

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **24 February 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **24 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](#)

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[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

[Ward B17 – Portobello/Craigmillar](#)

If you have any questions about the decisions please contact the Planning Help Desk at planning@edinburgh.gov.uk

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

25/00312/FUL (Planning Permission)	Single storey rear and side extension. at 48 Silverknowes Drive Edinburgh EH4 5HH	Mrs A Buchanan., 48 Silverknowes Drive Edinburgh EH4 5HH	Local Delegated Decision	GRANTED	21 February 2025
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Community Council: Silverknowes (Not Active)

25/00182/TPO (Treework)	Tilia x Europaea in back garden in heavy decline, removal of tree due to Kretzschmaria Deusta. at 4 Barnton Avenue West Edinburgh EH4 6DE	Mr Dalgleish, 4 Barnton Avenue West Edinburgh EH4 6DE	Delegated Decision	REFUSED	20 February 2025
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Community Council: Cramond

[Wards](#)

Ward No. B02 – Pentland Hills

24/05649/TCO (Treework Within a Conservation Area)	Lower cedar branches 1.5- 2m and removal willow reduce lower cedar branches 1.5-2m, removal of small willow tree on perimeter. at 13 Juniper Park Road Juniper Green EH14 5DX	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 February 2025
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Community Council: Juniper Green

Ward No.B03 – Drum Brae/Gyle

25/00467/PAN (Proposal of Application Notice)	Change of use of office building (Class 4) to serviced apartments (Class 7), including ancillary uses related to Class 7 use, and related internal and external alterations, and changes to existing internal and external infrastructure. at 8 Lochside Avenue Edinburgh EH12 9DJ	8 Lochside Limited., Daks Building Unit D Polbeth Industrial Estate Livingston EH55 8TJ	Delegated Decision	PRE-APPLICATION CONSULTATION APPROVED.	18 February 2025
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Community Council: Corstorphine

25/00001/FUL (Planning Permission)	Modular galvanised metal ramp addition to existing permanent ramp. at 13 Duart Crescent Clerwood Edinburgh EH4 7JR	City Of Edinburgh Council, Housing And Homelessness G5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Local Delegated Decision	GRANTED	18 February 2025
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Community Council: Drumbrae

24/05836/FUL (Planning Permission)	Replacement of existing tennis courts and external terrace area with padel tennis courts. at 89B Glasgow Road Gogar Edinburgh EH12 8GZ	David Lloyd Leisure Ltd.,	Local Delegated Decision	GRANTED	18 February 2025
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Community Council: Corstorphine

Ward No. B04 – Forth

25/00275/FUL (Planning Permission)	Disabled metal ramp within front garden and new door to existing window. at PF2 256 Crewe Road North Edinburgh EH5 1LS	City Of Edinburgh Council., FAO: Housing And Homelessness Level G.5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Local Delegated Decision	GRANTED	21 February 2025
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Community Council: Granton + District

25/00073/TCO (Treework Within a Conservation Area)	Sycamore reduce height by 3-4m and reduce sides by 1-2m to balance. at 40 Park Road Newhaven Edinburgh EH6 4LD	Hardie., FAO: Mr Greg Hardie 23 Pikes Pool Drive, Kirkliston EH29 9GH	Delegated Decision	MAKE A TREE PRESERVATION ORDER	20 February 2025
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Community Council: Leith Harbour And Newhaven

24/05882/TPO (Treework)	T1 Whitebeam cut to stump. at 25 Larkfield Gardens Trinity Edinburgh EH5 3QA	Trinity Factoring Services., 209 Bruntsfield Place Edinburgh EH10 4DH	Delegated Decision	WITHDRAWN	21 February 2025
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Community Council: Trinity

24/05639/FUL (Planning Permission)	Subdivide the property to change the use from Class 11, (gym), to Class 10, (church), on the second floor. at 9 Waterfront Broadway Edinburgh EH5 1SA	Winners' Chapel International Scotland Ltd., 41 Ashfield Street Possilpark G22 5HG	Local Delegated Decision	GRANTED	19 February 2025
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Community Council: West Pilton/West Granton

