh EH1 3HP	A3K Ltd.,	Delegated Decision	GRANTED	6 February 2025
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Community Council: New Town/Broughton

24/05995/FUL (Planning Permission)	Internal and external alterations including removal of non-original partitions and screens, removal of internal doors and installation of new doors, slappings to form new door openings at ground floor, removal of existing single glazing at basement level and installation of new slimline secondary glazing, removal of existing windows at first floor and installation of new slimline double-glazed sash and case windows to match existing, external signage, lighting, CCTV and ventilation louvres. at 39 York Place Edinburgh EH1 3HP	A3K Ltd.,	Local Delegated Decision	GRANTED	7 February 2025
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Community Council: New Town/Broughton

24/05961/LBC (Listed Building Consent)	Include an internal porch to the main entrance of the site, refurbish the dated toilets, remove 2 No. bays of fixed seating, add 2 No. bays of fixed seating and provide timber panelled wall detail, complete with some electrical works. at 65 Lothian Road West End Edinburgh EH1 2DJ	Greene King., FAO: Mr Joe Grieves Sunrise House Ninth Avenue Burton On Trent DE14 3JZ	Delegated Decision	GRANTED	6 February 2025
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Community Council: Tollcross

24/05931/LBC (Listed Building Consent)	Replacement heating system and installation of internal wall insulation. at Flat 1 4 Tron Square Old Town Edinburgh EH1 1RR	Mr Malcom McCallum., Flat 1 4 Tron Square Old Town Edinburgh EH1 1RR	Delegated Decision	GRANTED	4 February 2025
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Community Council: Old Town

24/05885/LBC (Listed Building Consent)	Installation of replacement illuminated and non illuminated signs and repainting to the exterior of the building. at 65 Lothian Road West End Edinburgh EH1 2DJ	Greene King., FAO: Mr Alan Millar Shakespears 65 Lothian Road Edinburgh EH1 2DJ	Delegated Decision	GRANTED	4 February 2025
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Community Council: Tollcross

24/05886/ADV (Advert Consent)	Advertisement Of The Following Types : Fascia Sign, Projecting Signinstallation Of 1x Projecting Pictorial Sign 3x Fascia Signs, 3x Amenity Boards, 3x Lanterns, 3x Menu Cases, 2x Building Numbers, 8x Half Lanterns, at 65 Lothian Road West End Edinburgh EH1 2DJ	Greene King., Mr Alan Millar Shakkespears 65 Lothian Road Edinburgh EH1 2DJ	Delegated Decision	GRANTED	4 February 2025
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Community Council: Tollcross

24/05835/FUL (Planning Permission)	Front porch and dining extension, internal alterations and installation of rear sliding doors and raised deck. at 22 Balbirnie Place Roseburn Edinburgh EH12 5JF	Ms Rebecca Anderson., 22 Balbirnie Place Edinburgh EH12 5JF	Local Delegated Decision	GRANTED	3 February 2025
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Community Council: Murrayfield

24/05813/FUL (Planning Permission)	Erect free standing timber garden shed. at BF 9 Doune Terrace Stockbridge Edinburgh EH3 6DY	Earlydays Nurseries., Mrs Maureen Crandles 10 Walker Street Edinburgh United Kingdom EH3 7LA	Local Delegated Decision	GRANTED	4 February 2025
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Community Council: New Town/Broughton

24/05789/FUL (Planning Permission)	To vary condition No. 1 of consent ref 10/00473/FUL to increase hours of operation of jet wash facility from 08:00-21:00 Monday to Sunday to 08:00-23:00 Monday to Sunday. at Unit 2 21 - 23 Barclay Place Bruntsfield Edinburgh EH10 4HW	Motor Fuel Group Ltd., 10 Bricket Road St Albans AL1 3JX	Local Delegated Decision	REFUSED	4 February 2025
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Community Council: Tollcross

24/05645/ADV (Advert Consent)	Screens within freestanding advertising unit. at Proposed Telecoms Apparatus 20 Meters North Of 1 Haymarket New Town Edinburgh	BT Telecommunications Plc., FAO: Mr Simon Warner BT - One Braham 1 Braham Street London E1 8EE	Delegated Decision	REFUSED	6 February 2025
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Community Council: West End

