

# Planning Decisions within Edinburgh

## WEEKLY PLANNING BULLETIN

Date: **31 March 2025**

## Decision List

Applications contained in **this** Decision List were determined during the week ending **31 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](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**

25/01490/TCO (Treework Within a Conservation Area)	T1 Lawson Cypress remove storm damaged tree to ground level. T2 Lawson Cypress remove tree with multiple inclusions and more exposure to wind following T1s removal. at 47 Barnton Avenue Davidson's Mains Edinburgh EH4 6JJ	Mrs McQueen., 47 Barnton Avenue Edinburgh EH4 6JJ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Cramond

25/01291/WINP A (Prior Approval Windows)	Proposal to replace existing white painted timber windows with new white upvc windows. The new windows will harmonise with the surrounding property at 29 Ashburnham Loan Queensferry South Queensferry EH30 9LE	Mr & Mrs Gorham., 29 Ashburnham Loan Queensferry South Queensferry EH30 9LE	<b>Delegated Decision</b>	<b>APPROVED</b>	<b>24 March 2025</b>
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Community Council: Queensferry & District

25/01179/ADV (Advert Consent)	Advertisement of the following types: Fascia signage. at 65 Pennywell Road Pilton Edinburgh EH4 4QR	Morrisons., 174 Sunbridge Road Bradford West Yorkshire BD3 7DL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Muirhouse/Salvesen

25/00886/PNA (Prior Notification of Agriculture Dev.)	Prior notification for farm-related building works (non-residential). at Easter Dalmeny Steading Easter Dalmeny South Queensferry	Rosebery Estates., Mr A Smurthwaite. Rosebery Estate Office Easter Dalmeny Steading South Queensferry EH30 9TS	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>26 March 2025</b>
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Community Council: Queensferry & District

25/00498/FUL (Planning Permission)	The extension would be single storey and built to the side of the house creating a family room, it would be timber claud and timber framed. The cladding would be larch. The roof would be flat with two skylights, with glazing to the front and rear in anthracite grey. at 14 Cammo Parkway Edinburgh EH4 8EP	Ms MacLeod, 14 Cammo Parkway Edinburgh EH4 8EP	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: Cramond

25/00317/FUL (Planning Permission)	Demolish existing garage and erect side extension. at 32 Silverknowes Grove Edinburgh EH4 5NH	Mr Kishore Bellapukonda., 32 Silverknowes Grove Edinburgh Scotland EH4 5NH	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: Silverknowes (Not Active)

25/00233/FUL (Planning Permission)	Proposed variation of Condition 2 of planning permission 24/05095/FUL. at Land 80 Metres South Of 8 Royal Elizabeth Yard Kirkliston	Royal Elizabeth Bond Ltd /Cinnamon Sedge LLP.,	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>27 March 2025</b>
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Community Council: Queensferry & District

24/06257/CLP (Certificate of Lawfulness (proposed))	Alterations to existing ground floor plan layout that will include addition of increase patio door width, move location of external single door on external elevations. extend into internal garage to form new utility room at 37 Dimma Park South Queensferry EH30 9AL	Mrs Leona Durthie., 37 Dimma Park South Queensferry EH30 9AL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Queensferry & District

24/05798/FULS TL (Planning Permission STL)	The change of use class, conversion and extension of an existing abandoned brick storage unit at shore level into a short term leased holiday let. at 41 High Street Queensferry South Queensferry EH30 9HN	HBFlash Ltd., 42 Albany Street Edinburgh EH1 3QR	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>26 March 2025</b>
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Community Council: Queensferry & District

24/05485/FUL (Planning Permission)	The development of 12 electric vehicle charging bays and associated works. at Hilton Hotel 100 Eastfield Road Newbridge EH28 8LL	IONITY GmbH., 7 Albemarle Street London W1S 4HQ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Ratho

[Wards](#)

### **Ward No. B02 – Pentland Hills**

25/01380/TCO (Treework Within a Conservation Area)	Two conifers - Remove trees, Whitebeams at boundary with 12 Juniper Park Road - Remove trees. at 13 Juniper Park Road Juniper Green EH14 5DX	Mrs Victoria MacDonald., 13 Juniper Park Road Juniper Green EH14 5DX		<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Juniper Green

25/01222/TCO (Treework Within a Conservation Area)	Spruce x 2 trees customer wishes to fell both tree as it's knocking the wall down. at 194 Lanark Road West Currie EH14 5NX	Miss Norma Bone., 194 Lanark Road, West Currie, EH14 5NX	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Currie

24/00994/FUL (Planning Permission)	New build block comprising 3x ground floor flats and 5x maisonettes, bike parking enclosures, reconfiguration of communal amenity area and recessed area for recycling refuse. at Land Northwest Of 13 Clovenstone Gardens Edinburgh	Prospect Community Housing., FAO: Neil Munro 6 Westburn Avenue Edinburgh EH14 2TH	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: Wester Hailes

23/05759/FULS TL (Planning Permission STL)	Retrospective use of property as a short term let (sui) generis). at 3 Ratho Park Steading Ratho Park Road Newbridge EH28 8TF	Dr & Mrs Manches., 3 Ratho Park Steading Ratho Park Road Newbridge EH28 8TF	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>26 March 2025</b>
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Community Council: Ratho

[Wards](#)

### **Ward No.B03 – Drum Brae/Gyle**

25/00242/FUL (Planning Permission)	External alterations to increase the footplate of the reception area and forming new exit door within existing window opening. Fit-out of existing office space internally. at West Point House 69 North Gyle Terrace Edinburgh EH12 8JY	Alzheimer Scotland., FAO: Kevin McGhee 160 Dundee Street Edinburgh Scotland EH11 1DQ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Corstorphine

[Wards](#)