24/04784/CLES TL (Certificate of Lawfulness Existing STL)	This apartment has been used as a short term let for the last several years. at Flat 6 1 East Pilton Farm Crossway Pilton Edinburgh EH5 2QG	Mr Konrad Matysiak., 6 Flat 1 Hesperus Crossway Edinburgh EH5 1GH	Delegated Decision	REFUSED	17 February 2025
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Community Council: Granton + District

[Wards](#)

Ward No. B05 – Inverleith

24/06068/FULS TL (Planning Permission STL)	Change of use from residential flat (Sui Generis) to short-term let (Sui Generis). at 2 Learmonth Crescent Edinburgh EH4 1DE	Miss Caoilfhionn McMonagle., 2 Learmonth Crescent Edinburgh EH4 1DR	Local Delegated Decision	REFUSED	17 February 2025
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Community Council: Stockbridge/Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/00585/TCO (Treework Within a Conservation Area)	Whitebeam - Cut to Stump at St Georges School For Girls 2A Garscube Terrace Edinburgh EH12 6BQ	St Georges School For Girls., St George's School Garscube Terrace Edinburgh EH12 6BG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 February 2025
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Community Council: Murrayfield

24/05406/CON (Conservation Area Consent)	Complete demolition in a Conservation Area. at 87 Ravelston Dykes Road Ravelston Edinburgh EH4 3PA	Mr Daryl Teague., 87 Ravelston Dykes Road Edinburgh EH4 3PA	Delegated Decision	GRANTED	20 February 2025
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Community Council: Murrayfield

24/05257/LBC (Listed Building Consent)	Minor repair and alterations to listed boundary wall to accommodate vehicular and pedestrian access. at 87 Ravelston Dykes Road Edinburgh EH4 3PA	Mr Daryl Teague., 87 Ravelston Dykes Road Edinburgh EH4 3PA	Delegated Decision	GRANTED	18 February 2025
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Community Council: Murrayfield

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

24/06280/FUL (Planning Permission)	Proposed extension and alterations to existing outdoor sports facility, including installation of enclosure boards, synthetic playing surface, canopies, lighting and associated works to facilitate use for padel tennis. at 66 Bankhead Drive Edinburgh EH11 4EQ	Powerleague Fives Ltd.,	Local Delegated Decision	GRANTED	17 February 2025
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Community Council: Sighthill/Broomhouse/Parkhead

24/06115/ADV (Advert Consent)	Advertisement of the following types: Hoarding erection of a D6 digital advert. at 1 Stenhouse Road Stenhouse Edinburgh EH11 3LW	Wildstone Estates., 1 Bartholomew Lane London EC2N 2AX	Delegated Decision	REFUSED	20 February 2025
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Community Council: Hutchison/Chesser

24/05482/LBC (Listed Building Consent)	Installation of Interpretation Panels on gates of cemetery. at North Merchiston Cemetery 4 Slateford Road Edinburgh	Heart Of Midlothian Football Club., Dr Karen Mailley. Tynecastle Stadium 1 Tynecastle Terrace Edinburgh EH11 2NL	Delegated Decision	GRANTED	20 February 2025
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Community Council: Gorgie/Dalry

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/00696/TPO (Treework)	Leaning Norway Spruce at the SE corner of the garden remove as it's lean is getting worse. at 35 Barnshot Road Edinburgh EH13 0DJ	Mrs Laura Behan., 35 Barnshot Road Edinburgh EH13 0DJ	Delegated Decision	GRANTED	20 February 2025
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Community Council: Colinton

24/06096/FUL (Planning Permission)	Retrospective application for siting of an Inpost parcel locker. at 2 Bonaly Avenue Edinburgh EH13 0ET	InPost UK., Moray House 23 - 25 Titchfield Street London W1W 7PA	Local Delegated Decision	GRANTED	19 February 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

