

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **3 March 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **3 March 2025**. Full details of the decision and the application report can be found on the [Planning and Building Standards Online Services](#).

Wards

[Ward B01 - Almond](#)

[Ward B02 – Pentland Hills](#)

[Ward B03 – Drum Brae/Gyle](#)

[Ward B04 – Forth](#)

[Ward B05 – Inverleith](#)

[Ward B06 – Corstorphine/Murrayfield](#)

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[Ward B08 – Colinton/Fairmilehead](#)

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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

25/00601/TPO (Treework)	5 Weeping Willow trees at Easter Park House (314,315,316,317 & 318) reduce crown heights by 30%, taking 4m off the heights leaving 8m trees. Monterey Cypress (T00016) overshadowing the patios of Garden Terrace reduce lateral spread towards the flats by 3m. at Treeworks At Easter Park Drive Edinburgh	Hacking & Paterson Management Services., FAO: Rebecca Macdonald 2 Redhaughs Rigg Edinburgh EH12 9DQ	Delegated Decision	GRANTED	27 February 2025
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Community Council: Cramond

25/00192/TPO (Treework)	4 Weeping Willow trees, reduce crown height by 30%, taking 4m off the height leaving 8m high trees. T0034 Monterey Cypress, overshadowing the patios of Garden Terrace, reduce lateral spread towards the flats by 3m. at Treeworks At Easter Park Drive Davidson's Mains Edinburgh	Hacking & Paterson Management Services., FAO: Rebecca Macdonald 2 Redheughs Rigg Edinburgh EH12 9DQ	Delegated Decision	GRANTED	27 February 2025
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Community Council: Cramond

25/00115/TPO (Treework)	T60 Oak, remove. at Treeworks At Northlawn Court Davidson's Mains Edinburgh	Hacking & Paterson Management Services., FAO: Rebecca MacDonald 2 Redheughs Rigg Edinburgh EH12 9DQ	Delegated Decision	MIXED DECISION	26 February 2025
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Community Council: Cramond

25/00027/ADV (Advert Consent)	Advertisement of the following types : Advance SignFlex Face fascia sign with built-up letters (x2) free standing totem sign (x2) free standing wayfinding totem (x2) Vinyl text on existing (x7) printed vinyl on existing (x1) at Lochend Industrial Estate 1 Queen Anne Drive Ratho Station Newbridge EH28 8PL	Arnold Clark Automobiles Ltd., 454 Hillington Rd, Glasgow G52 4FH	Delegated Decision	GRANTED	25 February 2025
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Community Council: Ratho

24/06279/FUL (Planning Permission)	Install a garden porch / utility solar battery store. at 48 Cramond Road North Edinburgh EH4 6JA	Mrs Ev McLaughlin., 48 Cramond Road North Edinburgh EH64 6JA	Local Delegated Decision	GRANTED	25 February 2025
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Community Council: Cramond

24/06117/CLP (Certificate of Lawfulness (proposed))	Reinstate pedestrian and driveway gates, cupola replacement, rear extension alterations, including enclosure of rear veranda to increase floor area, internal alterations. at 12 Barnton Gardens Davidson's Mains Edinburgh EH4 6AF	Mr Michael And Mrs Kate Proctor., 12 Barnton Gardens Edinburgh EH4 6AF	Delegated Decision	GRANTED	27 February 2025
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Community Council: Cramond

[Wards](#)

Ward No. B02 – Pentland Hills

25/00502/TCO (Treework Within a Conservation Area)	T1 - 5 (as shown in notice) remove dead and broken branches throughout canopy. at 482 Lanark Road Juniper Green EH14 5DH	Mrs Manson, Blainslie 482 Lanark Road Juniper Green EH14 5DH	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 February 2025
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Community Council: Juniper Green

24/06060/FUL (Planning Permission)	Proposed single storey extension to dwelling house. at 130 Muir Wood Road Currie Edinburgh EH14 5HF	Mr & Mrs Gemma Anderson., 130 Muir Wood Road Currie Edinburgh EH14 5HF	Local Delegated Decision	GRANTED	24 February 2025
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Community Council: Currie

Ward No.B03 – Drum Brae/Gyle

25/00045/CLP (Certificate of Lawfulness (proposed))	New single storey extension to existing dwelling. at 54 Fauldburn Edinburgh EH12 8YH	Mrs Neelum Yousaf., 54 Fauldburn Edinburgh EH12 8YH	Delegated Decision	REFUSED	28 February 2025
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Community Council: Drumbrae

