

Planning Decisions within Edinburgh

WEEKLY PLANNING BULLETIN

Date: **17 March 2025**

Decision List

Applications contained in **this** Decision List were determined during the week ending **17 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](#)

[Ward B07 – Sighthill/Gorgie](#)

[Ward B08 – Colinton/Fairmilehead](#)

[Ward B09 – Fountainbridge/Craiglockhart](#)

[Ward B10 – Morningside](#)

[Ward B11 – City Centre](#)

[Ward B12 – Leith Walk](#)

[Ward B13 – Leith](#)

[Ward B14 – Craigentinny/Duddingston](#)

[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

[Ward B17 – Portobello/Craigmillar](#)

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

Consultations from Other Authorities

Consultations from East Lothian Council

Consultations from Midlothian Council

Consultations from West Lothian Council

Consultations from Other Authorities Outwith the Lothians

Planning Applications within Edinburgh

Ward No.B01 – Almond

25/00899/TPO (Treework)	sycamore x9 - Reduce branches back to boundary line by 2-3m. at Woodland Foxhall Gait Kirkliston	Mr Greg Hardie., 23 Pikes Pool Drive Kirkliston EH29 9GH	Delegated Decision	REFUSED	13 March 2025
----------------------------	--	---	---------------------------	----------------	----------------------

Community Council: Kirkliston

25/00236/LBC (Listed Building Consent)	Replace the existing front and rear windows with heritage timber double glazed sash and case windows. at 24 High Street South Queensferry EH30 9PP	Ms Kinnear, 24 High Street South Queensferry EH30 9PP	Delegated Decision	GRANTED	14 March 2025
---	--	--	---------------------------	----------------	----------------------

Community Council: Queensferry & District

25/00114/TPO (Treework)	T00200 Oak, remove. T00218 Sycamore, remove. T0005 Holly, remove. T00190 Sycamore, remove. T00280 Oak, remove. T00203 Pine, remove. T00232 Oak, remove. T00319 Oak, 3m reduction of crown. T00104 Sycamore, reduce weight of southern lever arm - reduction of up to 2.5m of this limb. at Treeworks At Easter Park Drive Davidson's Mains Edinburgh	Hacking & Paterson Management Services., FAO: Rebecca MacDonald 9 Redheughs Rigg Edinburgh EH12 9DQ	Delegated Decision	MIXED DECISION	14 March 2025
----------------------------	---	---	---------------------------	-----------------------	----------------------

Community Council: Cramond

25/00072/FUL (Planning Permission)	Proposal for installation of air source heat pumps. at 6 Barnton Park Edinburgh EH4 6JF	Mrs Angeli Mehta., 6 Barnton Park Edinburgh EH4 6JF	Local Delegated Decision	GRANTED	12 March 2025
---------------------------------------	---	--	---------------------------------	----------------	----------------------

Community Council: Cramond

24/06333/FUL (Planning Permission)	Single storey rear extension and single storey side extension. at 45B Stoneyflatts Crescent South Queensferry EH30 9XY	Mrs D Glanville., 45B Stoneyflatts Crescent South Queensferry EH30 9XY	Local Delegated Decision	GRANTED	12 March 2025
---------------------------------------	--	---	---------------------------------	----------------	----------------------

Community Council: Queensferry & District

24/05623/FUL (Planning Permission)	Remove existing single storey garage and conservatory and erect new single storey extension. at 13 Barnton Park Avenue Edinburgh EH4 6ES	Mr & Mrs Forbes., 13 Barnton Park Avenue Edinburgh EH4 6ES	Local Delegated Decision	GRANTED	13 March 2025
---------------------------------------	--	---	---------------------------------	----------------	----------------------

Community Council: Cramond

[Wards](#)

Ward No. B02 – Pentland Hills

25/00609/TCO (Treework Within a Conservation Area)	American Red Oak marked in red on map 2 metre reduction of north side of crown that overhangs road. Five Horse Chestnuts marked in yellow on map reduce height of crowns by 1.5m and width by 1m. (amended 5 March 2025) at Lorimer House Nursing Home 491 Lanark Road Juniper Green EH14 5DQ	Lorimer House Ltd., FAO: Mr Ronnie Black Lormier House 491 Lanark Road Edinburgh EH14 5DQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	10 March 2025
---	--	--	---------------------------	---	----------------------