24/05598/FUL (Planning Permission)	Extend opening hours from 12am to 2am. at 87 Grassmarket Edinburgh EH1 2HJ	Mr Yasin Ozkan., 87 Grassmarket Edinburgh EH1 2HJ	Local Delegated Decision	REFUSED	7 February 2025
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Community Council: Old Town

24/04948/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 20 Metres South Of 18 West Maitland Street New Town Edinburgh	British Telecommunications PLC., FAO: Simon Warner BT Headquarters 81 Newgate Street London EC1A 7AJ	Local Delegated Decision	REFUSED	4 February 2025
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Community Council: West End

24/04950/ADV (Advert Consent)	LED digital displays. at Proposed Telecoms Apparatus 20 Metres South Of 18 West Maitland Street New Town Edinburgh	BT Telecommunications PLC., FAO: Mr Simon Warner BT - One Braham 1 Braham St London E1 8EE	Local Delegated Decision	REFUSED	4 February 2025
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Community Council: West End

24/04398/CLES TL (Certificate of Lawfulness Existing STL)	Property is in existing use as a short term let. at 5F 15 James' Court 493 Lawnmarket Edinburgh EH1 2PB	Mr Hunter., FAO: C & P Hunter C/o Backpackers Ltd 65 Cockburn Street Edinburgh EH1 1BU	Delegated Decision	GRANTED	7 February 2025
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Community Council: Old Town

24/04311/CLES TL (Certificate of Lawfulness Existing STL)	Property is in existing use as a short term let. at 2F 15 James' Court 493 Lawnmarket Edinburgh EH1 2PB	P And C Hunter., FAO: Mr C Hunter C/o Backpackers Hotel 65 Cockburn Street Edinburgh EH1 1BU	Delegated Decision	GRANTED	7 February 2025
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Community Council: Old Town

24/04249/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 18B Royal Circus Edinburgh EH3 6SS	Dr Dhaun., 2F2 42 Dublin Street Edinburgh EH3 6NN	Delegated Decision	REFUSED	7 February 2025
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Community Council: Stockbridge/Inverleith

24/02615/CLES TL (Certificate of Lawfulness Existing STL)	Short term let for over 10 years. at 1F1 29 Frederick Street Edinburgh EH2 2ND	Kushi Estates.,	Delegated Decision	REFUSED	7 February 2025
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Community Council: New Town/Broughton

23/05366/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at GF 8 Gloucester Place Edinburgh EH3 6EF	Shanti Hospitality UK Ltd., 23 Buckingham Gate London SW1E 6LB	Delegated Decision	REFUSED	7 February 2025
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Community Council: New Town/Broughton

23/05203/CLES TL (Certificate of Lawfulness Existing STL)	The property has been used for over 10 years as a holiday let, a certificate of lawfulness is required. at 25A Alva Street Edinburgh EH2 4PS	Ms Karyn Watt., 17 Inverleith Row Edinburgh EH3 5LS	Delegated Decision	REFUSED	3 February 2025
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Community Council: West End

[Wards](#)

Ward No. B12 – Leith Walk

24/06052/LBC (Listed Building Consent)	Alterations to the north elevation to add a new fire escape door to the external facade. at 55 Annandale Street Edinburgh EH7 4AZ	EO Charging., Tomo House Tomo Road Stowmarket IP14 5AY	Delegated Decision	GRANTED	6 February 2025
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Community Council: New Town/Broughton

24/05693/FUL (Planning Permission)	Proposal is only to apply for change of use. Intention is to use the building for a local community amateur sports club, so class usage required to change to class 11. Also intend to erect signage on outside of building which will state name of the sports club. at 1F 49 West Bowling Green Street Edinburgh EH6 5NX	Edinburgh Jitsu., FAO: Dr Ben Reynolds 1F 49 West Bowling Green Street Edinburgh EH6 5NX	Local Delegated Decision	GRANTED	4 February 2025
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Community Council: Leith Central

24/05694/FUL (Planning Permission)	Re-development of attic space to for a bedroom and an en-suite (as amended). at 3F1 128 Brunton Gardens Hillside Edinburgh EH7 5ET	Mr CR McCowen., 13 Leeburn View Peebles EH45 9LS	Local Delegated Decision	GRANTED	4 February 2025
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Community Council: Leith Central