### **Ward No. B04 – Forth**

25/01568/TCO (Treework Within a Conservation Area)	Willow Leaved Pear (T1) remove. at 23A Russell Place Trinity Edinburgh EH5 3HW	Mrs Angela Blacklock., 23A Russell Place Edinburgh EH5 3HW	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Trinity

25/01430/TCO (Treework Within a Conservation Area)	One Apple Tree and Two Pear Trees - The removal of one apple tree (T1) and two pear trees (T2 & T3) in rear garden. at 8 Denham Green Avenue Trinity Edinburgh EH5 3NZ	Mr Findlay Reid., 8 Denham Green Avenue Trinity Edinburgh EH5 3NZ		<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Trinity

25/00731/TCO (Treework Within a Conservation Area)	T2 Beech and T3 Siberian elm cut to stump. at 90 Lower Granton Road Edinburgh EH5 1ER	Mr Alan Riddell., 90 Lower Granton Road Edinburgh EH5 1ER	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 March 2025</b>
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Community Council: Trinity

24/06187/FUL (Planning Permission)	Replace the existing timber windows and patio doors with uPVC windows and patio doors on the front elevation. at Flat 2 39 York Road Edinburgh EH5 3EG	Mr Tarr Per Window Advice Centre., 160 West George Street Glasgow G2 2HG	<b>Local Delegated Decision</b>	<b>NOT DEVELOPMENT</b>	<b>26 March 2025</b>
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Community Council: Trinity

[Wards](#)

### **Ward No. B05 – Inverleith**

25/01572/TCO (Treework Within a Conservation Area)	T1 - Corckscrew Hazel. Fell to ground level. at 8 St Bernard's Row Stockbridge Edinburgh EH4 1HW	Mrs Rachel Richmond., 8 St Bernards Row Edinburgh EH4 1HW	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Stockbridge/Inverleith

25/01352/TCO (Treework Within a Conservation Area)	Removal group of self sown small holly trees x 6 & removal Portuguese laurel removal and also encroaching ivy. at GF 9 Inverleith Place Inverleith Edinburgh EH3 5QE	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Stockbridge/Inverleith

25/01369/TCO (Treework Within a Conservation Area)	T1 willow prune by 1m nsew and reduce height by 1m. at GF 7 Oxford Terrace Stockbridge Edinburgh EH4 1PX	Mr Alan Turnbull., GF 7 Oxford Terrace Edinburgh EH4 1PX	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Stockbridge/Inverleith

25/01304/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. at 13 Deanhaugh Street Stockbridge Edinburgh EH4 1LU	Mrs Anna Atwal., 108 1 George Street Edinburgh EH2 4LH	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Stockbridge/Inverleith

25/01272/TCO (Treework Within a Conservation Area)	Ash tree approx 12m in height, crown reduce by no more than 2m to leave a height of 8m. at Flat 5 110 St Stephen Street Edinburgh EH3 5AQ	Mrs Julie McCarten., 110 St Stephen Street Edinburgh EH3 5AQ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Stockbridge/Inverleith

25/00764/TCO (Treework Within a Conservation Area)	Mature Laburnum tree removal. at 16 Balmoral Place Edinburgh EH3 5JA	Ms Kairen Belgius., 16 Balmoral Place Edinburgh EH3 5JA	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>24 March 2025</b>
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Community Council: Stockbridge/Inverleith

25/00752/TCO (Treework Within a Conservation Area)	Lime & Whitebeam overhanging Inverleith Place Lane. Crown lift to 5m over lane for vehicle access. Trim back from telephone lines on south side of the lane to ensure 1m clearance. at 27 Inverleith Place Edinburgh EH3 5QD	Hacking And Paterson Management Services., FAO: Rebecca Macdonald 2 Redheughs Rigg Edinburgh EH12 9DQ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>24 March 2025</b>
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Community Council: Stockbridge/Inverleith

25/00540/FUL (Planning Permission)	Change of use from Class 1A to Class 10 (Tuition drop-in centre). No alterations to property as currently fit for purpose. at 10 Tanfield Edinburgh EH3 5DA	Murray Property Investment Group Ltd., FAO: Ian Murray 8 Tanfield Edinburgh EH3 5DA	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Stockbridge/Inverleith

25/00506/FUL (Planning Permission)	Extension to from new bathroom, kitchen and utility room. at 50 Strachan Road Edinburgh EH4 3RG	Mr Jack Barrass., 50 Strachan Road Edinburgh EH4 3RG	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>28 March 2025</b>
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Community Council: Craigleith/Blackhall

25/00382/FUL (Planning Permission)	Alterations and extension of dwellinghouse. at GF 15 Inverleith Place Edinburgh EH3 5QE	Mr & Mrs Keith Wilson., GF 15 Inverleith Place Inverleith Edinburgh EH3 5QE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: Stockbridge/Inverleith

25/00383/LBC (Listed Building Consent)	Alterations and extension of dwellinghouse. at GF 15 Inverleith Place Edinburgh EH3 5QE	M & Mrs Keith Wilson., GF 15 Inverleith Place Edinburgh EH3 5QE	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: Stockbridge/Inverleith

25/00263/FUL (Planning Permission)	Proposed roof terrace and access. at Flat 17 27 Dean Park Street Edinburgh EH4 1JY	Mr Bruce MacDonald., Flat 17 27 Dean Park Street Edinburgh EH4 1JY	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>27 March 2025</b>
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Community Council: Stockbridge/Inverleith

25/00265/LBC (Listed Building Consent)	Proposed roof terrace and access. at Flat 17 27 Dean Park Street Edinburgh EH4 1JY	Mr Bruce MacDonald., Flat 17 27 Dean Park Street Edinburgh EH4 1JY	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>27 March 2025</b>
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Community Council: Stockbridge/Inverleith

24/06200/FUL (Planning Permission)	Erect new extension to rear of existing dwelling. at 34 Learmonth Avenue Edinburgh EH4 1DB	Mr & Mrs C Budd., 34 Learmonth Avenue Edinburgh EH4 1DB	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Stockbridge/Inverleith