Community Council: Juniper Green

25/00329/FUL (Planning Permission)	Proposed single storey rear extension including internal alterations and new window to side elevation. at 15 Rowantree Avenue Currie EH14 5AU	Mrs Pam Oliver., 15 Rowantree Avenue Edinburgh EH14 5AU	Local Delegated Decision	GRANTED	11 March 2025
---------------------------------------	---	--	---------------------------------	----------------	----------------------

Community Council: Currie

Ward No.B03 – Drum Brae/Gyle

25/00392/FUL (Planning Permission)	Removal of existing sun lounge to rear and erection of larger single storey extension with flat roof to rear. at 11 Craigmount Drive Edinburgh EH12 8DB	Mr Logan., 11 Craigmount Drive Edinburgh EH12 8DB	Local Delegated Decision	GRANTED	11 March 2025
--	---	--	---	----------------	--------------------------

Community Council: Corstorphine

25/00223/FUL (Planning Permission)	Single storey extension on the rear. at 82 Craigs Park Edinburgh EH12 8UN	Mr Mitchell-Smith, 82 Craigs Park Edinburgh EH12 8UN	Local Delegated Decision	GRANTED	12 March 2025
--	--	---	---	----------------	--------------------------

Community Council: Corstorphine

Ward No. B04 – Forth

25/01247/TCO (Treework Within a Conservation Area)	3 x Lime re-pollard to knuckle. at 2 Lomond Road Trinity Edinburgh EH5 3JR	Castle Trees., FAO: Mr Ryan Evans 26 Pincott Drive Edinburgh EH17 8ZQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 March 2025
--	--	---	-------------------------------	---	--------------------------

Community Council: Trinity

25/01201/TCO (Treework Within a Conservation Area)	T1 Elderberry removal of tree to create clear area at rear of garden. at 141 East Trinity Road Trinity Edinburgh EH5 3PP	Mr James Begbie., 141 East Trinity Road Edinburgh EH5 3PP	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 March 2025
--	---	--	-------------------------------	---	--------------------------

Community Council: Trinity

25/00611/TCO (Treework Within a Conservation Area)	European Lime tree section fell due to various bad unions. at 1F 31 East Trinity Road Edinburgh EH5 3DL	Mrs Zoe Benson., 31 East Trinity Road Edinburgh EH5 3DL	Delegated Decision	WITHDRAWN	12 March 2025
--	---	--	-------------------------------	------------------	--------------------------

Community Council: Trinity

25/00360/FUL (Planning Permission)	Erection of dormer window, installation of roof windows and patio doors, along with all associated works. at 4 Rosebank Gardens Edinburgh EH5 3QR	Mrs Katy McPhail., 4 Rosebank Gardens Trinity Edinburgh EH5 3QR	Local Delegated Decision	GRANTED	11 March 2025
--	--	---	---	----------------	--------------------------

Community Council: Trinity

Ward No. B05 – Inverleith

25/01264/TCO (Treework Within a Conservation Area)	Holly trees removal of two holly trees 2398 and 2399. at 63B Dean Path Dean Edinburgh EH4 3AT	The Dean Cemetery Trust., FAO: Mr John Duffy 63B The Dean Path Edinburgh EH4 3AT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 March 2025
--	---	--	-------------------------------	---	--------------------------

Community Council: West End

25/00797/WINP A (Prior Approval Windows)	Certain windows will be tilt and hinge rather than sliding. at Flat 3 1 Fettes Rise Inverleith Edinburgh EH4 1QH	Mr Ronald Inwood., Flat 3 1 Fettes Rise Inverleith Edinburgh EH4 1QH	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	10 March 2025
---	--	---	-------------------------------	--	--------------------------

Community Council: Stockbridge/Inverleith

Ward No. B06 – Corstorphine/Murrayfield

25/00511/LBC (Listed Building Consent)	Conversion of the garage to form additional living space for the dwelling. at 18 Corstorphine High Street Edinburgh EH12 7ST	Mr James Nicol., 18 Corstorphine High Street Broomhall Edinburgh EH12 7ST	Delegated Decision	PERMISSION IS NOT REQUIRED	13 March 2025
--	--	---	-------------------------------	---------------------------------------	--------------------------

Community Council: Corstorphine

25/00356/FUL (Planning Permission)	Proposal for alterations to existing rear dormer and inclusion of replacement / additional roof lights. at 4 Glendevon Park Edinburgh EH12 5XB	Mr V & Mrs L Kurilov., 4 Glendevon Park Edinburgh EH12 5XB	Local Delegated Decision	GRANTED	11 March 2025
--	---	---	---	----------------	--------------------------