24/05416/FUL (Planning Permission)	Change of use from retail to residential (two-bed). at Unit 1 338 Leith Walk Edinburgh EH6 5BR	Mr Fannuel Wallah.,	Local Delegated Decision	REFUSED	6 February 2025
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Community Council: Leith Central

24/04336/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 15 159 Broughton Road Edinburgh EH7 4QH	Edinburgh Stays Ltd., FAO: William Wilson 40 Logie Green Road Edinburgh EH7 4HD	Delegated Decision	REFUSED	6 February 2025
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Community Council: New Town/Broughton

24/04339/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 1F3 98 Montgomery Street Edinburgh EH7 5HE	Mr Dunbar., 28 Lakes Lane Beaconsfield Buckinghamshire HP9 2LB	Delegated Decision	REFUSED	7 February 2025
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

24/05006/ADV (Advert Consent)	Screens within freestanding advertising unit. at Proposed Telecoms Apparatus 10 Metres North Of 21 Portland Place North Leith Edinburgh	BT Telecommunications Plc., Mr Simon Warner BT - One Braham 1 Braham Street London E1 8EE	Delegated Decision	REFUSED	6 February 2025
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Community Council: Leith Harbour And Newhaven

24/04973/ADV (Advert Consent)	Advertisement of the following types: Projecting sign. at Proposed Telecoms Apparatus 30 Metres South Of 383 Easter Road Leith Edinburgh	BT Telecommunications PLC., FAO: Simon Warner BT Headquarters 1 Braham Street London E1 8EE	Delegated Decision	REFUSED	6 February 2025
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Community Council: Leith Links

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

24/06026/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 ESSH2 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 PF2 14 Piershill Square West Edinburgh EH8 7BA	City Of Edinburgh Council., G.5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	6 February 2025
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Community Council: Northfield/Willowbrae

24/06042/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 1F1 15 Piershill Square West Edinburgh EH8 7BA	City Of Edinburgh Council., G.5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	4 February 2025
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Community Council: Northfield/Willowbrae

24/06043/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 1F2 15 Piershill Square West Edinburgh EH8 7BA	City Of Edinburgh Council., G.5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	4 February 2025
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Community Council: Northfield/Willowbrae

24/06049/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 1F1 16 Piershill Square West Edinburgh EH8 7BA	City Of Edinburgh Council., G.5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	4 February 2025
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Community Council: Northfield/Willowbrae

24/06050/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 2F1 16 Piershill Square West Edinburgh EH8 7BA	City Of Edinburgh Council., G.5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	4 February 2025
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Community Council: Northfield/Willowbrae

<p>24/06051/LBC (Listed Building Consent)</p>	<p>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 2F2 16 Piershill Square West Edinburgh EH8 7BA</p>	<p>City Of Edinburgh Council., G.5 Waverley Court 4 East Market Street Edinburgh EH8 8BG</p>	<p>Delegated Decision</p>	<p>GRANTED</p>	<p>4 February 2025</p>
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Community Council: Northfield/Willowbrae

<p>24/06053/LBC (Listed Building Consent)</p>	<p>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 16 Piershill Square West Edinburgh EH8 7BA</p>	<p>City Of Edinburgh Council., G.5 Waverley Court 4 East Market Street Edinburgh EH8 8BG</p>	<p>Delegated Decision</p>	<p>GRANTED</p>	<p>4 February 2025</p>
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Community Council: Northfield/Willowbrae

24/06054/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 PF2 16 Piershill Square West Edinburgh EH8 7BA	City Of Edinburgh Council., G.5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	4 February 2025
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Community Council: Northfield/Willowbrae

24/05736/FUL (Planning Permission)	Proposed internal alterations to house. existing detached garage to be removed. new linked garage to be erected. at 2 Fillyside Terrace Craigeninny Edinburgh EH7 6QY	Mr M Low., 2 Fillyside Terrace Craigeninny Edinburgh EH7 6QY	Local Delegated Decision	GRANTED	6 February 2025
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Community Council: Craigeninny/Meadowbank