24/06119/FUL (Planning Permission)	Proposed attic conversion and rear dormer extension at 135 Wester Drylaw Place Wester Drylaw Edinburgh EH4 2TQ	Mr Tao & Mrs Meiling Chen., 135 Wester Drylaw Place Wester Drylaw Edinburgh EH4 2TQ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: Drylaw/Telford

24/04153/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). This is a resubmission of 23/04821/CLESTL. at Flat 3 17 Eyre Place Edinburgh EH3 5EW	Edinburgh Stays Ltd., FAO: Mr William Wilson 40 Logie Green Road Edinburgh United Kingdom EH7 4HD	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 March 2025</b>
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Community Council: New Town/Broughton

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

<p>25/01367/TCO (Treework Within a Conservation Area)</p>	<p>3079 Western red cedar (Thuja plicata) removal. 3080 Cedar (Thuja occidentalis) removal. 3081 Cedar (Thuja occidentalis) removal. 3082 Lawson cypress (Chamaecyparis lawsoniana) removal. 3083 Cedar (Thuja occidentalis) removal. 3089 Variegated holly (Ilex aquifolium) removal. 3090 Lawson cypress 'Elwoodii' (Chamaecyparis lawsoniana) removal. 3091 Highclere holly (Ilex x altaclerensis) removal. Juniper (Juniperus sp.) removal. 2517 Leyland cypress (Cupressus leylandii) removal. 2523 Lawson cypress (Chamaecyparis lawsoniana) removal. at 87 Ravelston Dykes Road Ravelston Edinburgh EH4 3PA</p>	<p>Mr Daryl Teague., 87 Ravelston Dykes Road Edinburgh EH4 3PA</p>	<p><b>Delegated Decision</b></p>	<p><b>NOT MAKE A TREE PRESERVATION ORDER</b></p>	<p><b>26 March 2025</b></p>
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Community Council: Murrayfield

<p>25/01315/TCO (Treework Within a Conservation Area)</p>	<p>Mature Sweet Chestnut located in north east corner of site and marked in red reduce north side of crown by 2m. Mature Lime marked in yellow on map reduce height of crown by 2.5m. Wild Cherry marked in blue on map reduce crown width by 0.5m and height by 0.5m. Ash with late stage dieback or possibly now dead marked in purple on map dismantle and remove. at 77 Belford Road New Town Edinburgh EH4 3DS</p>	<p>St Andrew's Church., FAO: Mary Buchan 77 Belford Road Edinburgh Midlothian EH4 3DS</p>	<p><b>Delegated Decision</b></p>	<p><b>NOT MAKE A TREE PRESERVATION ORDER</b></p>	<p><b>26 March 2025</b></p>
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Community Council: West End

25/00766/FUL (Planning Permission)	Proposal to extend the rear of the property. at 4 Coltbridge Gardens Edinburgh EH12 6AQ	Mr Robert Cooper & Ms Tabitha Fraser., 1F1 54 Eyre Place Edinburgh EH3 5EJ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Murrayfield

25/00769/FUL (Planning Permission)	Opening to be created between existing windows and external doors to be fitted at rear elevation. at 22 Garscube Terrace Edinburgh EH12 6BQ	Mr Steven & Mrs Michelle Cooke., 22 Garscube Terrace Edinburgh EH12 6BQ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: Murrayfield

25/00628/FUL (Planning Permission)	Proposed single-storey rear extension and alterations. at 4 Templeland Grove Edinburgh EH12 8RR	Mr Euan & Mrs Kirsty Anderson., 4 Templeland Grove Edinburgh EH12 8RR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>24 March 2025</b>
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Community Council: Corstorphine

25/00564/FUL (Planning Permission)	Proposed garage conversion forming bedroom with Jack and Gill style en-suite, relocation of kitchen with internal alterations and formation of utility. at 2 Glebe Grove Edinburgh EH12 7SH	Mr And Mrs Fraser And Shona Smith., 2 Glebe Grove Edinburgh EH12 7SH	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Corstorphine

[Wards](#)

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

25/01273/TCO (Treework Within a Conservation Area)	Rowan tree - Reduce by 50%. at 8 Cobden Terrace Dalry Edinburgh EH11 2BJ	Miss Amy Pendleton., 8 Cobden Terrace Dalry Edinburgh EH11 2BJ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Gorgie/Dalry

25/00573/FULS TL (Planning Permission STL)	Retrospective change of use of premises to short term let accommodation. at 1F1 17 Westfield Road Edinburgh EH11 2QP	Ms Gillian Neil., 17 1F1, Westfield Road Edinburgh EH11 2QP	<b>Local Delegated Decision</b>	<b>WITHDRAWN</b>	<b>24 March 2025</b>
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Community Council: Gorgie/Dalry

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

25/01441/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, projecting sign, hoarding, floodlights brass lantern poster case. at Colinton Inn 12 Bridge Road Colinton Edinburgh EH13 0LQ	Star Pubs And Bars., 3-4 Broadway Place Edinburgh EH12 9JZ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: Colinton

25/01381/TCO (Treework Within a Conservation Area)	Two evergreen fir and cypress trees remove the trees from the front garden of the property. at 449 Lanark Road Woodhall Juniper Green EH14 5BA	Mr Rory McMiken., 449 Lanark Road Juniper Green Edinburgh EH14 5BA	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Colinton

25/01385/TCO (Treework Within a Conservation Area)	Semi mature Eucalyptus, North boundary, beside driveway, front garden tree dismantled and replace with suitable specimen. at Glenflora 16 Gillespie Road Hailes Edinburgh EH13 0LL	Mr Nick Taylor., 16 Gillespie Road Edinburgh EH13 0LL	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Colinton