Community Council: Murrayfield

25/00357/FUL (Planning Permission)	Proposed take down of existing conservatory and erect new extension to create open plan living /dining / kitchen area. at 43 Broomhall Gardens Edinburgh EH12 7QB	Miss Lauren Pringle., 43 Broomhall Gardens Edinburgh KY12 7QB	Local Delegated Decision	GRANTED	11 March 2025
--	---	--	---	----------------	--------------------------

Community Council: Corstorphine

25/00130/FUL (Planning Permission)	New side and rear extension to private house. at 2 Cumlodden Avenue Edinburgh EH12 6DR	Mr & Mrs Robinson, 2 Cumlodden Avenue Edinburgh EH12 6DR	Local Delegated Decision	GRANTED	12 March 2025
--	---	---	---	----------------	--------------------------

Ward No. B07 – Sighthill/Gorgie**Ward No. B08 – Colinton/Fairmilehead**

25/01280/TCO (Treework Within a Conservation Area)	Multi-stemmed Leylandii by the rear boundary wall overhanging Scottish Power Building remove has an unstable included union at the crown break. at 438 Lanark Road Kingsknowe Edinburgh EH13 0NJ	Cranley Nursery., FAO: Ms Shelley Livingstone 438 Lanark Road Edinburgh EH13 0NJ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 March 2025
--	--	--	-------------------------------	---	--------------------------

Community Council: Colinton

25/00396/FUL (Planning Permission)	Alter and extend dwelling house. at 15 Auchingane Edinburgh EH10 7HU	Mr Aikman., 15 Auchingane Edinburgh EH10 7HU	Local Delegated Decision	GRANTED	11 March 2025
--	---	---	---	----------------	--------------------------

Community Council: Fairmilehead

25/00308/FUL (Planning Permission)	'Proposed new dwelling to be erected (as amended) at 2 Allermuir Road Edinburgh EH13 0HE	Mrs Susan Ross., 2 Allermuir Road Edinburgh EH13 0HE	Local Delegated Decision	GRANTED	13 March 2025
--	---	---	---	----------------	--------------------------

Community Council: Colinton

25/00248/FUL (Planning Permission)	Proposed rear extension to create family room and internal alterations to create first floor en-suite, along with associated services. at 6 Gladhouse Place Edinburgh EH10 6TF	Shona & Rik Brown., 6 Gladhouse Place Edinburgh EH10 6TF	Local Delegated Decision	GRANTED	10 March 2025
--	--	---	---	----------------	--------------------------

Community Council: Fairmilehead

Ward No. B09 – Fountainbridge/Craiglockhart

25/00552/WINP A (Prior Approval Windows)	Replace all windows to the front, east side and rear of the house. The new windows will be exactly the same as the old windows (size, style, openings and colour). Except that they will be made from UPVC. The current original windows are made of wood. at 3 Wester Steil Craiglockhart Edinburgh EH10 5XA	Mr Graham Rae., 3 Wester Steil Craiglockhart Edinburgh EH10 5XA	Delegated Decision	PRIOR APPROVAL NOT REQUIRED	10 March 2025
---	---	---	-------------------------------	--	--------------------------

Community Council: Craiglockhart

Ward No. B10 –Morningside

25/01324/TCO (Treework Within a Conservation Area)	T1 Holm Oak reduce. T2 Sycamore remove. at Treeworks Warrender Park Terrace Marchmont Edinburgh	Ms Fiona Savage., 17 & 18 Warrender Park Terrace Edinburgh EH9 1EF	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 March 2025
--	---	--	-------------------------------	---	--------------------------

Community Council: Marchmont/Sciennes

25/01326/TCO (Treework Within a Conservation Area)	Willow tree section fell. at 83 Whitehouse Loan Morningside Edinburgh EH9 1AT	Children First., 83 Whitehouse Loan Edinburgh EH9 1AT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 March 2025
--	--	--	-------------------------------	---	--------------------------

Community Council: Marchmont/Sciennes

25/01294/TCO (Treework Within a Conservation Area)	t1 hornbeam - prune reduce canopy and height by up to 1m new at 23 Morningside Grove Morningside Edinburgh EH10 5QB	Ms Claire Withers., 23 Morningside Grove Edinburgh EH10 5QB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 March 2025
--	--	--	-------------------------------	---	--------------------------