25/00738/TCO (Treework Within a Conservation Area)	Mature horse chestnut shorten limb by 1.5m to reduce weight. at 26 Easter Steil Edinburgh EH10 5XE	Housing Association., FAO: Graham Pike 4 Wester Steil Edinburgh EH10 5XA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 February 2025
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Community Council: Craiglockhart

25/00035/LBC (Listed Building Consent)	Replace lounge window. at Flat 9 35 Mid Steil Edinburgh EH10 5XB	Miss J Thwaites., Flat 9 35 Mid Steil Greenbank Edinburgh EH10 5XB	Delegated Decision	GRANTED	18 February 2025
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Community Council: Craiglockhart

24/05021/CLE (Certificate of Lawfulness (existing))	Recent previous use has been a Betting shop and a second hand store. Proposed use is for a licenced grocers. at 119 Slateford Road Slateford Edinburgh EH11 1QY	Mr Deepak Singh., 13 Flat 4 Caledonian Crescent Edinburgh EH11 2AW	Delegated Decision	GRANTED	18 February 2025
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Community Council: Hutchison/Chesser

[Wards](#)

Ward No. B10 – Morningside

25/00372/TCO (Treework Within a Conservation Area)	Silver Birch 1 - Crown reduction as shown on attached photo, Silver Birch 2 - Crown reduction and crown lift as shown in photo., Ash - Canopy reduction on Ash tree as shown in photo. at 30 Warrender Park Terrace Edinburgh EH9 1EE	Miss Margaret Campbell., 31 Warrender Park Terrace Edinburgh EH9 1EE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	17 February 2025
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Community Council: Marchmont/Sciennes

25/00380/FUL (Planning Permission)	Building a garden room in the rear of the back garden. at Flat 1 13 Cluny Gardens Edinburgh EH10 6BH	Urban Pods., Mr Ross Iwaniec Unit 19 Napier Square Livingston EH54 5DG	Local Delegated Decision	WITHDRAWN	20 February 2025
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Community Council: Morningside

25/00183/LBC (Listed Building Consent)	Replacement of existing windows on a like-for-like basis with new windows, custom-fitted with Slimline IGUs. All historical detail to be matched /reinstated. at GF 9 Greenhill Place Edinburgh EH10 4BR	Mr Baker, GF 9 Greenhill Place Edinburgh EH10 4BR	Delegated Decision	GRANTED	19 February 2025
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Community Council: Merchiston

25/00187/FUL (Planning Permission)	Proposed canopy to secondary entrance. at 20 Hermitage Drive Edinburgh EH10 6BY	Mr Dixon, 20 Hermitage Drive Edinburgh EH10 6BY	Local Delegated Decision	GRANTED	19 February 2025
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Community Council: Morningside

24/03621/FUL (Planning Permission)	Installation of 2x 12kW air source heat pumps to the rear of the property. Installation of 11x roof-mounted solar panels. at 24 Corrennie Gardens Edinburgh EH10 6DB	Mr Davie, 24 Corrennie Gardens Edinburgh EH10 6DB	Local Delegated Decision	GRANTED	18 February 2025
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Community Council: Morningside

[Wards](#)

Ward No. B11 – City Centre

25/00659/TCO (Treework Within a Conservation Area)	Fraxinus excelsior, Tilia cordata, Fagus sylvatica trees badly damaged by Storm Eowyn requiring felling. at Regent Royal & Carlton Terrace Gardens Regent Terrace Edinburgh	Regent Gardens., FAO: Charlotte Mallalieu 17A Royal Terrace Mews Edinburgh EH7 5BZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 February 2025
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Community Council: New Town/Broughton

25/00184/TCO (Treework Within a Conservation Area)	T1 - Elm - Laterally tip reduce canopy to ensure a maximum clearance of 1.5 - 2.0m clearance to any adjacent buildings. at Beehive 18 - 20 Grassmarket Edinburgh EH1 2JU	JAL., FAO: Jeff Askew Fala Hall Farm Pathhead EH37 5SZ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 February 2025
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Community Council: Old Town