25/00604/FUL (Planning Permission)	Take down the existing conservatory superstructure (roof, doors /windows, and dwarf walls to floor level) and construct a garden room on the existing footprint. at 115 Redford Road Edinburgh EH13 0AS	Mr Andrew & Mrs Sarah MacNeil., 115 Redford Road Edinburgh EH13 0AS	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>24 March 2025</b>
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Community Council: Colinton

25/00508/FUL (Planning Permission)	Reroof and upgrade outshoot section of house including change existing dormer; add wintergarden office. at 44 West Mill Road Edinburgh EH13 0NZ	Mr Matt And Mrs Claire Waymark., 44 West Mill Road Edinburgh EH13 0NZ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>28 March 2025</b>
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Community Council: Colinton

[Wards](#)

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

25/00795/FUL (Planning Permission)	Proposed single storey rear extension and new side window. at 14 Elliot Park Wester Craiglockhart Edinburgh EH14 1DX	Mrs Ailsa Seymour., 14 Elliot Park Edinburgh EH14 1DX	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Craiglockhart

24/06231/CLP (Certificate of Lawfulness (proposed))	Proposed rear extension and alterations to dwelling. at 2 Colinton Grove Edinburgh EH14 1DB	Mr Duvall, 2 Colinton Grove Edinburgh EH14 1DB	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 March 2025</b>
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Community Council: Craiglockhart

[Wards](#)

### **Ward No. B10 – Morningside**

25/01491/TCO (Treework Within a Conservation Area)	Yew dead laburnum tree ornamental cherry plum rear (prunus cerasifera) clematis removal of overgrown yew dead laburnum (prunus cerasifera) remove clematis. at 14 Nile Grove Edinburgh EH10 4RF	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Morningside

25/01354/TCO (Treework Within a Conservation Area)	Reduce Beech hedge 2 ft and formative prune plum. Reduce Beech hedge 2 ft and formative prune plum. at 6 Ettrick Grove Merchiston Edinburgh EH10 5AW	Mr Nicolas Hayes., 8 Gracemount Square Edinburgh EH16 6EG	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Merchiston

25/01322/TCO (Treework Within a Conservation Area)	T1 conifer remove. at 103 Comiston Drive Morningside Edinburgh EH10 5QU	Mr Matthew Knaggs., 103 Comiston Drive Edinburgh EH10 5QU	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>25 March 2025</b>
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Community Council: Morningside

25/01331/TCO (Treework Within a Conservation Area)	Sycamore at front right-hand corner remove. Crab Apple, Cherry and Sycamore on the frontage remove. Risk of cracking wall. at Chamberlain Road Nursing Home 7 - 9 Chamberlain Road Bruntsfield Edinburgh EH10 4DJ	Chamberlain Road Nursing Home., FAO: Mr Bogdan Velica 7 - 9 Chamberlain Road Bruntsfield Edinburgh EH10 4DJ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>28 March 2025</b>
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Community Council: Merchiston

25/00901/LBC (Listed Building Consent)	Replacement of existing timber windows on a like-for- like basis with new sash and case, custom fitted with slimline IGUs. All historical detail to be matched / reinstated. at 2F1 64 Morningside Road Morningside Edinburgh EH10 4BZ	Mr Douglas Rutherford., 2F1 64 Morningside Road Edinburgh United Kingdom EH10 4BZ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: Merchiston

25/00773/WINP A (Prior Approval Windows)	Existing single glazed white painted timber sash and case windows replaced with new double glazed white upvc sash and case styled windows. at 29 Viewforth Edinburgh EH10 4JE	Ms S Fraser, 29 Viewforth Edinburgh EH10 4JE	<b>Delegated Decision</b>	<b>APPROVED</b>	<b>26 March 2025</b>
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Community Council: Merchiston

25/00405/FUL (Planning Permission)	Proposed alterations to front porch, windows and doors. Formation of rear decking area. Attic conversion with dormer windows and roof lights. at 41 Braid Farm Road Edinburgh EH10 6LE	Mrs Smeaton., 41 Braid Farm Road Edinburgh EH10 6LE	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Morningside

25/00012/FUL (Planning Permission)	Works to existing extension with new extension to side of property. at 57 Braid Road Edinburgh EH10 6AR	Mrs Anne O'Brian., 57 Braid Road Edinburgh EH10 6AR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Morningside

24/06122/FUL (Planning Permission)	Alter and upgrade the existing garage structure to meet current habitable Building Standards and to create a new kitchen, dining room and utility /pantry. It is proposed to strip and set aside, sound slate from the lower pitches, remove the roof structures over kitchen and garage and to reconstruct a pended, slated roof over all lower parts. It is proposed to form a bay extension, stone faced having a zinc roof and bifold screen. It is proposed to install a garden summer house. at 44 Canaan Lane Edinburgh EH10 4SU	Mr & Mrs Crofts., The Coach House 44 Canaan Lane Edinburgh EH10 4SU	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: Morningside

24/06069/TCO (Treework Within a Conservation Area)	A single mature lime pollard. - Full tree removal. at 18 Polwarth Terrace Polwarth Edinburgh EH11 1NB	Mr Euan Craik., 18 Polwarth Terrace Polwarth Edinburgh EH11 1NB	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>24 March 2025</b>
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Community Council: Merchiston

**Ward No. B11 – City Centre**

25/01202/ADV (Advert Consent)	Temporary decorative scaffold shroud screen advertisement printed onto pvc inset within a coloured 1:1 image of the building. Illuminated during the hours of darkness 7am-11pm only. Consent for the display was previously granted under reference:- 24/01206/ADV. However, the works to the building were delayed and are now only just starting. This consent seeks permission to amend the previously granted consent period. at 11 - 13 South St Andrew Street New Town Edinburgh EH2 2AU	Infinity Outdoor Ltd., FAO: Mr Mark Wilkinson 44 Charlotte Street London W1T 2NR	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: New Town/Broughton