Community Council: Morningside

25/01240/TCO (Treework Within a Conservation Area)	847 Acer pseudoplatanus (sycamore) Pruning remove deadwood. 851 Further inspection aerial inspection of tensile wood of lowest primary branch to north west. 854 Acer pseudoplatanus (sycamore) pruning remove dead wood. 912 Acer pseudoplatanus) further inspection aerial and decay detection inspection of primary unions. 917 acer pseudoplatanus (sycamore) pruning remove dead wood. 929 further inspection aerial and decay detection inspection of primary unions and cavities. at Main Senior School Building George Watsons College 67 - 71 Colinton Road Edinburgh EH10 5EG	George Watsons College., FAO: Mr Craig Eccleston George Watsons College 69-71 Collington Road Edinburgh EH10 5EG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 March 2025
--	---	---	-------------------------------	---	--------------------------

Community Council: Merchiston

25/01242/TCO (Treework Within a Conservation Area)	Fagus Sylvatica Beech crown thin of approx 20% and 1.5 m reduction. at 4 Braidburn Crescent Morningside Edinburgh EH10 6EN	Castle Trees., FAO: Mr Ryan Evans 26 Pincott Drive Pincott Drive Edinburgh EH17 8ZQ	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 March 2025
--	---	--	-------------------------------	---	--------------------------

Community Council: Morningside

25/01199/TCO (Treework Within a Conservation Area)	T1 Eucalyptus fell to ground level and grind out stump to a minimum of 20cm below current ground level. T2 Cherry fell to ground level and treat with Herbicide to prevent regrowth. at 3A Corrennie Gardens Morningside Edinburgh EH10 6DG	Mrs Sara Whitham., 3a Corrennie Gardens Edinburgh Scotland EH10 6DG	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 March 2025
--	--	---	-------------------------------	---	--------------------------

Community Council: Morningside

25/00857/TCO (Treework Within a Conservation Area)	Silver Birch tree remove tree due to property damage and safety. at 16A Meadow Place Marchmont Edinburgh EH9 1JR	Ms Beatrice Christie., 16A Meadow Place Edinburgh EH9 1JR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 March 2025
--	---	--	-------------------------------	---	--------------------------

Community Council: Marchmont/Sciennes

25/00881/TCO (Treework Within a Conservation Area)	50 year old single Weeping Willow in SW corner of back garden reduce the height by a quarter. at GF 8 Greenhill Place Bruntsfield Edinburgh EH10 4BR	Ms Gillian Steele., GF 8 Greenhill Place Edinburgh EH10 4BR	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	14 March 2025
--	--	---	-------------------------------	---	--------------------------

Community Council: Merchiston

25/00400/FUL (Planning Permission)	Demolish existing dilapidated garage and erect new stair & garden store. at 7A West Castle Road Edinburgh EH10 5AT	Mrs MacIntyre., 7A West Castle Road Edinburgh EH10 5AT	Local Delegated Decision	GRANTED	13 March 2025
--	--	---	---	----------------	--------------------------

Community Council: Merchiston

25/00326/LBC (Listed Building Consent)	Increase the structural opening and replace the french windows to the lower ground floor rear elevation. at 49 Warrender Park Road Edinburgh EH9 1EU	Mr C Cowdy., 49 Warrender Park Road Edinburgh EH9 1EU	Delegated Decision	REFUSED	12 March 2025
--	--	--	-------------------------------	----------------	--------------------------

Community Council: Marchmont/Sciennes

25/00281/CLP (Certificate of Lawfulness (proposed))	New external doors to rear elevation. at 16 Polwarth Grove Edinburgh EH11 1LY	Mr James And Mrs Louise Lister., 16 Polwarth Grove Edinburgh EH11 1LY	Delegated Decision	GRANTED	10 March 2025
--	---	--	-------------------------------	----------------	--------------------------

Community Council: Merchiston

25/00283/TCO (Treework Within a Conservation Area)	Fraxinus excelsior removal of 2x self-seeded ash trees. at 1 Argyle Park Terrace Edinburgh EH9 1JY	Ms Carol Howard-Williams., 1 Argyle Park Terrace Edinburgh EH9 1JY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 March 2025
--	--	---	-------------------------------	---	--------------------------

Community Council: Marchmont/Sciennes

25/00029/LBC (Listed Building Consent)	Add roof insulation, add Solar PV panels, internal alterations to provide larger kitchen diner and add opening to lounge, move bathroom to old kitchen. at 1F 10 Greenhill Place Edinburgh EH10 4BR	Dr Alex Taylor., 1F 10 Greenhill Place Edinburgh EH10 4BR	Delegated Decision	REFUSED	14 March 2025
--	---	--	-------------------------------	----------------	--------------------------