25/00087/LBC (Listed Building Consent)	Form new stud partition wall within existing front room and create new opening within existing internal wall to existing lounge area to allow access to new reading room. at 1F2 20 Howe Street Edinburgh EH3 6TG	Mr & Mrs Howlin., 1F2 20 Howe Street Edinburgh EH3 6TG	Delegated Decision	GRANTED	18 February 2025
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Community Council: New Town/Broughton

25/00020/FULS TL (Planning Permission STL)	Change of use to short term let (sui generis). at 2F4 9 Home Street Edinburgh EH3 9JR	Mr Imtiaz Ansari., 3F1 99 Shandwick Place Edinburgh EH2 4SD	Local Delegated Decision	REFUSED	20 February 2025
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Community Council: Tollcross

24/06319/FULS TL (Planning Permission STL)	Change of use from residential to short-term visitor accommodation. at Flat 6 90 Princes Street Edinburgh EH2 2ER	Pennington And Lori Property., 35 Wardie Road Edinburgh EH5 3LJ	Local Delegated Decision	REFUSED	18 February 2025
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Community Council: New Town/Broughton

24/06267/FUL (Planning Permission)	Removal and replacement of existing telephone box outside 128 Lothian Road with single black digital communications kiosk and ancillary advertisement and complete removal of double telephone box outside 144 Lothian Road. at Proposed Telecoms Apparatus 10 Metres East Of 134 Lothian Road Edinburgh	New World Payphones., FAO: Ben Porte 33 Golden Square Soho London W1F 9JT	Delegated Decision	REFUSED	18 February 2025
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Community Council: Tollcross

24/06268/ADV (Advert Consent)	Digital advertising display integrated within replacement digital communications kiosk. at Proposed Telecoms Apparatus 10 Metres East Of 134 Lothian Road Edinburgh	New World Payphones., FAO: Ben Porte 33 Golden Square Soho London W1F 9JT	Delegated Decision	REFUSED	18 February 2025
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Community Council: Tollcross

24/06270/FUL (Planning Permission)	Removal and replacement of existing telephone box outside 11 - 13 South St Andrews Street with single black digital communications kiosk and ancillary advertisement and complete removal of telephone box outside Waverley Station (Waverley Bridge). at Telephone Kiosk South St Andrew Street Edinburgh	New World Payphones., FAO: Ben Porte 33 Golden Square Soho London W1F 9JT	Local Delegated Decision	REFUSED	18 February 2025
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Community Council: New Town/Broughton

24/06271/ADV (Advert Consent)	Digital advertising display integrated within replacement digital communications kiosk. at Telephone Kiosk South St Andrew Street Edinburgh	New World Payphones., FAO: Mr Ben Porte 33 Golden Square Soho London W1F 9JT	Delegated Decision	REFUSED	18 February 2025
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Community Council: New Town/Broughton

24/06228/LBC (Listed Building Consent)	Newly proposed internal layout, exterior surfaces to be cleaned (as amended to omit cleaning). at 19A Rose Street Edinburgh EH2 2PR	Greggs PLC., Greggs House Quorum Business Park Newcastle Upon Tyne NE12 8BU	Delegated Decision	PERMISSION IS NOT REQUIRED	19 February 2025
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Community Council: New Town/Broughton

24/06235/FUL (Planning Permission)	Internal alterations and minor external alterations. at 50 Northumberland Street Edinburgh EH3 6JE	L McAreavey., 50 Northumberland Street Edinburgh EH3 6JE	Delegated Decision	NOT DEVELOPMENT	20 February 2025
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Community Council: New Town/Broughton

24/06133/LBC (Listed Building Consent)	Proposed partial removal of box room internal partition to create open-plan kitchen /dining /living area, and new shower room to second floor flat. at 2F2 2 Alva Street Edinburgh EH2 4QG	Mr James Macdonald., 9 Belmont Road London SW4 0BZ	Delegated Decision	GRANTED	18 February 2025
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Community Council: West End

