

# Planning Decisions within Edinburgh

## WEEKLY PLANNING BULLETIN

Date: **24 March 2025**

## Decision List

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

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[Ward B14 – Craigentinny/Duddingston](#)

[Ward B15 – Southside/Newington](#)

[Ward B16 – Liberton/Gilmerton](#)

[Ward B17 – Portobello/Craigmillar](#)

***If you have any questions about the decisions please contact the Planning Help Desk at [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk)***

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## ***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**

25/01156/TCO (Treework Within a Conservation Area)	Winter flowering cherry reduce height by 4ft. Sawara cypress, Elwood cypress and Ash tree remove tree. Cherry - reduce height by 3.5m and sides by 2m. Pine remove snapped hanging branch. at 5 - 6 Rosshill Terrace Dalmeny South Queensferry EH30 9JS	Hardie., FAO: Mr Greg Hardie 23 Pikes Pool Drive Kirkliston EH29 9GH	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>17 March 2025</b>
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Community Council: Queensferry & District

25/00906/TCO (Treework Within a Conservation Area)	1 hawthorn removal of diagonal trunk of hawthorn that is overhanging boundary, 1 small leaved lime removal of branches from small leaved lime that are overhanging the property boundary. at Treeworks At Essex Road Edinburgh	Mr Rod Burns., 33 Essex Road Edinburgh EH4 6LJ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>17 March 2025</b>
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Community Council: Cramond

25/00519/TCO (Treework Within a Conservation Area)	Large beech tree posing risk to property - Removal of the tree. Beech tree in decline - Removal of the tree. at 53 Cramond Glebe Road Edinburgh EH4 6NT	Mr Kenneth Scrimgeour., 53 Cramond Glebe Road Cramond Edinburgh EH4 6NT		<b>WITHDRAWN</b>	<b>18 March 2025</b>
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Community Council: Cramond

25/00417/FUL (Planning Permission)	To add 38m squared of decking, including ramps, along part of the back of the house. at 1 Templar's Cramond Edinburgh EH4 6BY	Mrs Holmes., The Coachhouse 1 Templar's Cramond Edinburgh EH4 6BY	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 March 2025</b>
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Community Council: Cramond

25/00278/FUL (Planning Permission)	The construction of a new extension extending from the rear (east) elevation of the existing property. at 14 Sentry Knowe Row South Queensferry EH30 9EN	Mrs Julie Tait., 14 Sentry Knowe Row South Queensferry EH30 9EN	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>17 March 2025</b>
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Community Council: Queensferry & District

25/00245/FUL (Planning Permission)	Single storey rear extension. at 49 Echline Place South Queensferry EH30 9XB	Mr McBeth, 49 Echline Place South Queensferry EH30 9XB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>17 March 2025</b>
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Community Council: Queensferry & District

25/00256/FUL (Planning Permission)	Side and rear extensions. Removal of front conservatory and forming of new bay window. at 4 The Glebe Edinburgh EH4 6NW	Mr & Mrs Stuart & Hannah Guzinski., 4 The Glebe Cramond Edinburgh EH4 6NW	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>20 March 2025</b>
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Community Council: Cramond

25/00030/FUL (Planning Permission)	Rear /side extension and alterations to house. at 86 Silverknowes Road Edinburgh EH4 5LE	Mr James Morrice., 86 Silverknowes Road Edinburgh EH4 5LE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 March 2025</b>
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Community Council: Silverknowes (Not Active)

24/03793/FUL (Planning Permission)	Retrospective driveway in front of house. at 13 Cramond Glebe Gardens Edinburgh EH4 6NZ	Mr Muhammad Usman., 13 Cramond Glebe Gardens Cramond Edinburgh EH4 6NZ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 March 2025</b>
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Community Council: Cramond

[Wards](#)

### **Ward No. B02 – Pentland Hills**

25/00348/FUL (Planning Permission)	Removal of existing garage. Erection of new garage. at 10 Wilkieston Road Ratho Newbridge EH28 8RH	Miss Alison Horne., 10 Wilkieston Road Ratho EH28 8RH	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>17 March 2025</b>
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Community Council: Ratho

[Wards](#)