24/05856/FUL (Planning Permission)	Alterations to shopfront to include cut down of stall riser and installation of collection module. at LloydsPharmacy 3 Bughtlin Market Bughtlin Edinburgh EH12 8XP	East Craigs Pharmacy., 3 Bughtlin Market Edinburgh EH12 8XP	Local Delegated Decision	GRANTED	27 February 2025
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Community Council: Drumbrae

24/05529/FUL (Planning Permission)	Alterations to and conversion of existing garage to form habitable accommodation ancillary to main dwelling. at 7 Craigmount Crescent Craigmount Edinburgh EH12 8DG	Ms Kim Dewar., 7 Craigmount Crescent Edinburgh EH12 8DG	Local Delegated Decision	GRANTED	27 February 2025
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Community Council: Corstorphine

24/03665/FUL (Planning Permission)	Alter and extend existing detached house. at 97 Glasgow Road Gogar Edinburgh EH12 8LH	Mr Ibrar Hussain., 97 Glasgow Road Edinburgh EH12 8LH	Local Delegated Decision	REFUSED	24 February 2025
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Community Council: Corstorphine

Ward No. B04 – Forth

24/06299/WINP A (Prior Approval Windows)	CR Smith are proposing to replace the existing u PVC sash and case next to fixed with a uPVC tilt and turn next to be fixed window. Material to remain the same (white), opening mechanism to change from sash and case to tilt and turn. Transom to be added horizontally across the tilt and turn unit to replicate the sash effect. Sizes to remain as close as possible at Flat 2 19 Newhaven Main Street Edinburgh EH6 4NA	Mr Darnell Taylor., Flat 1 19 Newhaven Main Street Edinburgh EH6 4NA	Local Delegated Decision	APPROVED	26 February 2025
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Community Council: Leith Harbour And Newhaven

24/06209/FUL (Planning Permission)	Replace existing conservatory and greenhouse with new extension. at GF1 216 Newhaven Road Edinburgh EH6 4QE	Mr Logan & Ms Taylor, 40 Constitution Street Edinburgh EH6 6PW	Local Delegated Decision	GRANTED	27 February 2025
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Community Council: Leith Harbour And Newhaven

24/06210/LBC (Listed Building Consent)	Replace existing conservatory and greenhouse with new extension. at GF1 216 Newhaven Road Edinburgh EH6 4QE	Mr Logan & Ms Taylor, 40 Constitution Street Edinburgh EH6 6PW	Delegated Decision	GRANTED	27 February 2025
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Community Council: Leith Harbour And Newhaven

24/06077/FUL (Planning Permission)	The Installation of an Automated Teller Machine and associated signage. at 56 Granton Road Trinity Edinburgh EH5 3QU	Cardtronics Uk Ltd., Cardtronics Uk Ltd. 9th Floor 5 Merchant Square Paddington, W2 1BQ	Local Delegated Decision	GRANTED	25 February 2025
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Community Council: Trinity

24/06078/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. at 56 Granton Road Trinity Edinburgh EH5 3QU	Cardtronics UK Ltd., Cardtronics UK Ltd. 9th Floor 5 Merchant Square Paddington, W2 1BQ	Delegated Decision	GRANTED	25 February 2025
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Community Council: Trinity

[Wards](#)

Ward No. B05 – Inverleith

25/00756/TCO (Treework Within a Conservation Area)	T1 Sycamore crown lift both stems up to 4m & stem nearest house>7m. T2,T3 Crack Willow,T4 Elder and T6 Sycamore cut to stump. at 11B Belford Mews Edinburgh EH4 3BT	Mr Jack Woolley., 11B Belford Mews Edinburgh EH4 3BT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 February 2025
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Community Council: West End

25/00303/LBC (Listed Building Consent)	Replace existing single glazed sash and case windows with new hardwood timber double glazed sash and case windows. at GF 13 Belgrave Place Edinburgh EH4 3AW	Mr & Mrs Tennant., GF 13 Belgrave Place Edinburgh EH4 3AW	Delegated Decision	GRANTED	27 February 2025
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Community Council: West End

25/00301/CLP (Certificate of Lawfulness (proposed))	Replace existing single glazed sash and case windows with new hardwood timber double glazed sash and case windows. at GF 13 Belgrave Place Edinburgh EH4 3AW	Tennants., GF 13 Belgrave Place Edinburgh EH4 3AW	Delegated Decision	GRANTED	26 February 2025
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Community Council: West End