24/06140/LBC (Listed Building Consent)	Removal of 4 No. antennas, 2 No. cabinets and all ancillary development (inc. wooden louvres). Installation of 14 No. antennas, 1 No. cabinet and all ancillary development (inc. GRP louvres). at 6 - 8 Douglas Gardens Edinburgh EH4 3DA	Cornerstone., Hive 2 1530 Arlington Business Park Hive 2 Theale RG7 4SA	Delegated Decision	GRANTED	19 February 2025
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Community Council: West End

24/06102/LBC (Listed Building Consent)	Replacement of existing single glazed sashes on a like-for-like basis with new sashes, custom-fitted with IGU's. All historical detail to be matched /reinstated. Existing cases to be refurbished in situ. at 7 Doune Terrace Edinburgh EH3 6DY	Mr Kenny Graham, 7 Doune Terrace Edinburgh Scotland EH3 6DY	Delegated Decision	GRANTED	17 February 2025
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Community Council: New Town/Broughton

24/05898/FULS TL (Planning Permission STL)	Application is to confirm change of use from residential to short term let for an existing and established short term let business operating since 2018 and currently legally licenced to operate as a short term let under Licence Number EH-69520-F. at 2F 2 Albyn Place Edinburgh EH2 4NG	Mrs Fiona Johnston., 2F 2 Albyn Place Edinburgh EH2 4NG	Local Delegated Decision	REFUSED	17 February 2025
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Community Council: New Town/Broughton

24/05363/FUL (Planning Permission)	Change of use from a derelict joinery workshop (class 5) to arts venue / gallery (Class 10) (AS AMENDED) at 3A Lower Gilmore Place Fountainbridge Edinburgh EH3 9NY	Mr James Steel., 3A Lower Gilmore Place Fountainbridge Edinburgh EH3 9NY	Local Delegated Decision	GRANTED	21 February 2025
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Community Council: Tollcross

24/05155/LBC (Listed Building Consent)	Proposed alterations and change of use from restaurant to serviced apartments (as amended). at 59 Queen Street Edinburgh EH2 3NS	Librizzi UK Ltd., Ms Veronica Nicholson. C/O Lorn Macneal Architects 3 St Vincent Street Edinburgh Scotland EH3 6SW	Delegated Decision	GRANTED	21 February 2025
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Community Council: New Town/Broughton

24/05156/FULS TL (Planning Permission STL)	Proposed alterations and change of use from restaurant to serviced apartments. at 59 Queen Street New Town Edinburgh EH2 3NS	Librizzi UK Ltd., Ms Veronica Nicholson C/O Lorn Macneal Architects 3 St Vincent Street Edinburgh Scotland EH3 6SW	Local Delegated Decision	GRANTED	21 February 2025
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Community Council: New Town/Broughton

24/04315/CLES TL (Certificate of Lawfulness Existing STL)	Property is in existing use as a short term let. at 1F 15 James' Court 493 Lawnmarket Edinburgh EH1 2PB	C & P Hunter., FAO: C Hunter C/o Backpackers Ltd 65 Cockburn Street Edinburgh EH1 1BU	Delegated Decision	GRANTED	17 February 2025
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Community Council: Old Town

24/01808/FULS TL (Planning Permission STL)	Change of use from office to serviced apartments, resubmission of application 23/04652/FULSTL. at 19 Walker Street Edinburgh EH3 7HX	Walker Edinburgh Developments Limited., 21 Alva Street Edinburgh EH2 4PS	Local Delegated Decision	GRANTED	20 February 2025
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Community Council: West End

Ward No. B12 – Leith Walk

24/06146/FUL (Planning Permission)	Replacement of rotten timber stair, reinstatement of stone to rear elevation in areas of loss or damage and inclusion of ASHP in private garden. at 11 East Claremont Street Edinburgh EH7 4HT	Mr Brown, 11 East Claremont Street Edinburgh EH7 4HT	Local Delegated Decision	GRANTED	18 February 2025
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Community Council: New Town/Broughton