25/01067/ADV (Advert Consent)	Fascia sign and hoarding at 1 Haymarket Square Edinburgh EH3 8RY	Joup 661 Ltd., Unit 2 1 Haymarket Square Edinburgh EH3 8RY	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 March 2025</b>
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Community Council: West End

25/01005/ADV (Advert Consent)	Advertisement of the following types: Fascia sign, projecting sign. at GF 27 George Street New Town Edinburgh EH2 2PA	ESPC (UK) Ltd., FAO: Mr Bruce Spence 27 George Street Edinburgh EH2 2PA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 March 2025</b>
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Community Council: New Town/Broughton

25/00828/TCO (Treework Within a Conservation Area)	Elm removal. at Treeworks Abercromby Place New Town Edinburgh	Royal Scots Club., Caroline Roussot. QSE Queen Street Gardens East Edinburgh Scotland EH3 6EU	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>24 March 2025</b>
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Community Council: New Town/Broughton

25/00682/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 1F2 206 Canongate Edinburgh EH8 8DQ	The City Of Edinburgh Council., 4 East Market Street The City Of Edinburgh Council EH8 8BG	<b>Delegated Decision</b>	<b>PERMISSION IS NOT REQUIRED</b>	<b>24 March 2025</b>
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Community Council: Old Town

25/00657/ADV (Advert Consent)	Advertisement of the following types: Fascia sign. New 55" suspended TV screen in windowbed, minimum 100mm behind glass. at 3 Multrees Walk Edinburgh EH1 3DQ	Strathberry Limited., 34 Melville Street Edinburgh EH3 7HA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: New Town/Broughton

25/00627/FUL (Planning Permission)	Proposed installation of access stair to rear garden, removal of top section of retaining wall and alterations to rear garden. at 16A Great Stuart Street Edinburgh EH3 7TN	Mr M Waine., 16A Great Stuart Street Edinburgh EH3 7TN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>27 March 2025</b>
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Community Council: New Town/Broughton

25/00542/FUL (Planning Permission)	New entrance point at street level on Haymarket Terrace which includes bridges access from pavement over existing lightwell. New external access at lower ground floor to existing external lightwells. at GF 65 Haymarket Terrace Edinburgh EH12 5HD	CBRE Investment Management., Mr Ian Fairweather Third Floor One New Change London England EC4M 9AF	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: West End

25/00403/ADV (Advert Consent)	Fascia sign. at 44 - 44A George Street Edinburgh EH2 2LE	Sunspel Ltd., Cavendish House Canal Street Long Eaton Nottingham NG10 4HP	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: New Town/Broughton

25/00404/LBC (Listed Building Consent)	Alterations to existing shop front (circa 1985/86) to remove portico, columns, pilasters and window astragals. Includes removal of planter boxes from iron railings, making good of existing external steps and repaint of shopfront. at 44 - 44A George Street Edinburgh EH2 2LE	Sunspel Ltd., Cavendish House Canal Street Long Eaton Nottingham NG10 4HP	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>26 March 2025</b>
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Community Council: New Town/Broughton

25/00406/FUL (Planning Permission)	Alterations to existing shop front (circa 1985/86) to remove portico, columns, pilasters and window astragals. Includes removal of planter boxes from iron railings, making good of existing external steps and repaint of shopfront. at 44 - 44A George Street Edinburgh EH2 2LE	Sunspel Ltd., Cavendish House Canal Street Long Eating Nottingham NG10 4HP	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>27 March 2025</b>
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Community Council: New Town/Broughton

25/00330/LBC (Listed Building Consent)	Alterations to improve safety and accessibility: Improve Level 1 staff room layout; New Level 1 accessible WC; relocate previously approved offices from Level 3 to Level 1; revise location of previously approved escalators; omit previously approved Level 2 store cupboards; retain existing Level 2 floor levels (omitting previously approved alterations to floor levels); new Level 3 steps to suit levels for previously approved entrance; revised lobby layouts, new fire curtain on Level 2. at 555 Castlehill Edinburgh EH1 2ND	GL Attractions Limited., FAO: Mr Lully Gold 555 Castlehill Edinburgh EH1 2ND	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>27 March 2025</b>
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Community Council: Old Town

25/00273/ADV (Advert Consent)	Temporary decorative scaffold shroud wrap printed onto pvc containing a 1:1 coloured replica image of the building facade with an inset advertising area measuring 36.7 x 11.6 metres with limited external illumination for a temporary period of 12 months during building works along the frontages to 2-14 Shandwick Place and 1-8 Queensferry Street. at 2 - 14 Shandwick Place & 1 - 8 Queensferry Street Edinburgh EH2 4SH	Blow Up Media UK Ltd., FAO: Justin Myers 51 - 52 Frith Street London W1D 4SH	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>25 March 2025</b>
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Community Council: West End

25/00285/ADV (Advert Consent)	Item 01, one curved internally illuminated fascia sign. Item 02, one internally illuminated projecting sign. Item 03, one internally applied non illuminated window decal. Item 04, one internally illuminated curved fascia sign. Item 05, six aluminium barrier signs non illuminated. Item 11, one non illuminated window sticker. at 25 Shandwick Place Edinburgh EH2 4RG	Four Points., FAO: Vaughan Bartlet 25 Shandwick Place Edinburgh EH2 4RG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: West End

25/00296/LBC (Listed Building Consent)	To repair the front door at No.24 and replace the front door at No.26 with the stone and rockface of both properties to be cleaned. at 24 & 26 Broughton Place Edinburgh EH1 3RT	TCS Response Ltd., 11C Gatehead Road Crosshouse Kilmarnock KA2 0HN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 March 2025</b>
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Community Council: New Town/Broughton