Community Council: Merchiston

Ward No. B11 – City Centre

25/01197/TCO (Treework Within a Conservation Area)	Large Ash 20% height reduction, equals approximately 8-10 feet. at 24 India Street New Town Edinburgh EH3 6HB	Mrs Bronwen McWhinney., 24 India Street New Town Edinburgh EH3 6HB	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 March 2025
--	--	--	-------------------------------	---	--------------------------

Community Council: New Town/Broughton

25/00419/FUL (Planning Permission)	Proposed new balcony from kitchen /dining area at fifth floor onto roof. at Flat 21 83 East London Street Edinburgh EH7 4BQ	Ms A Michie., 83 Flat 21 East London Street Edinburgh EH7 4BQ	Local Delegated Decision	GRANTED	13 March 2025
--	--	---	---	----------------	--------------------------

Community Council: New Town/Broughton

25/00253/LBC (Listed Building Consent)	Alterations relating to change of use from office to residential. at 2F1 21 Castle Street Edinburgh EH2 3DN	Block 9 Homes LLP., FAO: Alexander & Anna Anderson 21 Castle Street Edinburgh EH2 3DN	Delegated Decision	GRANTED	12 March 2025
--	---	--	-------------------------------	----------------	--------------------------

Community Council: New Town/Broughton

25/00229/LBC (Listed Building Consent)	Replacement of internal floor finishes, in part, and chimneypieces. at 2F2 25 India Street Edinburgh EH3 6HE	Miss Donnelly, Flat 4 25 India Street Edinburgh EH3 6HE	Delegated Decision	REFUSED	13 March 2025
--	--	--	-------------------------------	----------------	--------------------------

Community Council: New Town/Broughton

25/00208/FUL (Planning Permission)	Change of Use of lower floor from entertainment venue (class 11) to light industrial (class 4) (as amended) at 2 - 6 Calton Road Edinburgh EH8 8DL	The Mother Black Cat Ltd., FAO: Chris Miles 168 Rose Street Edinburgh EH2 4BA	Local Delegated Decision	GRANTED	13 March 2025
--	---	---	---	----------------	--------------------------

Community Council: New Town/Broughton

25/00091/LBC (Listed Building Consent)	Redecorate existing shopfront and fascia. at 94 George Street Edinburgh EH2 3DF	URBN UK Limited., 146 Brick Lane London E1 6RU	Delegated Decision	GRANTED	12 March 2025
--	--	---	-------------------------------	----------------	--------------------------

Community Council: New Town/Broughton

25/00094/LBC (Listed Building Consent)	Interior shop fit out and works and painting of external facade. at 94 George Street Edinburgh EH2 3DF	URBN UK Limited., 146 Brick Lane London E1 6RU	Delegated Decision	GRANTED	12 March 2025
---	--	---	---------------------------	----------------	----------------------

Community Council: New Town/Broughton

25/00057/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, projecting sign. The proposal comprises of the installation of a new backlit illuminated single letter sign to the ground floor fascia area, centre above the shopfront elevation. The installation of a new non-illuminated blade sign to the exiting signage bracket, left of the shop entrance door. And the installation of small vinyl sticker signs to the windows. at 94 George Street New Town Edinburgh EH2 3DF	URBN UK Limited., Mr Mark Andersen 146 Brick Lane London London E1 6RU	Delegated Decision	GRANTED	10 March 2025
----------------------------------	--	---	---------------------------	----------------	----------------------

Community Council: New Town/Broughton

24/06189/FUL (Planning Permission)	Change of use from retail (Class 1A) to cafe (Class 3) and hot food takeaway (Sui Generis). at 29 Home Street Edinburgh EH3 9JR	Mr Pohsuan Wang., 10 Burnbrae Edinburgh EH12 8UB	Local Delegated Decision	GRANTED	12 March 2025
---------------------------------------	---	---	---------------------------------	----------------	----------------------

Community Council: Tollcross

24/06025/FULS TL (Planning Permission STL)	Change of use from Class 4 offices to serviced apartments (Sui Generis). at 27 Rutland Square Edinburgh EH1 2BW	Rutland Developments Edinburgh Limited., 12 Alva Street Edinburgh EH2 4PY	Local Delegated Decision	GRANTED	13 March 2025
--	---	---	---------------------------------	----------------	----------------------

Community Council: West End

24/06027/LBC (Listed Building Consent)	Proposed refurbishment and internal alterations to the existing property to create serviced apartments. at 27 Rutland Square Edinburgh EH1 2BW	Rutland Developments Edinburgh Limited., 12 Alva Street Edinburgh EH2 4PY	Delegated Decision	GRANTED	13 March 2025
---	--	---	---------------------------	----------------	----------------------