24/06147/LBC (Listed Building Consent)	Replacement of rotten timber stair, reinstatement of stone to rear elevation in areas of loss or damage and inclusion of ASHP in private garden. at 11 East Claremont Street Edinburgh EH7 4HT	Mr Grigor Brown., 11 East Claremont Street Edinburgh Eh74HT	Delegated Decision	GRANTED	18 February 2025
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Community Council: New Town/Broughton

24/05653/LBC (Listed Building Consent)	Demolish dilapidated C listed property and rebuild using salvageable stonework along with new stone and slate roof to match existing. at 9 Montgomery Street Lane Edinburgh	Burgh Property., 146 Duddingston Road West Edinburgh EH16 4AP	Delegated Decision	WITHDRAWN	17 February 2025
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Community Council: Leith Central

24/05656/FULS TL (Planning Permission STL)	Demolition, rebuild and change of use from derelict mews property to create two self-contained holiday let apartments. at 9 Montgomery Street Lane Edinburgh	Burgh Property., 146 Duddingston Road West Edinburgh EH16 4AP	Local Delegated Decision	WITHDRAWN	18 February 2025
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Community Council: Leith Central

24/05374/LBC (Listed Building Consent)	Construct a permanent fixed mezzanine with glazed screens within kitchen area and install a freestanding modern mezzanine within the living area. (AS AMENDED) at PF 7 Bellevue Terrace Broughton Edinburgh EH7 4DT	Mr Jeremy Weller., 7 (PF) Bellvue Terrace Edinburgh EH7 4DT	Delegated Decision	GRANTED	18 February 2025
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Community Council: New Town/Broughton

24/05272/FUL (Planning Permission)	Change use class of existing cafe from Sui Generis to Class 3. No alterations to the building structure are proposed. at 31 Crighton Place Edinburgh EH7 4NY	Mr Matthew Manson., 147 Howden Hall Drive Edinburgh EH16 6YF	Local Delegated Decision	GRANTED	19 February 2025
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Community Council: Leith Central

24/04060/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 1F1 39 Pitt Street Bonnington Edinburgh EH6 4BZ	Mr Benedetto Vassella., 3 Middlefield Edinburgh EH7 4PF	Delegated Decision	REFUSED	17 February 2025
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

25/00759/TCO (Treework Within a Conservation Area)	Mature cherry tree crown reduction. Current height:7m. Proposed height 6,5 metres. Current width 6m proposed width 6,5m. at 2 Vanburgh Place Edinburgh EH6 8AE	Andrea Bloomfield., 2 Vanburgh Place Edinburgh EH6 8AE	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 February 2025
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Community Council: Leith Links

25/00562/TCO (Treework Within a Conservation Area)	2 Eucalyptus trees (T1 & T2). They are becoming too large for their positions reduce their heights from 9m down to 5m and reduce their radial spreads from 4m to 2m. at Treeworks At Mill Lane Edinburgh	Taylor & Martin Bespoke Property Management., Mr Duncan Munro 50 Queen Street Edinburgh SCOTLAND EH3 3NS	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	21 February 2025
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Community Council: Leith Harbour And Newhaven

25/00424/TCO (Treework Within a Conservation Area)	Holly in front right-hand corner of front garden. Touching the buildings on both sides. - Reduce crown height from 10 down to 6m & radial spread from 4m to 2m. Crown lift to 2.5m. at 5 Tower Place Edinburgh EH6 7BZ	MKP Estate Limited., Ms Rachel Beatton. Pitcairle House Newburgh Road Auchtermuchty KY14 6EU	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	17 February 2025
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Community Council: Leith Harbour And Newhaven

24/06256/LBC (Listed Building Consent)	Proposed change of use and alteration of existing offices to form 3 dwelling flats. Works include formation of new entrance door, addition of down pipes and vents, changes to internal layout including the formation of mezzanine floors within existing rooms and the creation of an emergency escape window. at 5 Tower Place Edinburgh EH6 7BZ	Rulelist Ltd C/o EPM., FAO: Alan McCrone Reiverslaw House Bonnington Road Peebles EH45 9HF	Delegated Decision	GRANTED	20 February 2025
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Community Council: Leith Harbour And Newhaven