25/00127/FULS TL (Planning Permission STL)	Proposed change of use of former licenced sauna (Sui Generis) to short term let (Sui Generis). at 41 London Street Edinburgh EH3 6LX	Mr Mattar, Flat 5 12 Perth Street Edinburgh EH3 5DP	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>27 March 2025</b>
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Community Council: New Town/Broughton

25/00064/FUL (Planning Permission)	Change of use from Class 1A (off-license) to restricted Class 3 (food and drink). at 51 Thistle Street Edinburgh EH2 1DY	Mrs Catherine Lawrie., 51 Thistle Street Edinburgh EH2 1DY	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>24 March 2025</b>
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Community Council: New Town/Broughton

24/06307/LBC (Listed Building Consent)	Internal alterations to existing hotel to upgrade bedroom suites including new door openings and partitions. External alteration to convert window to door. Construction of new detached orangery in rear garden and associated landscaping works (as amended). at 11 Royal Terrace Edinburgh EH7 5AB	Adria Terrace Ltd., 4 Carrick Drive Glasgow G32 0RW	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: New Town/Broughton

24/06308/FUL (Planning Permission)	Erection of orangery to rear of garden including associated landscaping. Conversion of rear window into door. Internal alterations to hotel (as amended). at 11 Royal Terrace Edinburgh EH7 5AB	Adria Terrace Ltd., 4 Carrick Drive Glasgow G32 0RW	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>27 March 2025</b>
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Community Council: New Town/Broughton

24/06174/LBC (Listed Building Consent)	Internal alterations to fabric including removal of non-original mezzanine level; removal of non-original partitions; structural slappings; re-establishing openings between No 3 and No 4 Charlotte Square; replacement of hallway doors with fire-rated doors; removal of dumbwaiter lift; replacement of vestibule double doors with single door; installation of new tea preps and new shower facilities. Also includes for erection of external bike stores beneath entrances of No 3 and No 4. (AS AMENDED) at 1, 3A & 4 Charlotte Square Edinburgh EH2 4DR	Walter Scott & Partners Limited., 1 Charlotte Square Edinburgh EH2 4DR	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: New Town/Broughton

24/06176/FUL (Planning Permission)	Change of use of ground floor of #181 from vacant Class 1 unit to Adult Gaming Centre (AGC) (Sui Generis). at 181 - 183 Morrison Street Edinburgh EH3 8DZ	Merkur Slots Ltd (UK).,	<b>Local Delegated Decision</b>	<b>REFUSED</b>	<b>27 March 2025</b>
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Community Council: West End

24/06179/FUL (Planning Permission)	Change of use of #4 from house (Class 9) to office (Class 4); erection of external bike stores. (AS AMENDED) at 1 - 4 Charlotte Square Edinburgh EH2 4DR	Walter Scott & Partners Limited., 1 Charlotte Sqaure Edinburgh United Kingdom EH2 4DR	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council:

24/06074/FUL (Planning Permission)	Installation of a mechanical retractable glass pergola on the existing roof terrace. at 4 - 6 Grassmarket Edinburgh EH1 2JU	Signature Pubs Ltd., FAO:Nic Wood 6 Albyn Place Edinburgh EH2 4NG	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: Old Town

24/06075/LBC (Listed Building Consent)	Installation of a mechanical retractable glass pergola on the existing roof terrace. at 4 - 6 Grassmarket Edinburgh EH1 2JU	Signature Pubs Ltd., FAO: Mr Nic Wood 6 Albyn Place Edinburgh EH2 4NG	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: Old Town

24/05368/FULS TL (Planning Permission STL)	Change of use from commercial garage and upper floor storage to two serviced apartments with exterior alterations (as amended). at 48 Thistle Street South West Lane New Town Edinburgh	Doyle Russell Developments & Xafinity Pension Trustees., 48 Thistle Street South West Lane Edinburgh EH2 1EN	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: New Town/Broughton

24/05369/LBC (Listed Building Consent)	Listed building consent for internal and external alterations to form two serviced apartments (as amended). at 48 Thistle Street South West Lane New Town Edinburgh	Doyle Russell Developments And Xafinity Pension Trustees., 48 Thistle Street South West Lane Edinburgh EH2 1EN	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: New Town/Broughton

24/05141/CLES TL (Certificate of Lawfulness Existing STL)	Short term letting. at Flat 10 41 Lochrin Place Tollcross Edinburgh EH3 9RB	Miss Lisa McKinney., 13 Restalrig Drive Edinburgh EH7 6JX	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 March 2025</b>
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Community Council: Tollcross

24/04618/CLES TL (Certificate of Lawfulness Existing STL)	Existing use as short term holiday lets and corporate business lets. at 3F1 4 Paisley Close 101 High Street Edinburgh EH1 1SP	RentirPro Limited., FAO: Mr Chris Gray 3/1 Or Flat 6 4 Paisley Close Edinburgh EH1 1SP	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>27 March 2025</b>
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Community Council: Old Town

24/03735/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short-term let visitor accommodation. at 4F 150 High Street Edinburgh EH1 1QS	Mr Hobbs., 4F 150 High Street Edinburgh EH1 1QS	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>26 March 2025</b>
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Community Council: Old Town

24/03709/CLES TL (Certificate of Lawfulness Existing STL)	Short-term let (STL). at 2 Boyd's Entry Old Town Edinburgh EH1 1SY	Mr Stuart Robertson., 19 Grange Road Edinburgh EH9 1UQ	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>26 March 2025</b>
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Community Council: Old Town

24/03249/FULS TL (Planning Permission STL)	Proposal for the erection of a new three-storey building with 3 No. 2 bed serviced apartments, on the eastern boundary of 24 Canning Street. at 24 Canning Street Edinburgh EH3 8EG	Capital Business Centre Limited., CBC House 24 Canning Street Edinburgh EH3 8EG	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: West End