25/00136/LBC (Listed Building Consent)	Replace glass sliding doors to existing contemporary rear extension. Remove stonework under window to front area under entrance platt and glaze area under plat to extend accommodation, upgrades to existing windows. at GF 13 St Bernard's Crescent Edinburgh EH4 1NR	Prof & Dr Cohen, GF 13 St Bernard's Crescent Edinburgh EH4 1NR	Delegated Decision	GRANTED	27 February 2025
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Community Council: Stockbridge/Inverleith

24/05565/FUL (Planning Permission)	Proposal for removal of existing outbuilding and erecting a garden room covering and expanding beyond the existing outbuilding's footprint. at 32 Inverleith Place Inverleith Edinburgh EH3 5QB	Mrs Joanna Temperley., 32 Inverleith Place Edinburgh EH3 5QB	Local Delegated Decision	GRANTED	25 February 2025
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Community Council: Stockbridge/Inverleith

24/04589/FUL (Planning Permission)	Change of use of premises from mixed-use Class 1A and Class 4 to mixed-use Class 1A and Class 3 (Restricted) (as amended). at 29 - 35 Hamilton Place Edinburgh EH3 5BA	Lannan Bakery., 29 - 35 Hamilton Place Edinburgh EH3 5BA	Local Delegated Decision	GRANTED	28 February 2025
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Community Council: Stockbridge/Inverleith

[Wards](#)

Ward No. B06 – Corstorphine/Murrayfield

25/00744/TCO (Treework Within a Conservation Area)	T1 hawthorn, T2 and T3 hawthorn remove poorly sited and too close to wall. T4 cherry remove dead tree. at 21 Succoth Place Edinburgh EH12 6BJ	Mr Binegar., 21 Succoth Place Edinburgh EH12 6BJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 February 2025
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Community Council: Murrayfield

25/00047/ADV (Advert Consent)	Advertisement of the following types: Erection of a D6 digital advert. at 109 Queensferry Road Edinburgh EH4 3HL	Wildstone Estates., 1 Bartholomew Lane London EC2N 2AX	Delegated Decision	GRANTED	27 February 2025
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Community Council: Craigleith/Blackhall

24/05224/FULS TL (Planning Permission STL)	Change of use from office to 6x short-term let apartments (Sui Generis) including external alterations. at 150 St John's Road Edinburgh EH12 8AY	Mr Sean Anderson.,	Local Delegated Decision	GRANTED	27 February 2025
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Community Council: Corstorphine

[Wards](#)

Ward No. B07 – Sighthill/Gorgie

25/00395/FULS TL (Planning Permission STL)	Change of use from residential flat (Sui Generis) to short-term let (Sui Generis). at Flat 5 25 Stenhouse Gardens Edinburgh EH11 3LS	Harithi Property Ltd., FAO: Dhayalan Thangavel 18 Dunipace Road Edinburgh EH12 9GH	Local Delegated Decision	REFUSED	25 February 2025
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Community Council: Stenhouse

24/05553/FUL (Planning Permission)	Use of unit for mixed use purposes including for Class 4, 5 and 6 use, sports training and tuition, and Class 1A retail use, to include bulky goods (sui generis). at 85 Bankhead Crossway South South Gyle Edinburgh EH11 4EP	Affordable Golf Ltd., Tay House 300 Bath Street Glasgow G2 4JR	Local Delegated Decision	REFUSED	28 February 2025
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Community Council: Sighthill/Broomhouse/Parkhead

[Wards](#)

Ward No. B08 – Colinton/Fairmilehead

25/00783/TCO (Treework Within a Conservation Area)	Mature Scots pine removal of tree to ground level as it is currently very dangerous. at 20 Carnethy Avenue Edinburgh EH13 0DL	Mr Callum Gibb., 43 Dolphin Road Edinburgh EH14 5RX	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	26 February 2025
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Community Council: Colinton

[Wards](#)

Ward No. B09 – Fountainbridge/Craiglockhart

24/05866/FUL (Planning Permission)	Demolition of existing rear conservatory and erection of 2 storey rear extension including basement level and associated works. at 8 Dovecot Park Hailes Edinburgh EH14 2LN	Mr Ian Bell., 8 Dovecot Park Edinburgh EH14 2LN	Local Delegated Decision	GRANTED	27 February 2025
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Community Council: Longstone