24/06266/FUL (Planning Permission)	Proposed change of use and alteration of existing offices to form 3 dwelling flats. Works include formation of new entrance door, addition of down pipes and vents, changes to internal layout including the formation of mezzanine floors within existing rooms and the creation of an emergency escape window. at 5 Tower Place Edinburgh EH6 7BZ	Mr Alan McCrone., Reiverslaw House Bonnington Road Peebles EH45 9HF	Local Delegated Decision	GRANTED	20 February 2025
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Community Council: Leith Harbour And Newhaven

24/05890/FULS TL (Planning Permission STL)	Change of use from office to serviced apartments for units 1F10 and 1F20. at 1F10 & 1F20 2 Commercial Street North Leith Edinburgh EH6 6JA	Edinburgh MI Ltd., Mr Daniel Multon 29 Royal Terrace Edinburgh Scotland EH7 5AH	Local Delegated Decision	GRANTED	21 February 2025
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Community Council: Leith Harbour And Newhaven

24/05895/LBC (Listed Building Consent)	Alterations for change of use from office to serviced short term let apartments within units 1F10 and 1F20. at 1F10 & 1F20 2 Commercial Street North Leith Edinburgh EH6 6JA	Edinburgh MI Limited., Mr Daniel Multon 29 Royal Terrace Edinburgh Scotland EH7 5AH	Delegated Decision	GRANTED	21 February 2025
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Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentenny/Duddingston

24/06158/FUL (Planning Permission)	Change of use from Retail unit (Class 1) to Coffee shop (Class 3). at 1 Meadowbank Avenue Edinburgh EH8 7AP	Sera Yogu Limited., Mr Fadi Backeet 109-14 Swanston Road Edinburgh UK EH10 7DS	Local Delegated Decision	GRANTED	19 February 2025
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Community Council: Northfield/Willowbrae

[Wards](#)

Ward No. B15 – Southside/Newington

24/06253/LBC (Listed Building Consent)	Internal alterations to form en-suite shower room and wardrobe within rear first floor room in previously converted building. at 1F 28 Fountainhall Road Edinburgh EH9 2LW	Ms Anne MacLaren., 1F 28 Fountainhall Road Edinburgh EH9 2LW	Delegated Decision	GRANTED	20 February 2025
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Community Council: Grange/Prestonfield

24/06150/FUL (Planning Permission)	Garden room at lower ground floor. at 22 James Gall Wynd Edinburgh EH16 5FF	Mrs Kate Mearns., 22 James Gall Wynd Edinburgh EH16 5FF	Local Delegated Decision	GRANTED	19 February 2025
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Community Council: Grange/Prestonfield

24/05725/FUL (Planning Permission)	Change of use from wine storage warehouse to part of shop replacement of roller shutter with new glazed screen and entrance. at 61 Pleasance Newington Edinburgh EH8 9TQ	Great Grog Company Ltd., 17 East Cromwell Street Edinburgh EH6 6HD	Local Delegated Decision	GRANTED	19 February 2025
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Community Council: Southside

24/05666/FUL (Planning Permission)	Erection of conservatory. at 11B Grange Road Grange Edinburgh EH9 1UQ	Ms Karen Mclean., 11B Grange Road Grange Edinburgh EH9 1UQ	Local Delegated Decision	REFUSED	18 February 2025
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Community Council: Marchmont/Sciennes

24/05680/FUL (Planning Permission)	Alterations and change of use to form 4 flatted dwellings. at 15 - 23 Hardwell Close Newington Edinburgh EH8 9RX	Hardwell Holdings Limited., 29 York Place Edinburgh EH1 3HP	Local Delegated Decision	GRANTED	20 February 2025
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Community Council: Southside