24/02080/CLES TL (Certificate of Lawfulness Existing STL)	To continue operating as a short-term let. at PF2 16 Johnston Terrace Edinburgh EH1 2PR	Mr Nisbet., 19 Rutland Square Edinburgh EH1 2BB	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>25 March 2025</b>
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Community Council: Old Town

23/05213/CLES TL (Certificate of Lawfulness Existing STL)	Short Term Let. at Unit 7 219 High Street Old Town Edinburgh EH1 1PE	Gold Brothers Partnership.,	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>26 March 2025</b>
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Community Council: Old Town

[Wards](#)

### **Ward No. B12 – Leith Walk**

25/00912/WINP A (Prior Approval Windows)	Application for Replacement of Windows. at 41 Waverley Place Abbeyhill Edinburgh EH7 5SA	Dr Diana Lemberg., 41 Waverley Place Abbeyhill Edinburgh EH7 5SA	<b>Delegated Decision</b>	<b>APPROVED</b>	<b>24 March 2025</b>
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Community Council: Leith Central

25/00044/FUL (Planning Permission)	Drop sill to form a new door into garden. Minor internal alterations. at PF2 6 Balfour Place Edinburgh EH6 5DW	Miss Liz Craig., PF2 6 Balfour Place Pilrig Edinburgh EH6 5DW	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: Leith Central

24/06339/FULS TL (Planning Permission STL)	Change of use from office (Class 1A) to short-term let accommodation (Sui Generis) (in retrospect). at 1 Huntingdon Place Broughton Edinburgh EH7 4AT	Five Star Global Property Ltd., 1 Huntingdon Place Edinburgh EH7 4AT	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>27 March 2025</b>
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Community Council: New Town/Broughton

24/06340/FULS TL (Planning Permission STL)	Change of use from office (Class 1A) to short-term let accommodation (Sui Generis) (in retrospect). at 3 Huntingdon Place Broughton Edinburgh EH7 4AT	Five Star Global Property Ltd., 3 Huntingdon Place Edinburgh EH7 4AT	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>27 March 2025</b>
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Community Council: New Town/Broughton

24/06088/CLES TL (Certificate of Lawfulness Existing STL)	Application for the issue of a Certificate of Lawfulness confirming its existing use and a short-term let visitor accommodation. at Flat 1 77 East Claremont Street Broughton Edinburgh EH7 4HU	Mr Derek & Mrs Rebecca Webster., 77 Flat 1, East Claremont Street Edinburgh EH7 4HU	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: New Town/Broughton

24/02043/CLES TL (Certificate of Lawfulness Existing STL)	Short term let. at 11 West Montgomery Place Edinburgh EH7 5HA	Mr Rovella., 40 Logie Green Road Edinburgh Scotland EH7 4HD	<b>Delegated Decision</b>	<b>REFUSED</b>	<b>24 March 2025</b>
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Community Council: Leith Central

[Wards](#)

### **Ward No. B13 – Leith**

25/01387/TCO (Treework Within a Conservation Area)	Wild Cherry (prunus avium) - Tree Removal. at 1 Beechwood Terrace Lochend Edinburgh EH6 8DE	Mr David Thomson., 1 Beechwood Terrace Lochend Edinburgh EH6 8DE	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Leith Links

25/00407/FUL (Planning Permission)	Proposed rear extension to form new snug, front and rear-facing dormers and roof light installations. at 11 Prospect Bank Crescent Edinburgh EH6 7NW	Mr Fraser Harley., 11 Prospect Bank Crescent Edinburgh EH6 7NW	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Leith Links

24/06212/FUL (Planning Permission)	Form 3-bedroom flat within existing 3rd floor office, formation of dormer window to rear. at 3F 23 Mitchell Street Edinburgh EH6 7BD	Leithbank Properties Ltd., FAO: Charles Ekin Leithbank House East Haugh Kirknewton EH27 8DJ	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>24 March 2025</b>
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Community Council: Leith Links

**Ward No. B14 – Craigentinny/Duddingston**

25/00345/FUL (Planning Permission)	Demolition of existing sub-standard run-down vinery and erection of new replacement vinery to match. at 17 Spring Gardens Edinburgh EH8 8HU	Mr Kristian Tapaninaho., St. Ann's Bank 17 Spring Gardens Edinburgh FK8 3HL	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>27 March 2025</b>
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Community Council: Old Town

25/00320/LBC (Listed Building Consent)	Demolition of existing sub-standard run-down vinery and erection of new replacement vinery to match. Existing vinery exhibits structural movement, water ingress and has un-safe single glazing. Proposal seeks to replace this with a new vinery that is more robust but aims to match the existing in detail. at 17 Spring Gardens Edinburgh EH8 8HU	Mr Kristian Tapaninaho., St. Ann's Bank 17 Spring Gardens Edinburgh FK8 3HL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 March 2025</b>
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Community Council: Old Town

25/00063/FUL (Planning Permission)	Conversion of tenement attic and associated alterations to existing top floor flat. at 3F2 38 Milton Street Edinburgh EH8 8HD	Mr Stefan Maurice & Ms Catriona Paterson., 3F2 38 Milton Street Edinburgh EH8 8HD	<b>Local Delegated Decision</b>	<b>PERMITTED DEVELOPMENT</b>	<b>25 March 2025</b>
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Community Council: Old Town

25/00016/CLP (Certificate of Lawfulness (proposed))	Proposed single storey gable extension forming utility /boot room.(as amended). at 46 Craigentinny Avenue Edinburgh EH7 6PX	Mrs Gail Cruickshank., 46 Craigentinny Avenue Edinburgh EH7 6PX	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Craigentinny/Meadowbank

24/04308/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. at Flat 1 2 Tytler Gardens Edinburgh EH8 8HQ	Ms Bannon., Flat 1 2 Tytler Gardens Edinburgh EH8 8HQ	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>27 March 2025</b>
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Community Council: Old Town