Ward No. B10 –Morningside

25/00693/WINP A (Prior Approval Windows)	Existing timber framed single glazed casement windows to be replaced with new triple glazed timber framed casement windows. at 16 Craighouse Avenue Edinburgh EH10 5LN	Mr Alisdair Muir., 16 Craighouse Avenue Edinburgh EH10 5LN	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	26 February 2025
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Community Council: Morningside

25/00414/TCO (Treework Within a Conservation Area)	T1 - Cherry. - Crown reduce to 7.5m from 9.0m and reduce spread from 7m to 6m. at 18 Greenhill Gardens Edinburgh EH10 4BW	Mr Frances Gairnes., 18 Greenhill Gardens Edinburgh EH10 4BW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 February 2025
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Community Council: Merchiston

25/00331/FUL (Planning Permission)	Demolition of existing rear extension, erection of rear extension with extended attic space above and with front and rear dormers. at 86 Greenbank Road Edinburgh EH10 5RJ	Mr Craig And Mrs Gemma Bell., 86 Greenbank Road Edinburgh EH10 5RJ	Local Delegated Decision	GRANTED	27 February 2025
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Community Council: Morningside

24/06170/LBC (Listed Building Consent)	Internal alteration to create new kitchen within existing bedroom, convert existing kitchen into bedroom, create new en-suite wholly within one existing bedroom, form new bathroom between two rear bedrooms, form new WC accessed from hallway, form new door opening between main bedroom and existing bathroom. at 1F1 25 Warrender Park Road Edinburgh EH9 1HJ	Mr Graham Morrison., 1F1 25 Warrender Park Road Edinburgh EH9 1HJ	Delegated Decision	GRANTED	24 February 2025
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Community Council: Marchmont/Sciennes

24/06091/FUL (Planning Permission)	Removal of existing door and installation of new window. at 57 Morningside Drive Edinburgh EH10 5NF	Mr Alasdair Brown & Mrs Genevieve Munro., 57 Morningside Drive Edinburgh EH10 5NF	Local Delegated Decision	GRANTED	26 February 2025
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Community Council: Morningside

24/05696/FUL (Planning Permission)	Internal and external alterations to house (as amended). at 5 Morningside Place Edinburgh EH10 5ES	Mrs Lesley Reid., 5 Morningside Place Edinburgh EH10 5ES	Local Delegated Decision	GRANTED	25 February 2025
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Community Council: Morningside

23/05523/FULS TL (Planning Permission STL)	Change of use from residential to a short term let (in retrospect). at 67 Viewforth Edinburgh EH10 4LQ	Mr Mohammed Hafeez, 67 Viewforth Edinburgh EH10 4LQ	Local Delegated Decision	REFUSED	24 February 2025
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Community Council: Merchiston

[Wards](#)

Ward No. B11 – City Centre

25/00656/TCO (Treework Within a Conservation Area)	Various varied treeworks. at Gardens At Douglas Crescent Edinburgh	Mr Alan Weddell., Douglas Crescent Gardens Edinburgh EH12 5BA	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 February 2025
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Community Council: West End

25/00371/LBC (Listed Building Consent)	Replacement of existing garage door and roof lights. at Garage 15 Metres West Of 18 William Street South West Lane Edinburgh	Mr C. Campbell., 31 Buckingham Terrace Edinburgh EH4 3AF	Delegated Decision	GRANTED	26 February 2025
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Community Council: West End

25/00154/LBC (Listed Building Consent)	Adjust the position of existing side entrance doors to open out and clear glaze top panels. at 55 Rose Street Edinburgh EH2 2NH	Mitchells & Butlers PLC., 27 Fleet Street Birmingham B3 1JP	Delegated Decision	GRANTED	25 February 2025
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Community Council: New Town/Broughton

25/00159/LBC (Listed Building Consent)	Replacement of curtain walling on Rose Street and Rose Street South Lane. at 68 Rose Street Edinburgh EH2 2NN	Whitbread PLC., 120 Holborn London EC1N 2TD	Delegated Decision	GRANTED	27 February 2025
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Community Council: New Town/Broughton

25/00166/LBC (Listed Building Consent)	Replacement like for like of 3 No. modern timber flush doors (including 1 No. double door set), 16 No. timber panelled doors (including 3 No. double door sets), and 14 No. timber semi glazed doors (including 12 No. double door sets) to meet current fire standards and in line with the fire strategy recommendations / report that was carried out in December 2024. This is phase 2 of works, phase 1 is already complete however, separate LBC was submitted for phase one and was deemed not required. at Scottish National Portrait Gallery 1 Queen Street Edinburgh EH2 1JD	National Galleries Of Scotland., FAO: Linda Dewar Modern Two Art Gallery 73 Belford Road Edinburgh EH4 3DS	Delegated Decision	GRANTED	27 February 2025
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Community Council: New Town/Broughton