24/05032/ADV (Advert Consent)	Advertisement of the following types: Projecting sign. 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	Delegated Decision	REFUSED	4 February 2025
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Community Council: Northfield/Willowbrae

24/00020/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. at 74 Spring Gardens Edinburgh EH8 8HX	Mr Czachor., 18 Mossend View West Calder EH55 8RZ	Delegated Decision	REFUSED	7 February 2025
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Community Council: Old Town

[Wards](#)

Ward No. B15 – Southside/Newington

25/00128/WINP A (Prior Approval Windows)	The two front facing existing windows are single glazed aluminium sash windows. The proposed replacement windows will be double glazed white painted timber 1 over 1 sash and case windows with exactly the same window proportions as the existing. at 2F2 3 Buccleuch Terrace Edinburgh EH8 9NB	Mr Stefano Zhou., 2F2 3 Buccleuch Terrace Edinburgh EH8 9NB	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	6 February 2025
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Community Council: Southside

24/06328/TCO (Treework Within a Conservation Area)	Copper beech thin. at 9 Dalrymple Crescent Edinburgh EH9 2NU	Mr Terence Lamb., 9 Dalrymple Crescent Edinburgh EH9 2NU	Delegated Decision	WITHDRAWN	3 February 2025
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Community Council: Grange/Prestonfield

24/06058/ADV (Advert Consent)	Aluminium noticeboard A1 size, with plexiglass window, fixed into the ground with 2 aluminium posts. at Proposed Advertising Hoarding 15 Metres East Of 180 Dalkeith Road Edinburgh	Grange Prestonfield Community Council., FAO: Paul Rowllings 6 Ventnor Terrace Edinburgh EH9 2BL	Delegated Decision	GRANTED	6 February 2025
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Community Council: Grange/Prestonfield

24/05724/LBC (Listed Building Consent)	Proposed works include replacing existing timber windows with new aluminium windows. Removal of copes to form new external gutter. Installation of new roof outlet. Installation of new roof felt upstands to full height of parapets. at Holland House Pollock Halls Of Residence 18 Holyrood Park Road Edinburgh EH16 5AU	City Of Edinburgh Council., 9 Infirmary Street Edinburgh EH1 1NP	Delegated Decision	GRANTED	6 February 2025
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Community Council: Southside

24/05669/LBC (Listed Building Consent)	Erection of hardwood conservatory. at 11B Grange Road Grange Edinburgh EH9 1UQ	Ms Karen Mclean., 11B Grange Road Grange Edinburgh EH9 1UQ	Delegated Decision	REFUSED	6 February 2025
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Community Council: Marchmont/Sciennes

24/05559/CLP (Certificate of Lawfulness (proposed))	We have a shed on our property, to the side elevation, against a wall, which adjoins Suffolk Road Lane. The shed is rotten and we would like to replace it in a similar location with a shed of a similar size and appearance. at 2 Wilton Road Mayfield Edinburgh EH16 5NY	Mr Paul Brennan., 2 Wilton Road Edinburgh EH16 5NY	Delegated Decision	REFUSED	6 February 2025
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Community Council: Grange/Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

24/05891/FUL (Planning Permission)	Convert existing garage and construct new extension to rear. at 25 Liberton Gardens Alnwickhill Edinburgh EH16 6JU	Mrs Amanda Scott., 7 Greenlaw Hedge Edinburgh EH13 9QX	Local Delegated Decision	GRANTED	6 February 2025
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Community Council: Liberton

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

24/05011/ADV (Advert Consent)	Screens within freestanding advertising unit at Proposed Telecoms Apparatus 10 Metres South Of 224 Portobello High Street Portobello West Edinburgh	BT Telecommunications Plc., Mr Simon Warner. BT - One Braham 1 Braham Street London E1 8EE	Delegated Decision	REFUSED	4 February 2025
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Community Council: Portobello

24/05020/ADV (Advert Consent)	LED digital displays. at Proposed Telecoms Apparatus 25 Metres North Of 44 Niddrie Mains Road Craigmillar Edinburgh	British Telecommunications PLC., FAO: Mr Simon Warner BT - One Braham 1 Braham St London E1 8EE	Delegated Decision	REFUSED	4 February 2025
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Community Council: Craigmillar

[Wards](#)