### **Ward No.B03 – Drum Brae/Gyle**

25/00493/FUL (Planning Permission)	Remove existing conservatory roof and windows & install new uPVC windows and solid roof system to form sunroom. at 13 Stuart Green Edinburgh EH12 8YF	Mr & Mrs Lewis., 13 Stuart Green Edinburgh EH12 8YF	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>20 March 2025</b>
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Community Council: Corstorphine

25/00282/FUL (Planning Permission)	Attic conversion. at 45 Drum Brae Drive Edinburgh EH4 7BY	Mr Tomek Chrzanowski., 45 Drum Brae Drive Edinburgh EH4 7BY	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>18 March 2025</b>
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Community Council: Drumbrae

[Wards](#)

### **Ward No. B04 – Forth**

25/01418/TPO (Treework)	Whitebeam (Tag 0793) remove has fireblight. at Woodland To Front Of Larkfield Gardens Trinity Edinburgh	Trinity Factoring Services Ltd., FAO: Ryan Lochtie 209-211 Bruntsfield Place Edinburgh EH10 4DH	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>20 March 2025</b>
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Community Council: Trinity

25/01225/TCO (Treework Within a Conservation Area)	Willow growing near to the north boundary of the garden. Height 11m, spread 10m, DBH 6 @200-350mm reduce height by 4 metres and reduce spread by 2 metres radius, following previous pruning regime. at 5 Dudley Grove Newhaven Edinburgh EH6 4QP	Mr Brian Fischbacher., 5 Dudley Grove Edinburgh EH6 4QP		<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>17 March 2025</b>
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Community Council: Trinity

25/00025/FUL (Planning Permission)	Construction of an outdoor dining shelter, cooking space, accessible WC, and storage container. at 10 Wardieburn Road Edinburgh EH5 1LY	Granton Community Gardeners SCIO., Royston Wardieburn Community Centre 11 Pilton Drive North Edinburgh EH5 1NF	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 March 2025</b>
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Community Council: Granton + District

[Wards](#)

### **Ward No. B05 – Inverleith**

25/01157/TCO (Treework Within a Conservation Area)	Leyland cypress remove tree. at 3 Kinnear Rise Inverleith Edinburgh EH3 5AS	Hardie., FAO: Mr Greg Hardie 23 Pikes Pool Drive Kirkliston EH29 9GH	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>17 March 2025</b>
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Community Council: Stockbridge/Inverleith

25/01021/TCO (Treework Within a Conservation Area)	All works as shown in notice at Flat 2 33 Kinnear Road Inverleith Edinburgh EH3 5PG	Mr Chris Allen., 33 Kinnear Rd Edinburgh EH3 5PG	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>17 March 2025</b>
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Community Council: Stockbridge/Inverleith

25/00767/TCO (Treework Within a Conservation Area)	Mixed species of elder and maple prune back to 2m to previous cut point-it's a fire escape through a stone wall. at 44A Raeburn Place Edinburgh EH4 1HL	Atlas Workplace Services., 44A Raeburn Place Edinburgh EH4 1HL	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>17 March 2025</b>
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Community Council: Stockbridge/Inverleith

25/00645/TCO (Treework Within a Conservation Area)	Mature elm and holly bush elm reduction by 30 percent height, and reshaping of the holly. at 15 Eyre Crescent Edinburgh EH3 5ET	Mr Jeremy Melville., 15 Eyre Crescent Edinburgh EH3 5ET	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>17 March 2025</b>
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Community Council: New Town/Broughton

25/00620/LBC (Listed Building Consent)	Existing single glazed sash and case windows to be replaced with new double glazed timber sash and case to match existing. at 2F 10 Inverleith Terrace Edinburgh EH3 5NS	Miss Christine Meldrum., 10 Inverleith Terrace 2F Edinburgh EH3 5NS	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 March 2025</b>
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Community Council: Stockbridge/Inverleith

25/00258/FUL (Planning Permission)	8m x 4m Rear home extension. at 33 Groathill Avenue Edinburgh EH4 2LZ	Mrs Susan Fraser., 272 Langmuir Road Glasgow G69 7RR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>21 March 2025</b>
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Community Council: Craigleith/Blackhall

24/06288/FUL (Planning Permission)	Replacement of lighting columns /lamps to two synthetic pitches with new slimline steel columns, directional LED lamps, replacement of synthetic turf surfaces and associated hardstanding, resubmission to 24/04833/FUL. at Newfield Recreation Grounds 60 Inverleith Place Edinburgh	Edinburgh Academy., FAO: Gary White Edinburgh Academy East Fettes Avenue Edinburgh United Kingdom EH4 1DN	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 March 2025</b>
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Community Council: Stockbridge/Inverleith