25/00102/LBC (Listed Building Consent)	Listed building application to fit new balustrading. at Edinburgh College Of Art 13 Lady Lawson Street Edinburgh EH3 9DS	Edinburgh University., 9 Infirmary Street Edinburgh EH1 1NP	Delegated Decision	GRANTED	24 February 2025
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Community Council: Tollcross

25/00031/FUL (Planning Permission)	Removal of existing garage and carport including stone boundary wall facing onto Lynedoch Place Lane and construction of new garage / greenhouse / DIY workshop including new stone boundary wall. at GF 22 Lynedoch Place Edinburgh EH3 7PY	Mr James & Mrs Hilary Sawers., 1/ 22 Lynedoch Place Edinburgh EH3 7PY	Local Delegated Decision	REFUSED	27 February 2025
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Community Council: West End

25/00032/LBC (Listed Building Consent)	Removal of existing garage and carport including stone boundary wall facing onto Lynedoch Place Lane and construction of new garage / greenhouse / DIY workshop including new stone boundary wall. at GF 22 Lynedoch Place Edinburgh EH3 7PY	Mr James & Mrs Hilary Sawers., 1/ 22 Lynedoch Place Edinburgh EH3 7PY	Delegated Decision	REFUSED	27 February 2025
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Community Council: West End

25/00023/LBC (Listed Building Consent)	Internal and external alterations to upper floors of building (including structural alterations, installation of mist suppression system and mechanical ventilation) as part of works for conversion to 6 self contained flats. at 29 - 31 George Street Edinburgh EH2 2PA	Mitchells & Butlers., 27 Fleet Street Birmingham B3 1JP	Delegated Decision	GRANTED	28 February 2025
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Community Council: New Town/Broughton

25/00006/FUL (Planning Permission)	Extension to the hotel to create a lounge area and additional shower room. at The Lodge Hotel 6 Hampton Terrace Edinburgh EH12 5JD	Miju Hotel., FAO: Ms P Chiu 6 Hampton Terrace Edinburgh EH12 5JD	Local Delegated Decision	GRANTED	28 February 2025
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Community Council: Murrayfield

25/00010/LBC (Listed Building Consent)	Proposal is to remove the existing bronze 'brick' style rollers shutters to the main Princes Street elevation and replace them with new roller shutters to the same bronze colour but with perforated pattern. Current shutters are to easy to climb and are being subjected to constant damage. at 142 - 144 Princes Street Edinburgh EH2 4EQ	Nat West Group., Mr Alan Finlayson GogrBurn Po Box 1000 Edinburgh EH12 1HQ	Delegated Decision	GRANTED	25 February 2025
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Community Council: West End

24/06313/ADV (Advert Consent)	Scaffolding shroud incorporating advertising display panels and amended illumination. at 47 - 52 Princes Street New Town Edinburgh EH2 2DF	MediaCo Out Of Home Limited., Mr Joe Arshed Churchill Point Churchill Way Trafford Park, Manchester England M17 1BS	Delegated Decision	REFUSED	28 February 2025
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Community Council: New Town/Broughton

24/06314/ADV (Advert Consent)	Scaffolding shroud incorporating advertising display panel with illumination. at 7 - 11 & 15 - 19 Hanover Street Edinburgh EH2 2DL	MediaCo Out Of Home Limited., FAO: Joe Arshed Churchill Point Churchill Way Trafford Park, Manchester M17 1BS	Delegated Decision	REFUSED	26 February 2025
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Community Council: New Town/Broughton

24/06259/LBC (Listed Building Consent)	Internal alterations to retail unit and new fascia signage. at 16 Hanover Street Edinburgh EH2 2EN	Cass Art., FAO: Shannon Langston 66 - 77 Colebrooke Row London N1 8AB	Delegated Decision	GRANTED	25 February 2025
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Community Council: New Town/Broughton

24/06232/LBC (Listed Building Consent)	Proposal to alter the current building, by demolishing a non-loadbearing wall, to make room for a new main bathroom. It is to also re-instate an original doorway from bedroom access to existing bathroom, to make this an en-suite, so as the property can have 2 bathrooms in-line with modern living and use. The areas currently altered are not of use and not as per original listed structure. at 3F1 7 North West Circus Place Edinburgh EH3 6ST	Mr & Mrs Campbell, 3F1 7 North West Circus Place Edinburgh EH3 6ST	Delegated Decision	GRANTED	27 February 2025
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Community Council: Stockbridge/Inverleith