Community Council: West End

24/05541/FUL (Planning Permission)	Erection of railings to boundary walls and new gate. at 25 Melville Street Edinburgh EH3 7PE	Mr McCrone., Reiverslaw House Bonnington Road Peebles EH45 9HF	Local Delegated Decision	GRANTED	12 March 2025
---------------------------------------	--	--	---------------------------------	----------------	----------------------

Community Council: West End

24/05508/LBC (Listed Building Consent)	Add cast iron railings rear boundary cross walls. at 25 Melville Street Edinburgh EH3 7PE	Edinburgh Property Management., FAO: Alan McCrone Reiverslaw House Bonnington Road Peebles EH45 9HF	Delegated Decision	GRANTED	12 March 2025
---	---	--	---------------------------	----------------	----------------------

Community Council: West End

24/05408/LBC (Listed Building Consent)	New two-storey extension at the rear of the building, introducing a new open kitchen at upper ground level and a bin store at lower ground level. at 77A George Street New Town Edinburgh EH2 3ES	The DRG., 87 St Vincent Street Glasgow G2 5TF	Delegated Decision	GRANTED	12 March 2025
---	--	--	---------------------------	----------------	----------------------

Community Council: New Town/Broughton

24/05427/FUL (Planning Permission)	New two-storey extension to rear introducing new open kitchen and bin store. at 77A George Street Edinburgh EH2 3ES	The DRG., 87 St Vincent St Glasgow G2 5TF	Local Delegated Decision	GRANTED	12 March 2025
---------------------------------------	---	--	---------------------------------	----------------	----------------------

Community Council: New Town/Broughton

24/04967/FUL (Planning Permission)	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 (in retrospect) (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	Local Delegated Decision	GRANTED	14 March 2025
---------------------------------------	--	--	---------------------------------	----------------	----------------------

Community Council: Old Town

24/04422/FULS TL (Planning Permission STL)	External alterations and change of use from part of a restaurant to a 2-bed short term let unit (in retrospect) (as amended). at Flat 2 9 South Charlotte Street Edinburgh EH2 4AS	Mr Adie., 12 Hill Street Edinburgh EH3 3JZ	Local Delegated Decision	GRANTED	14 March 2025
---	--	---	---------------------------------	----------------	----------------------

Community Council: New Town/Broughton

[Wards](#)

Ward No. B12 – Leith Walk

25/00605/WINP A (Prior Approval Windows)	To replace x1 window in my flat. at 3F2 4 Wellington Street Hillside Edinburgh EH7 5ED	Miss Rebecca McClenaghan., 3F2 4 Wellington Street Hillside Edinburgh EH7 5ED	Delegated Decision	APPROVED	14 March 2025
---	--	--	---------------------------	-----------------	----------------------

Community Council: Leith Central

25/00449/LBC (Listed Building Consent)	Internal alterations to return front principal room to original proportions, form open plan kitchen/living from existing living room and boxroom and alter existing bathroom fittings. at 1F1 33 Hillside Crescent Edinburgh EH7 5EF	Arcinvest Property Ltd., 1F1 33 Hillside Crescent Edinburgh EH7 5EF	Delegated Decision	GRANTED	12 March 2025
---	--	--	---------------------------	----------------	----------------------

Community Council: Leith Central

[Wards](#)

Ward No. B13 – Leith

24/06224/LBC (Listed Building Consent)	Internal and external alterations to ground, 1st and top floors. at Catchpell House 4 Carpet Lane Edinburgh EH6 6SS	Avonpeak Developments Ltd., 89 Giles Street Edinburgh EH6 6BZ	Delegated Decision	GRANTED	12 March 2025
---	--	--	---------------------------	----------------	----------------------

Community Council: Leith Harbour And Newhaven

24/05206/FUL (Planning Permission)	Attic conversion, rooflight installation and erection of new traditional style dormer to the principal elevation and modern dormer to the rear.(as amended). at 28 Claremont Road Lochend Edinburgh EH6 7NH	Mrs Steph Simpson., 28 Claremont Road Edinburgh EH6 7NH	Local Delegated Decision	GRANTED	11 March 2025
---------------------------------------	--	--	---------------------------------	----------------	----------------------