[Wards](#)

### **Ward No. B06 – Corstorphine/Murrayfield**

25/00525/FUL (Planning Permission)	Construction of single storey flat roof extension to the side and rear of existing house, to form enlarged kitchen. at 38 Barony Terrace Edinburgh EH12 8RD	Ms Gillian Ferrier., 38 Barony Terrace Edinburgh EH12 8RD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>21 March 2025</b>
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Community Council: Corstorphine

25/00470/FUL (Planning Permission)	Side one storey lean-on extension to form new entrance vestibule /kitchen extension & rear one storey pitched roof extension to replace existing conservatory. at 9 Crarae Avenue Edinburgh EH4 3JD	Mr & Mrs Bound, 2 Crarae Avenue Edinburgh EH4 3JD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>20 March 2025</b>
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Community Council: Murrayfield

25/00095/TPO (Treework)	T1: Mature Lime Remove basal epicormic growth T2: Mature Sycamore Remove basal epicormic growth T3: Semi-Mature Sycamore Crown lift minor low branches to provide 1.5m vertical clearance over building T4: Semi-mature Sycamore Ivy band at 1m T5: Semi-mature Lime Section and remove T6: Semi-Mature Sycamore Fell (tree dying) T7: Semi-mature Ash Tree Fell (tree dying) T8: Semi-mature Lime Pollard at 7m Fell (tree dying) T9: Mature Elm Fell (tree dying) T10: Mature Beech Installation of non-abrasive bracing system at Murrayfield House Nursing Home 66 Murrayfield Avenue Edinburgh EH12 6AY	HC One., FAO: Dave Millar Southgate House Archer Street Darlington DL36AH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>17 March 2025</b>
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Community Council: Murrayfield

25/00033/CLP (Certificate of Lawfulness (proposed))	Carry out class 1 and 2 MOTs within the building Class 5 use. at 9A St Ninian's Drive Edinburgh EH12 8AJ	Almond Park Motor Company Ltd., FAO: Louis Sheridan-bruce 85 Glasgow Road Edinburgh EH12 8LJ	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>19 March 2025</b>
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Community Council: Corstorphine

[Wards](#)

### **Ward No. B07 – Sighthill/Gorgie**

25/00989/ADV (Advert Consent)	Illuminated fascia signs at 81 Bankhead Crossway South South Gyle Edinburgh EH11 4EP	Agilico., Cando House Bournemouth Road Chandler's Ford England SO53 3QB	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 March 2025</b>
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Community Council: Sighthill/Broomhouse/Parkhead

[Wards](#)

### **Ward No. B08 – Colinton/Fairmilehead**

25/01125/WINP A (Prior Approval Windows)	Replace Existing Centre Pivot Timber Windows with White PVC Fully Reversible Windows. at 12 Bonaly Drive Colinton Edinburgh EH13 0EJ	Mr Ashby., 12 Bonaly Drive Colinton Edinburgh EH13 0EJ	<b>Local Delegated Decision</b>	<b>APPROVED</b>	<b>18 March 2025</b>
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Community Council: Colinton

24/05377/FUL (Planning Permission)	To create a new rear ground floor extension and convert the attic space to livable area, with a new dormer on the front elevation and enclosed balcony over the rear extension.(as amended). at 267 Braid Road Edinburgh EH10 6PB	Mr Andrew Maclaren., 267 Braid Road Edinburgh EH10 6PB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 March 2025</b>
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Community Council: Fairmilehead

24/05223/FUL (Planning Permission)	Convert attic, including formation of rear dormer with balcony, and installation of Velux roof windows (as amended). at 9 Fernielaw Avenue Colinton Edinburgh EH13 0EE	Mr Iain Fiddes & Ms Roberta James., 9 Fernielaw Avenue Edinburgh EH13 0EE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>20 March 2025</b>
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Community Council: Colinton

24/04988/FUL (Planning Permission)	Single storey flat roof extension to rear with associated internal alterations and landscaping externally. at 107 Woodhall Road Colinton Edinburgh EH13 0HP	Mr Barry Thomson, 107 Woodhall Road Colinton Edinburgh UK EH13 0HP	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>21 March 2025</b>
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Community Council: Colinton