24/06240/LBC (Listed Building Consent)	Alterations to replace various existing windows with new like-for-like Heritage slim double-glazed windows. at 1F 26 Stafford Street Edinburgh EH3 7BD	Mr Gunn, 1F 26 Stafford Street Edinburgh EH3 7BD	Delegated Decision	GRANTED	27 February 2025
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Community Council: West End

24/06250/ADV (Advert Consent)	Fascia & projecting signs at 16 Hanover Street Edinburgh EH2 2EN	Cass Art., FAO: Shannon Langston 66 - 77 Colebrooke Row London N1 8AB	Delegated Decision	GRANTED	25 February 2025
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Community Council: New Town/Broughton

24/06125/LBC (Listed Building Consent)	Proposed change of shop front, removal of columns and change of doors to provide enlarged access. at 217 High Street Edinburgh EH1 1PE	Gold Brothers., 217 High Street Edinburgh EH1 1PE	Delegated Decision	REFUSED	27 February 2025
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Community Council: Old Town

24/06127/FUL (Planning Permission)	Proposed change of shop front, removal of columns and change of doors to provide enlarged access. at 217 High Street Edinburgh EH1 1PE	Gold Brothers., 217 High Street Edinburgh EH1 1PE	Local Delegated Decision	REFUSED	27 February 2025
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Community Council: Old Town

24/05734/LBC (Listed Building Consent)	External and internal alterations including rooftop extension to form a hotel and associated uses with ancillary works. at 109, 110, 111, 112 Princes Street & 144 - 150 Rose Street Edinburgh EH2 3AA	Criterion Capital Ltd., 16 Babmaes Street London SW1Y 6HD	Delegated Decision	GRANTED	28 February 2025
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Community Council: New Town/Broughton

24/05550/LBC (Listed Building Consent)	Internal alterations and re-roofing of existing rear extension. Installation of additional floor through the digging out of the underbuilding within the existing extension. at 29 Albany Street Edinburgh EH1 3QN	Top Property Edinburgh Ltd., 30 Chamberd Street Edinburgh EH1 1HU	Delegated Decision	GRANTED	25 February 2025
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Community Council: New Town/Broughton

24/05486/FULS TL (Planning Permission STL)	Planning permission for retrospective change of use for short term let. Property was converted from a non-residential property "gentlemen's club". at 10 Spittal Street Old Town Edinburgh EH3 9DX	Mr Jonathan Adie., 12 Hill Street Edinburgh EH3 3JZ	Local Delegated Decision	GRANTED	26 February 2025
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Community Council: Tollcross

24/04968/LBC (Listed Building Consent)	Sub-division of retail unit to form class 3 cafe (restricted cooking) at lower level at rear and formation of small outside seating area in adjoining yard (as amended) (in retrospect). at 453 - 455 Lawnmarket Old Town Edinburgh EH1 2NT	Mr Welat Barakat., 453-461 Lawnmarket Access Off Makars' Court Edinburgh EH1 2NT	Delegated Decision	GRANTED	25 February 2025
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Community Council: Old Town

24/04750/FUL (Planning Permission)	Change of use of 1st floor retail space to hotel use including 14-bedroom suites and ancillary areas and incorporation into existing hotel development currently accessed from Meuse Lane. at 30 - 31 Princes Street Edinburgh EH2 2BY	HAG Global Ltd., 2 Allen Street London UK W8 6BH	Local Delegated Decision	GRANTED WITH LEGAL AGREEMENT	27 February 2025
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Community Council: New Town/Broughton

24/04312/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a certificate of lawfulness confirming that the timescale for planning enforcement in respect of the short-term lettings use has expired (10 years). at 2F2 3 Bailie Fyfe's Close 107 High Street Edinburgh EH1 1SW	MPB Bailie Limited., FAO: Stoil Emilov Ivanov 2F2 3 Bailie Fyfe's Close 107 High Street Edinburgh EH1 1SW	Delegated Decision	GRANTED	27 February 2025
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Community Council: Old Town

24/03728/LBC (Listed Building Consent)	Internal alterations of part of retail unit to form coffee shop (as amended) (in retrospect). at 453 - 455 Lawnmarket Edinburgh EH1 2NT	Mr Welat Barakat., 453-461 Lawnmarket Edinburgh EH1 2NT	Delegated Decision	GRANTED	25 February 2025
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Community Council: Old Town