24/05068/FUL (Planning Permission)	Change of use from Class 3 to Sui Generis Class 3 hot food takeaway. Further application following withdrawn of application 24/00969/FUL. at 94 Buccleuch Street Edinburgh EH8 9NH	Tri Scotland Ltd., 17 Shandwick Place Edinburgh EH2 4RG	Local Delegated Decision	GRANTED	18 February 2025
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Community Council: Southside

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/00174/FUL (Planning Permission)	Disabled modular galvanised metal ramp. at 16 Burdiehouse Street Edinburgh EH17 8EY	City Of Edinburgh Council., Housing & Homelessness Level G.5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Local Delegated Decision	GRANTED	20 February 2025
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Community Council: Gilmerton/Straiton/Inch

25/00051/FULS TL (Planning Permission STL)	Short term let, secondary letting. at 6 Gilmerton Dykes Gardens Edinburgh EH17 8JL	Suren & Erkis Property Ltd., FAO: Yusuf Suren 6 Gilmerton Dykes Gardens Edinburgh EH17 8JL	Local Delegated Decision	REFUSED	21 February 2025
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Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/00806/LBC (Listed Building Consent)	Installation of an EV charge point (EVCP) at property. The EVCP would be affixed to external wall facing the driveway. The EVCP must be at least 72cm from the ground and no more than 132cm. The charge point is a small Ohme Epod chargepoint with no tethering cable fixed. Dimensions are 230mm (H) x 140mm (W) x 100mm (D) and it weighs 1.48kg. at 5 East Brighton Crescent Portobello West Edinburgh EH15 1LR	Mr Alexander Gardner., 5 East Brighton Crescent Edinburgh EH15 1LR	Local Delegated Decision	PERMISSION IS NOT REQUIRED	21 February 2025
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Community Council: Portobello

25/00270/FUL (Planning Permission)	Disabled metal ramp to communal entrance. at Flat 2 11 Magdalene Medway Edinburgh EH15 3DL	City Of Edinburgh Council (CEC)., Housing And Homelessness (CEC). Level G.5 Waverley Court . 4 East Market Street Edinburgh EH8 8BG	Local Delegated Decision	GRANTED	21 February 2025
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Community Council: Craigmillar

25/00026/WINP A (Prior Approval Windows)	Existing UPVC tilt and turn windows to be replaced throughout with double glazed sash and case timber windows. at 2F2 10 Promenade Terrace Edinburgh EH15 1DT	Ms Lauren Ng., 2F2 10 Promenade Terrace Edinburgh EH15 1DT	Local Delegated Decision	PRIOR APPROVAL NOT REQUIRED	20 February 2025
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Community Council: Portobello

24/06260/FUL (Planning Permission)	Rear house extension and removal of existing conservatory. at 135 Gilberstoun Edinburgh EH15 2RA	Mrs Susan Gardner., 135 Gilberstoun Edinburgh EH15 2RA	Local Delegated Decision	GRANTED	18 February 2025
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Community Council: Portobello

24/05954/LBC (Listed Building Consent)	External alterations to former church building with associated access and internal alterations including installation of a first floor, removal of balustrades, part relocation and removal of selected pews, relocation of pulpit, and subdivision of ground floor with flexible partitions. at 16B Bellfield Street Edinburgh EH15 2BP	Action Party., 16B Bellfield Street Portobello, Edinburgh EH15 2BP	Delegated Decision	GRANTED	18 February 2025
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Community Council: Portobello

24/05120/AMC (Approval of Matters Specified in Conds)	Approval of the matters specified in conditions 1a to 1i (a to h) of planning permission in principle 21/00284/FUL for the erection of 27 homes, with associated parking, active travel routes, landscaping, and other infrastructure (as amended) at Land 447 Metres Northeast Of 545 Old Dalkeith Road Moredun Edinburgh	Policies Holding Ltd & Hosp Ltd., Sovereign Trust (Channel Islands) Limited PO Box 252, Suite B St Peter Port House, Sausmarez Street St Peter Port Guernsey GY1 4LQ	Local Delegated Decision	APPROVED	20 February 2025
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Community Council: Craigmillar

[Wards](#)