[Wards](#)

### **Ward No. B09 – Fountainbridge/Craiglockhart**

25/00741/CLP (Certificate of Lawfulness (proposed))	Replace existing window with french door, form new window to porch. at 3 Shandon Terrace Edinburgh EH11 1QQ	Mrs Lesley Hawes., 3 Shandon Terrace Edinburgh EH11 1QQ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>19 March 2025</b>
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Community Council: Merchiston



25/00499/LBC (Listed Building Consent)	Relocation of bedroom and formation of associated ensuite shower room; alteration to kitchen. at Flat 9 49 Sassoon Grove Edinburgh EH10 5FB	Qmile., The Gatehouse Craighouse Road Edinburgh EH10 5LG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>17 March 2025</b>
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Community Council: Craiglockhart

24/05214/FUL (Planning Permission)	Change of use and alterations of derelict former shop /workshop to form 1 No. 2 bedroom residential unit. at 36 - 38 Yeaman Place Polwarth Edinburgh EH11 1BT	Mr Kevin Edwards., 36-38 Yeaman Place Edinburgh EH11 1BT	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>17 March 2025</b>
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Community Council: Merchiston

[Wards](#)

### **Ward No. B10 – Morningside**

25/01355/TCO (Treework Within a Conservation Area)	Large silver birch full removal of tree. at 1F3 6 Belhaven Terrace Morningside Edinburgh EH10 5HZ	Mr Arne Strid., 1F3 6 Belhaven Terrace Morningside Edinburgh EH10 5HZ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>20 March 2025</b>
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Community Council: Morningside

25/00599/TCO (Treework Within a Conservation Area)	T1 Whitebeam sectional dismantle to ground level and grind out stump. at 2 St Margaret's Road Edinburgh EH9 1AZ	Mr Mike Macleod., 2 St Margaret's Road Edinburgh EH9 1AZ	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>18 March 2025</b>
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Community Council: Merchiston

25/00559/FUL (Planning Permission)	Internal modifications to existing dwelling house including installation of new glazed rooflight over attic area accommodation. at 10 Greenhill Park Edinburgh EH10 4DW	Strathedin Property Limited., Dr H Reza Annex 37A Spylaw Road Edinburgh EH10 5BN	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>21 March 2025</b>
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Community Council: Merchiston

25/00373/FUL (Planning Permission)	Single storey rear extension (as amended). at 3 Pentland Crescent Edinburgh EH10 6NS	Miss Buck., 3 Pentland Crescent Edinburgh EH10 6NS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>17 March 2025</b>
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Community Council: Fairmilehead

24/05259/TPO (Treework)	T1 Norman Fir. at 7 Hermitage Gardens Morningside Edinburgh EH10 6DL	Mrs Christine MacDonald., 7 Hermitage Gardens Edinburgh EH10 6DL	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>18 March 2025</b>
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Community Council: Morningside

[Wards](#)

### **Ward No. B11 – City Centre**

25/00979/LBC (Listed Building Consent)	Proposed external ventilation ducting, roof mounted ventilation plant, improved roof access and new roof edge protection to serve proposed new restaurant in g /basement of existing building. at GF 8 - 10 South St Andrew Street Edinburgh EH2 2AZ	Sane Investments Lts., 10 York Place Edinburgh UK EH1 3EP	<b>Delegated Decision</b>	<b>PERMISSION IS NOT REQUIRED</b>	<b>19 March 2025</b>
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Community Council: New Town/Broughton

25/00940/TCO (Treework Within a Conservation Area)	Fraxinus excelsior remove decaying branch. at Regent Royal And Carlton Terrace Gardens Regent Terrace Calton Hill Edinburgh	Regent Gardens., FAO: Miss Charlotte Mallalieu 17A Royal Terrace Mews Edinburgh EH7 5BZ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>20 March 2025</b>
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Community Council: New Town/Broughton

25/00879/WINP A (Prior Approval Windows)	Existing obsolete timber double glazed windows to be renewed with new high performance upvc including velux style and conservation roof lights. Window configuration to be renewed on a like for like basis. To ensure compliance with building regulations cill / deadlight height may increase & protective barriers provided for. at 2 Croft-an-righ Abbeyhill Edinburgh	Viewpoint Housing Association., 4 South Oswald Road Edinburgh EH9 2HG	<b>Delegated Decision</b>	<b>APPROVED</b>	<b>18 March 2025</b>
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Community Council: Old Town