24/02370/CLES TL (Certificate of Lawfulness Existing STL)	Certificate of lawfulness application for existing use as a short term let (Sui Generis). at Flat 2 138 Calton Road Edinburgh EH8 8DP	Northern Lights Property Investments., Flat 2 138 Calton Road Edinburgh EH8 8DP	Delegated Decision	REFUSED	27 February 2025
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Community Council: Old Town

23/05597/CLES TL (Certificate of Lawfulness Existing STL)	Continued use as a short term let. at Flat 1 7 Forth Street Edinburgh EH1 3JX	Regent House Hotel., FAO: Zahid Rahman, 3 - 5 Forth Street Edinburgh EH1 3JX	Delegated Decision	REFUSED	27 February 2025
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Community Council: New Town/Broughton

23/05128/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at Unit 1 & Unit 2, 12 Canning Street Lane Edinburgh EH3 8ER	Glenmorison Ltd., 26 Rutland Square Edinburgh EH1 2BW	Delegated Decision	GRANTED	27 February 2025
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Community Council: West End

23/05130/CLES TL (Certificate of Lawfulness Existing STL)	Short Term Let. at Unit 1, 2 & 3 18 Canning Street Edinburgh EH3 8EG	Glenmorison Ltd., 26 Rutland Square Edinburgh EH1 2BW	Delegated Decision	GRANTED	27 February 2025
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Community Council: West End

Ward No. B12 – Leith Walk

25/00619/TCO (Treework Within a Conservation Area)	1 x Willow Tree & 2 x Eucalyptus removal of the three trees mentioned above leaving them at stump level. at 27 Cambridge Avenue Edinburgh EH6 5AW	Miss Caitlin Rush., 27 Cambridge Avenue Edinburgh EH6 5AW	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	24 February 2025
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Community Council: Leith Central

25/00079/FUL (Planning Permission)	Amendment to planning permission 21/04620/FUL involving a new door for service access and removal of window on side elevation. at Flat 1 44 Arthur Street Edinburgh EH6 5DD	Ms Zeenat Naveed., 65 Berkley Street Glasgow G37DX	Delegated Decision	NOT DEVELOPMENT	28 February 2025
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Community Council: Leith Central

25/00042/CLP (Certificate of Lawfulness (proposed))	External Roof Works to Existing Supermarket. at 4 - 6 Brunswick Place Edinburgh EH7 5HW	Tesco Stores Limited., Tesco House Delamare Road Cheshunt Herts EN8 9SL	Delegated Decision	GRANTED	25 February 2025
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Community Council: Leith Central

24/04346/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 PF3 42 Buchanan Street Edinburgh EH6 8RF	Miss Wemyss., 127A Stephendale Road London SW6 2PS	Delegated Decision	REFUSED	28 February 2025
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Community Council: Leith Central

24/04031/CLES TL (Certificate of Lawfulness Existing STL)	Certificate of Lawfulness for flat that is being used for short term let. at Flat 5 4 Thormtreeside Leith Edinburgh EH6 8FF	Mutley Enterprises Limited., FAO: Mrs Laura Watt 36 Angusfield Avenue Aberdeen AB15 6AQ	Delegated Decision	REFUSED	27 February 2025
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Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

24/04888/FULS TL (Planning Permission STL)	Change of use of existing office building to six number short term holiday let flats (with alterations as amended). at 102 Restalrig Road Edinburgh EH6 7PD	A'ila Modaraba Ltd., 1 Byers Close 375 High Street Edinburgh EH1 1PW	Local Delegated Decision	GRANTED	27 February 2025
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Community Council: Leith Links

[Wards](#)

Ward No. B14 – Craightinny/Duddingston

25/00197/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 EESH2 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 Flat 1 11 Portobello Road Edinburgh EH8 7BB	City Of Edinburgh Council., G.5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	27 February 2025
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Community Council: Northfield/Willowbrae

25/00198/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 Flat 4 11 Portobello Road Edinburgh EH8 7BB	City Of Edinburgh Council., G.5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	27 February 2025
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Community Council: Northfield/Willowbrae

25/00203/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 Flat 1 9 Portobello Road Edinburgh EH8 7BB	City Of Edinburgh Council., G.5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Delegated Decision	GRANTED	26 February 2025
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Community Council: Northfield/Willowbrae