Community Council: Leith Links

24/03559/FUL (Planning Permission)	Alterations and change of use to rear office [Class 1A] area to extend existing cafe [Class 3] space into, reconnecting via opening up of blocked off original opening. Works to include formation of new kitchen area, food takeaway space, new sanitary facilities including an accessible WC within existing cafe space. No external alterations. at 23 Bernard Street And 26 Maritime Street Edinburgh EH6 6PW	Cafe Marmalade., Mr Aubrey Dickson Cafe Marmalade 23 Bernard Street Edinburgh EH6 6PW	Local Delegated Decision	GRANTED	14 March 2025
--	--	--	---	----------------	--------------------------

Community Council: Leith Harbour And Newhaven

24/03560/LBC (Listed Building Consent)	Alterations and change of use to rear office [Class 1A] area to extend existing cafe [Class 3] space into, reconnecting via opening up of blocked off original opening. Works to include formation of new kitchen area, food takeaway space, new sanitary facilities including an accessible WC within existing cafe space. No external alterations. at 23 Bernard Street And 26 Maritime Street Edinburgh EH6 6PW	Cafe Marmalade., Mr Aubrey Dickson Cafe Marmalade 23 Bernard Street Edinburgh EH6 6PW	Delegated Decision	GRANTED	14 March 2025
--	--	--	-------------------------------	----------------	--------------------------

Community Council: Leith Harbour And Newhaven

[Wards](#)

Ward No. B14 – Craigentinny/Duddingston

25/00422/FUL (Planning Permission)	Formation of a new dormer to the existing front elevation with a double window. Creation of a second bedroom in the attic area to the front of the property. at 14 Marionville Park Edinburgh EH7 6AR	Mrs Linda Furley., 14 Marionville Park Edinburgh EH7 6AR	Local Delegated Decision	GRANTED	13 March 2025
--	---	---	---	----------------	--------------------------

Community Council: Craigentinny/Meadowbank

25/00169/FUL (Planning Permission)	Adaptation disabled metal ramp. at PF2 53 Northfield Broadway Edinburgh EH8 7PN	City Of Edinburgh Council., Housing & Homelessness Level G.5 Waverley Court 4 East Market Street Edinburgh EH8 8BG	Local Delegated Decision	GRANTED	12 March 2025
--	---	---	---	----------------	--------------------------

Community Council: Northfield/Willowbrae

<p>25/00199/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 Flat 7 11 Portobello Road Edinburgh EH8 7BB</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>12 March 2025</p>
---	--	--	----------------------------------	-----------------------	-----------------------------

Community Council: Northfield/Willowbrae

<p>24/06109/FUL (Planning Permission)</p>	<p>Garage will be replaced with a two-storey extension (2336 mm x 7315 mm) matching the house's profile. Ground floor: bathroom and storage; upper floor: bathroom with two skylights. The living room extension's flat roof will be replaced by a pitched roof under the main roof with 2*3 roof windows. A NE window / door will become French doors. at 71 Craigentinny Avenue Craigentinny Edinburgh EH7 6PU</p>	<p>Miss Ailsa Graham., 71 Craigentinny Avenue Edinburgh EH7 6PU</p>	<p>Local Delegated Decision</p>	<p>GRANTED</p>	<p>10 March 2025</p>
---	--	---	--	-----------------------	-----------------------------

Community Council: Craigentinny/Meadowbank

Ward No. B15 – Southside/Newington

25/01234/TCO (Treework Within a Conservation Area)	Western red cedar located at the south of the back garden. Height 16m, spread 8m, DBH 48cm. - Tree has been removed due to storm damage failure of co-dominant leader at 4m above ground level. at 37 Blackford Road Edinburgh EH9 2DT	Mr Mark Goodier., 37 Blackford Rd Edinburgh Scotland EH9 2DT	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 March 2025
--	--	--	-------------------------------	---	--------------------------

Community Council: Marchmont/Sciennes

25/01198/TCO (Treework Within a Conservation Area)	T1 Elm sectional dismantle to ground level and treat with Herbicide. T2 Birch crown reduce height / rebalance by 1.5-2.5m and tidy up tear cut from previous snapped branch. at 24 Rankeillor Street Newington Edinburgh EH8 9HY	Ms Clementine Robertson., 24 Rankeillor Street Edinburgh Scotland EH9 8HY	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	12 March 2025
--	---	---	-------------------------------	---	--------------------------