25/00884/CLP (Certificate of Lawfulness (proposed))	Change use of building from Class 1A to Class 3. at 47 Frederick Street New Town Edinburgh EH2 1EP	Mr B Flanagan., 47 Frederick Street Edinburgh EH2 1EP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>19 March 2025</b>
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Community Council: New Town/Broughton

25/00570/LBC (Listed Building Consent)	Extensive repair of single glazed windows to council owned flat and fit new double-glazed panes. Any new elements will match existing in profile. New double-glazed panes to improve the thermal performance of the windows. The double-glazed panes to be slimline glazing to suit existing astragals, 14mm wide with 4mm panes and 6mm cavity. Existing window fittings and locks to be retained and restored unless noted. If replacement is required, they must be of traditional design in lacquered brass. at Flat 1 15 Tron Square Edinburgh EH1 1RT	The City Of Edinburgh Council (CEC)., 4 East Market Street East Market Street The City Of Edinburgh Council EH8 8BG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>17 March 2025</b>
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Community Council: Old Town

25/00550/CLP (Certificate of Lawfulness (proposed))	The applicant seeks to join two flats together to create a single dwelling. These comprise Ground and Lower Ground Floors which were once a complete entity but subdivided in 2016. at GF 15 & 15A Randolph Crescent Edinburgh EH3 7TT	Ms Rebecca Brown., 15a Randolph Crescent Edinburgh Scotland EH3 7TT	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>19 March 2025</b>
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Community Council: New Town/Broughton

25/00553/LBC (Listed Building Consent)	Extensive repair of single glazed windows to council owned flat and fit new double-glazed panes. Any new elements will match existing in profile. New double-glazed panes to improve the thermal performance of the windows. The double-glazed panes to be slimline glazing to suit existing astragals, 14mm wide with 4mm panes and 6mm cavity. Existing window fittings and locks to be retained and restored unless noted. If replacement is required, they must be of traditional design in lacquered brass. at Flat 2 9 Tron Square Edinburgh EH1 1RR	The City Of Edinburgh Council., 4 East Market Street East Market Street EH8 8BG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 March 2025</b>
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Community Council: Old Town

25/00555/LBC (Listed Building Consent)	Extensive repair of single glazed windows to council owned flat and fit new double-glazed panes. Any new elements will match existing in profile. New double-glazed panes to improve the thermal performance of the windows. The double-glazed panes to be slimline glazing to suit existing astragals, 14mm wide with 4mm panes and 6mm cavity. Existing window fittings and locks to be retained and restored unless noted. If replacement is required, they must be of traditional design in lacquered brass. at Flat 11 9 Tron Square Edinburgh EH1 1RR	The City Of Edinburgh Council., 4 East Market Street East Market Street EH8 8BG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>19 March 2025</b>
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Community Council: Old Town

25/00475/ADV (Advert Consent)	Advertisement application. at 32 South Bridge Edinburgh EH1 1LL	Pudding & Morning Manchester Ltd., 32 - 33 South Bridge Edinburgh EH1 1LL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 March 2025</b>
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Community Council: Old Town

25/00477/LBC (Listed Building Consent)	Extensive repair of single glazed windows to council owned flat and fit new double-glazed panes. Any new elements will match existing in profile. New double-glazed panes to improve the thermal performance of the windows. The double-glazed panes to be slimline glazing to suit existing astragals, 14mm wide with 4mm panes and 6mm cavity. Existing window fittings and locks to be retained and restored unless noted. If replacement is required, they must be of traditional design in lacquered brass. at Flat 1 9 Tron Square Edinburgh EH1 1RR	The City Of Edinburgh Council., 4 East Market Street Edinburgh EH8 8BG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>18 March 2025</b>
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Community Council: Old Town

25/00479/LBC (Listed Building Consent)	Internal alterations, remove existing en-suite and form larger en-suite and dressing room. Create new doorway and fix existing door shut. at Flat 2 38 Albany Street Edinburgh EH1 3QH	Mr Buckley, 38A Albany Street Edinburgh EH1 3QH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>17 March 2025</b>
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Community Council: New Town/Broughton