Ward No. B15 – Southside/Newington

25/00932/TCO (Treework Within a Conservation Area)	T3. Ivy clad privet & T4 Portuguese laurel remove. T5 Hawthorn remove. at Forteviot House 16 Hope Terrace Morningside Edinburgh EH9 2AR	Mr Christian Finden-Crofts., 16 Hope Terrace Edinburgh EH9 2AR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	25 February 2025
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Community Council: Marchmont/Sciennes

25/00892/LBC (Listed Building Consent)	1960s glass box extension to be removed. Existing opening to be blocked with re-claimed bricks to match original elevation detail. at Mortuary Chapel, Former Royal Hospital For Sick Children Sciennes Road Sciennes Edinburgh	Square & Crescent., 18 Walker Street Edinburgh EH3 7LP	Delegated Decision	PERMISSION IS NOT REQUIRED	26 February 2025
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Community Council: Marchmont/Sciennes

25/00761/TCO (Treework Within a Conservation Area)	T1 Apple reduce. at 1F 35 Grange Loan Edinburgh EH9 2ER	Mr Neil Robb., 1F 35 Grange Loan Edinburgh EH9 2ER	Delegated Decision	PERMISSION IS NOT REQUIRED	24 February 2025
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Community Council: Grange/Prestonfield

24/06296/LBC (Listed Building Consent)	Internal alterations, within Doorway 1 and 6 to provide suitable student and staff accommodation to facilitate the relocation of the school of Health in Social Science. at 22 - 23 Teviot Place Edinburgh EH8 9AG	The University Of Edinburgh., FAO: Lisa Forbes-Playfair 9 Infirmary Street Edinburgh EH1 1NP	Delegated Decision	GRANTED	24 February 2025
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Community Council: Southside

24/06243/LBC (Listed Building Consent)	Formation of bathroom at entry level, formation of en- suite bedroom at first level and bathroom and addition of kitchen facilities and new bedroom in attic level for an improved living arrangement. at 55 Salisbury Road Edinburgh EH16 5AA	MD Edinburgh Investment Ltd., 20 Nicolson Street Edinburgh EH8 9DH	Delegated Decision	GRANTED	27 February 2025
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Community Council: Southside

24/06156/FUL (Planning Permission)	Install an external fire escape stair on the east elevation of the Gordon Aikman Lecture Theatre. at George Square Theatre 32 George Square Edinburgh EH8 9LH	The University Of Edinburgh - The University Court., Old College South Bridge Edinburgh EH8 9YL	Local Delegated Decision	GRANTED	25 February 2025
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Community Council: Southside

24/03660/CLES TL (Certificate of Lawfulness Existing STL)	Permission for short term let. at Flat 2 4 Davie Street Newington Edinburgh EH8 9EB	Mr Allan Wilson., Primary One 44, Stoneyholm Road Kilbirnie Kilbirnie KA25 7JS	Delegated Decision	REFUSED	27 February 2025
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Community Council: Southside

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

24/04889/FUL (Planning Permission)	Variation of existing consent to extend side extension and form pitched roof over and add garden building.(as amended). at 94 Lasswade Road Edinburgh EH16 6SU	Mr M. Arshad And Mrs R Rifi., 94 Lasswade Road Edinburgh EH16 6SU	Local Delegated Decision	GRANTED	24 February 2025
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Community Council: Liberton

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

25/00086/LBC (Listed Building Consent)	Replacement of 5 windows with like for like white pvc. Wooden back door to be replaced with glass back door. at 11 Marlborough Street Edinburgh EH15 2BD	Ms Sandy Blair., 11 Marlborough Street Edinburgh EH15 2BD	Delegated Decision	REFUSED	25 February 2025
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Community Council: Portobello

<p>24/06290/FUL (Planning Permission)</p>	<p>Redevelop the front garden & driveway configuration at the front of the property. Includes a reduced driveway area with a permeable surface, comprising of type one sub-base, whin sand, gravel stabilisation matting and flint gravel infill. Increased planting incorporating feature trees, shrubs and herbaceous plants to increase biodiversity. Threshold of reclaimed cobbles to complement the newly upgraded road and prevent gravel spilling onto the highway. EV charging point included. at 48 Brighton Place Edinburgh EH15 1LX</p>	<p>Mr Andrew Finlayson., 48 Brighton Place Edinburgh EH15 1LX</p>	<p>Local Delegated Decision</p>	<p>NOT DEVELOPMENT</p>	<p>25 February 2025</p>
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Community Council: Portobello

[Wards](#)