Community Council: Southside

25/00925/TCO (Treework Within a Conservation Area)	T1, T2 and T3 sycamore remove to ground level. at The Orchard 16A Hope Terrace Morningside Edinburgh EH9 2AR	Capital Tree Services Ltd., FAO: Mr John Morton 31 Auld Coal Bank Bonnyrigg EH19 3JN	Delegated Decision	NOT MAKE A TREE PRESERVATION ORDER	11 March 2025
--	--	--	-------------------------------	---	--------------------------

Community Council: Marchmont/Sciennes

25/00748/ADV (Advert Consent)	Freestanding monolith / totem sign. at 13 - 15 South College Street Edinburgh EH8 9AA	The University Of Edinburgh., The Department Of Estates 9 Infirmary Street Edinburgh EH1 1NP	Delegated Decision	GRANTED	13 March 2025
-------------------------------------	---	--	-------------------------------	----------------	--------------------------

Community Council: Old Town

25/00393/FUL (Planning Permission)	New roof windows. at 60A St Alban's Road Edinburgh EH9 2LX	Ms Weerakoon., 60A St Alban's Road Edinburgh EH9 2LX	Local Delegated Decision	GRANTED	11 March 2025
--	--	---	---	----------------	--------------------------

Community Council: Grange/Prestonfield

25/00342/LBC (Listed Building Consent)	Internal alterations to property, including wall removals, altering door positions, relocation of kitchen and erection of new partitions along with all associated works. at 2F2 18 Nicolson Street Edinburgh EH8 9DH	Southside Property Management., 20 Nicolson Street Edinburgh EH8 9DH	Delegated Decision	GRANTED	12 March 2025
---	---	---	---------------------------	----------------	----------------------

Community Council: Southside

25/00112/FUL (Planning Permission)	Rear extension to existing residential dwelling to create kitchen /dining area and boot room. Internal alterations to form new bathroom, en-suite and stair to new first floor with two bedrooms and bathroom and includes two dormers to side and rear of property. at 87 Grange Loan Edinburgh EH9 2ED	Mr Findlay, 87 Grange Loan Edinburgh EH9 2ED	Local Delegated Decision	GRANTED	13 March 2025
---------------------------------------	--	---	---------------------------------	----------------	----------------------

Community Council: Grange/Prestonfield

24/06310/LBC (Listed Building Consent)	Due to the poor condition of three rear elevation windows, we propose replacing them with new double-glazed timber sash and case windows, matching the current visual style. The new windows will be traditional vertical-opening units, replacing the existing casement style. Two windows are obstructed by a downpipe and needs to be designed for upward opening. The windows serve two bedrooms and one bathroom. at 34 Minto Street Edinburgh EH9 2BT	Dr Barbara Porter., 1Let 20A C/o 1Let Manor Place Edinburgh EH3 7DS	Delegated Decision	GRANTED	12 March 2025
---	---	--	---------------------------	----------------	----------------------

Community Council: Grange/Prestonfield

24/06154/LBC (Listed Building Consent)	Internal alterations to shower room and storage area; reglaze windows. at 82A Dalkeith Road Edinburgh EH16 5AF	Mr And Mrs M Lira., 82a Dalkeith Road Edinburgh United Kingdom EH16 5AF	Delegated Decision	GRANTED	13 March 2025
---	--	---	---------------------------	----------------	----------------------

Community Council: Grange/Prestonfield

24/04316/FUL (Planning Permission)	Replace existing garage with new house (as amended). at 106 Findhorn Place Edinburgh EH9 2PB	Mr Belleville., 31 Avondene Drive Colchester CO4 6DB	Local Delegated Decision	GRANTED	12 March 2025
--	---	---	---	----------------	--------------------------

Community Council: Grange/Prestonfield

[Wards](#)

Ward No. B16 – Liberton/Gilmerton

25/00384/FUL (Planning Permission)	Two storey side extension. at 13 East Kilngate Wynd Edinburgh EH17 8UQ	Ms Hayward., 13 East Kilngate Wynd Edinburgh EH17 8UQ	Local Delegated Decision	GRANTED	11 March 2025
--	--	--	---	----------------	--------------------------

Community Council: Gilmerton/Straiton/Inch

25/00314/CLP (Certificate of Lawfulness (proposed))	Proposal for the erection of a single storey rear extension to existing dwelling house. at 26 Martin Street Edinburgh EH17 8GB	Mr JM & Mrs LE Parish., 26 Martin Street Edinburgh EH17 8GB	Delegated Decision	GRANTED	10 March 2025
--	---	--	-------------------------------	----------------	--------------------------

Community Council: Gilmerton/Straiton/Inch

[Wards](#)

Ward No. B17 – Portobello/Craigmillar

[Wards](#)