25/00456/LBC (Listed Building Consent)	Removal of failing rooflight and re-slate roof to match existing. at 3 Mound Place Edinburgh EH1 2LU	The University Of Edinburgh., New College Mound Place Edinburgh EH1 2LX	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>19 March 2025</b>
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Community Council: Old Town

25/00163/LBC (Listed Building Consent)	Restaurant with additional exterior projected signage. at 23 West Register Street Edinburgh EH2 2AA	Underdog Restaurants Limited., FAO: Patrick Urey 23 West Register Street Edinburgh EH2 2AA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>18 March 2025</b>
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Community Council: New Town/Broughton

25/00164/ADV (Advert Consent)	Projecting sign. at 23 West Register Street Edinburgh EH2 2AA	Underdog Restaurants Limited., FAO: Patrick Urey 23 West Register Street Edinburgh EH2 2AA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>18 March 2025</b>
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Community Council: New Town/Broughton

25/00060/TCO (Treework Within a Conservation Area)	Aesculus hippocastanum lateral tip reduction on the northern aspect by no more than 1.5m in lateral branch length and Ilex aquafolium reduce holly behind Chestnut by half. at Regent Royal And Carlton Terrace Gardens Regent Terrace Calton Hill Edinburgh	Regent Gardens., FAO: Miss Charlotte Mallalieu 17A Royal Terrace Mews Edinburgh EH7 5BZ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>17 March 2025</b>
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Community Council: New Town/Broughton

24/06036/FUL (Planning Permission)	Alterations, landscaping and planting to walled garden of Acheson House. at 5 Bakehouse Close Edinburgh	Edinburgh World Heritage., FAO: Mrs Jane Robertson 5 Bakehouse Close 146 Canongate Edinburgh EH8 8DD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 March 2025</b>
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Community Council: Old Town

24/05940/CLES TL (Certificate of Lawfulness Existing STL)	Continuous use of property as a short-term holiday let (STL) for over 10 years. at Flat 2 1 Heriot Bridge Old Town Edinburgh EH1 2HR	Mrs Daniela Forbes., 55 Whitehouse Road Edinburgh EH46PE	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 March 2025</b>
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Community Council: Old Town

24/05930/CLES TL (Certificate of Lawfulness Existing STL)	To continue operating as a short term let. at 2F3 15 St Mary's Street Old Town Edinburgh EH1 1TA	Mrs Daniela Forbes., 55 Whitehouse Road Edinburgh EH46PE	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>20 March 2025</b>
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Community Council: Old Town

24/05467/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting. at Flat 4 41 Lochrin Place Tollcross Edinburgh EH3 9RB	Mr Robin Williamson., 42 Eskfield Grove Eskbank EH22 3FA	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>20 March 2025</b>
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Community Council: Tollcross

24/04701/CLES TL (Certificate of Lawfulness Existing STL)	Current use as short term let property for tourism and corporate lets. at Flat 5 234 Canongate Old Town Edinburgh EH8 8AB	Mrs Patricia Green., 62 Buckstone Terrace Edinburgh EH10 6RQ	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>20 March 2025</b>
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Community Council: Old Town

24/04619/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as short term letting, self catering provider offering accommodation to tourists and businesses needing a temporary home. at 2F1 5 Randolph Place New Town Edinburgh EH3 7TQ	RentirPro Limited., FAO: Mr Chris Gray 5 Maude Place Kirkliston EH29 9FH	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>21 March 2025</b>
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Community Council: New Town/Broughton

[Wards](#)

### **Ward No. B12 – Leith Walk**

25/00616/LBC (Listed Building Consent)	General fabric repairs to the church building roof, to include full re slate of existing slated roofs. at 57 Albion Road Edinburgh EH7 5QY	Norton Park SCIO., FAO: Keith Robertson 57 Albion Road Edinburgh EH7 5QY	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 March 2025</b>
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Community Council: Leith Central

25/00501/LBC (Listed Building Consent)	Minor internal alterations to the existing floor layout, new shower rooms, repairs to existing windows. at 1F3 2 Elm Row Edinburgh EH7 4AA	Ms Zhang., 1F3 2 Elm Row Edinburgh EH7 4AA	<b>Delegated Decision</b>	<b>PERMISSION IS NOT REQUIRED</b>	<b>17 March 2025</b>
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Community Council: Leith Central

25/00075/CON (Conservation Area Consent)	Proposed demolition works to facilitate the construction of purpose-built student accommodation with associated landscaping and cycle parking. at 27 Arthur Street Pilrig Edinburgh	Pulsar Property 2022 Limited., 6 Duke Street London SW1Y 6BN	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>17 March 2025</b>
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Community Council: Leith Central

24/06272/FUL (Planning Permission)	Removal of existing external ventilation ductwork and plant. Relocation of aircon condensers units, installation of replacement ductwork and additional ductwork and plant (as amended). at 113 - 115 Brunswick Street Edinburgh EH7 5HR	AAAL One Ltd., FAO: Cav. Antonio Crolla 3 Priestfield Road North Edinburgh EH16 5HS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 March 2025</b>
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Community Council: Leith Central

24/06159/FUL (Planning Permission)	Alter and Change of Use from offices to form 2x residential flats at 17A Graham Street Edinburgh EH6 5QN	Mr P Craig., 17A Graham Street Edinburgh EH6 5QN	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 March 2025</b>
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Community Council: Leith Central

[Wards](#)

### **Ward No. B13 – Leith**

25/00780/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. Illuminated totem sign, 2x Illuminated fascia logos, and digitally printed mesh banner (as amended to omit banner element). at Ocean Terminal 98 Ocean Drive Edinburgh	Source EV Limited.,	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>17 March 2025</b>
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Community Council: Leith Harbour And Newhaven

25/00724/ADV (Advert Consent)	Building name signage on the roof of the main entrance to the building, and signage totems incorporated within the landscaping around the development. at Land 143 Metres Southeast Of 94 Ocean Drive Edinburgh	McAlee & Rushe., 17-19 Dungannon Road Cookstown BT80 8TL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>17 March 2025</b>
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Community Council: Leith Harbour And Newhaven

[Wards](#)



### **Ward No. B14 – Craigentenny/Duddingston**

25/00332/ADV (Advert Consent)	Advertisement of the following types: Fascia sign installation of 3x set of individual illuminated letters, 2x illuminated fascia sign, 2x double sided illuminated free standing signs (as amended) at 1 Abbey Lane Edinburgh	Mr Sam Coopman., Unite Students Burnet Point Abbey Lane Edinburgh EH8 8JH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>21 March 2025</b>
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Community Council: Craigentenny/Meadowbank

[Wards](#)

### **Ward No. B15 – Southside/Newington**

25/00751/TCO (Treework Within a Conservation Area)	T1 Cherry tree reduce height and spread of tree by up to 1.5m and up to 2m in relation to lower branches. T2 Hawthorn cut to stump. at 15 St Catherine's Place Edinburgh EH9 1NU	Mr David Pugh., 15 St Catherine's Place Edinburgh EH9 1NU	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>18 March 2025</b>
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Community Council: Marchmont/Sciennes

25/00631/TCO (Treework Within a Conservation Area)	T1 Hawthorn fell., T2 Himalayan Birch crown reduce 2-3m to balance crown & T3 Laburnum fell. at 8 Argyle Place Edinburgh EH9 1JL	Mrs Alexandra Littlejohn., 8 Argyle Place Edinburgh EH9 1JL	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>18 March 2025</b>
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Community Council: Marchmont/Sciennes

25/00328/LBC (Listed Building Consent)	1. Reduce the height of a 3 metre section of garden wall to ground level to improve disabled access. Mark the line of the wall in the ground with rubble finish to the hard landscaping. 2. Move a noticeboard 90 degrees round the Tower and use existing fixings from a previous noticeboard 3. Permanent removal of a stone gatepost. To be retained on site. at St Peters Church 16 Luton Place Edinburgh EH8 9PE	St Peter's Luton Place., FAO: Mrs Laura Bird St Peter's Scottish Episcopal Church Luton Place Edinburgh EH8 9PE	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>21 March 2025</b>
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Community Council: Southside

25/00333/LBC (Listed Building Consent)	Internal alterations to flat to form an ensuite shower room. at 15A Grange Road Edinburgh EH9 1UQ	Mr Chih Chien Lu., 15A Grange Road Edinburgh EH91UQ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>18 March 2025</b>
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Community Council: Marchmont/Sciennes

25/00304/FUL (Planning Permission)	Formation of escape stair to front of property and decking to rear. at 73 Mayfield Road Edinburgh EH9 3AA	Dr Fiona McQueen., 73 Mayfield Road Edinburgh EH9 3AA	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>18 March 2025</b>
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Community Council: Grange/Prestonfield

25/00287/TCO (Treework Within a Conservation Area)	T1 plum prune by up to 1m away from wires and crown lift to 3 and half m. T2 field maple prune by upto 1m nsew and thin canopy by up to 20 percent. T3 pere davids maple prune by 1m nsew thin canopy by up to 20 percent. T4 pere davids maple prune by 1m nsew away from house T5 pere davids maple prune by 1m nsew away from house. at 3A Chalmers Crescent Edinburgh EH9 1TW	Ms Shelly Morrison., 3A Chalmers Crescent Edinburgh EH9 1TW	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>18 March 2025</b>
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Community Council: Marchmont/Sciennes

25/00117/FUL (Planning Permission)	Construction of replacement garage (due to existing being structurally unsound), including extension of garage to create larger footprint. Planning permission for workshop above existing garage was granted in application with reference number 23/07450/FUL. Workshop still proposed as per previous planning application (no change to footprint). at 6 Blackford Hill Rise Edinburgh EH9 3HB	Mr Higgins & Ms Steele, 6 Blackford Hill Rise Edinburgh EH9 3HB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>20 March 2025</b>
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Community Council: Grange/Prestonfield

25/00037/FUL (Planning Permission)	Alteration and extension to an existing house. Erection of a new two storey four bed dwelling with associated access and landscaping including the formation of a new access and parking area (as amended). at 187 Mayfield Road Edinburgh EH9 3BA	Mr Charlie Williams., 187 Mayfield Road Edinburgh EH9 3BA	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>18 March 2025</b>
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Community Council: Grange/Prestonfield

[Wards](#)

### **Ward No. B16 – Liberton/Gilmerton**

25/00755/CLP (Certificate of Lawfulness (proposed))	Loft conversion to flat for storage/study. at 1F2 18 Gilmerton Dykes Street Edinburgh EH17 8JX	Mr Lucas Giel., Flat 2 18 Gilmerton Dykes Street Edinburgh EH17 8JX	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>19 March 2025</b>
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Community Council: Gilmerton/Straiton/Inch

25/00510/FUL (Planning Permission)	Single storey extension. at 42 Kirk Brae Edinburgh EH16 6HT	Mr Higgenbotham., 42 Kirk Brae Edinburgh EH16 6HT	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>21 March 2025</b>
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Community Council: Liberton

24/06221/FUL (Planning Permission)	Proposed front porch and single storey rear extension. at 32 Leadervale Road Edinburgh EH16 6PA	Mrs Julie Findlay., 32 Leadervale Road Edinburgh EH16 6PA	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>19 March 2025</b>
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Community Council: Liberton

[Wards](#)

### **Ward No. B17 – Portobello/Craigmillar**

25/00981/TPO (Treework)	T1 and T2 Oak X2 at 3rd green reduce. T3 Oak at hole 15 reduce. G1 Poplars at T10 reduce width. at 137 Duddingston Road West Duddingston Edinburgh EH15 3QD	Duddingston Golf Club., FAO: Mr John Guthrie 137 Duddingston Road West Edinburgh EH15 3QD	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>20 March 2025</b>
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Community Council: Craigmillar

25/00344/FUL (Planning Permission)	Remove window and install new door to rear elevation. New awning to rear elevation. at 47 King's Road Edinburgh EH15 1UE	Ms Diane Boys., 47 Kings Road Portobello EH15 1UE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>17 March 2025</b>
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Community Council: Portobello

25/00046/FUL (Planning Permission)	Change of Use from bakery to retail, shop front and fit out. at 40 Magdalene Drive Edinburgh EH15 3DZ	RIHA Holding Limited., 40 Magdalene Drive Edinburgh EH15 3DZ	<b>Local Delegated Decision</b>	<b>NOT DEVELOPMENT</b>	<b>18 March 2025</b>
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Community Council: Craigmillar

24/04227/FUL (Planning Permission)	New garden building to provide ancillary accommodation. at 26 Argyle Crescent Edinburgh EH15 2QD	Mr Ellis Johnston., 26 Argyle Crescent Portobello East Edinburgh EH15 2QD	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>21 March 2025</b>
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Community Council: Portobello

[Wards](#)