22/05224/CLE (Certificate of Lawfulness (existing))	Existing use as a guest house (Class 7). at 31 - 33 Spring Gardens Edinburgh EH8 8HR	Akbar Properties., 8 John's Place Edinburgh EH6 7EL	<b>Fast Track Decision - historic 12/06/23</b>	<b>REVOKED</b>	<b>26 March 2025</b>
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Community Council: Old Town

[Wards](#)

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

25/01567/TCO (Treework Within a Conservation Area)	Mature Silver Birch at bottom left-hand corner of rear garden overhanging neighbour's garden. - Remove. at 19 Oswald Road Grange Edinburgh EH9 2HE	Mr Colin Stirling., 19 Oswald Road Grange Edinburgh EH9 2HE	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Grange/Prestonfield

25/01332/TCO (Treework Within a Conservation Area)	Lawson Cypress cultivar in middle of the rear boundary in the rear garden remove. Tree is very one sided and has no rear branches. Cherry in front garden reduce crown spread to the south by 2m (only secondary branches). Norway Maple in front garden reduce crown spread to the south by 2m (only secondary branches). at 6 Crawford Road Mayfield Edinburgh EH16 5PQ	Mr Alan Dewar., 6 Crawford Road Mayfield Edinburgh EH16 5PQ	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Grange/Prestonfield

25/01235/TCO (Treework Within a Conservation Area)	Western red cedar at the southeast of the back garden. H 18m, spread 9m, DBH 6 from 10 to 35cm remove the tree to ground level as it is in an unsustainable location. Unsuitable for reduction, Lime, Tilia sp., Height 18m, Spread 16m, stem diameter at 1.5m 700mm. Neighbours tree - Deadwood greater than 50mm to be removed from throughout the crown. at 37 And 39 Blackford Road Edinburgh EH9 2DT	Mr Mark Goodier., 37 Blackford Rd Edinburgh EH9 2DT	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>26 March 2025</b>
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Community Council: Marchmont/Sciennes

25/00654/TCO (Treework Within a Conservation Area)	Undertake recommended work in attached Tree Safety Survey with the exception of 334 & 365. at Treeworks At George Square Edinburgh	University Of Edinburgh., FAO: Jonathan Long 20 Gilmerton Road Edinburgh EH16 5UB	<b>Delegated Decision</b>	<b>NOT MAKE A TREE PRESERVATION ORDER</b>	<b>24 March 2025</b>
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Community Council: Southside

25/00524/TPO (Treework)	T6 Ash, T4 sycamore reduce height by 2.5m and 1-2m on all sides to balance. T3 horse chestnut reduce height by 2.5m and 1-2m .T5 Lime reduce height by 4.5m and reduce sides by 1-2m to balance crown. at 2 Salisbury Road Edinburgh EH16 5AB	Hardie., FAO: Mr Greg Hardie 23 Pikes Pool Drive, Kirkliston United Kingdom Eh299gh	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>25 March 2025</b>
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Community Council: Grange/Prestonfield

25/00497/FUL (Planning Permission)	The proposal involves the addition of a rear extension providing open plan living /dining /kitchen as well as some internal remodelling to form a shower room and en-suite. at 47 West Relugas Road Edinburgh EH9 2PW	Ms Taylor., 47 West Relugas Road Edinburgh EH9 2PW	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>24 March 2025</b>
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Community Council: Grange/Prestonfield

25/00440/LBC (Listed Building Consent)	Restoration of interior finishes, alterations to raked floor to accommodate disabled provision, upgrade of audio visual, mechanical and electrical equipment, replacement of glazed cupola and roof works including improved roof access. at 22 - 23 Teviot Place Edinburgh EH8 9AG	The University Court Of The University Of Edinburgh., Old College 68 South Bridge Edinburgh EH8 9YL	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Southside

25/00408/FUL (Planning Permission)	Alterations to interior room designations and to create a family /dining extension between the existing extension and boundary wall to the rear of the property. at Flat 1 17 Grange Terrace Edinburgh EH9 2LD	Mr Mark & Mrs Stephanie Johnston., GF 17 Grange Terrace Edinburgh EH9 2LD	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Grange/Prestonfield

25/00409/LBC (Listed Building Consent)	Alterations to interior room designations and to create a family/dining extension between the existing extension and boundary wall to the rear of the property. at Flat 1 17 Grange Terrace Edinburgh EH9 2LD	Mrs Stephanie Johnston., GF 17 Grange Terrace Edinburgh EH9 2LD	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Grange/Prestonfield

25/00313/FUL (Planning Permission)	Replace the existing timber windows with uPVC windows. at 1F1 50 Sciennes Edinburgh EH9 1NL	MD Edinburgh Investments Ltd C/O SP Management., 20 Nicolson Street Edinburgh EH8 9DH	<b>Local Delegated Decision</b>	<b>WITHDRAWN</b>	<b>25 March 2025</b>
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Community Council: Marchmont/Sciennes

24/06294/CLP (Certificate of Lawfulness (proposed))	To remove damaged materials from the front garden path and step, including broken cracked concrete. Lay a natural stone path in the existing path and step location. Existing materials: concrete path, crushed aggregates. at 22 Queen's Crescent Newington Edinburgh EH9 2BB	Prof. Charles Court-Brown., 22 Queen's Crescent Edinburgh EH9 2BB	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 March 2025</b>
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Community Council: Grange/Prestonfield

24/06251/FUL (Planning Permission)	Proposed extension above garage. at 37 Relugas Road Edinburgh EH9 2NF	Ms Ullah, 37 Relugas Road Edinburgh EH9 2NF	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Grange/Prestonfield

24/06181/CLP (Certificate of Lawfulness (proposed))	Seeking Certificate of Lawfulness to replace the existing single glazed sash and case windows with double glazed upgrades. at 29 Queen's Crescent Edinburgh EH9 2BA	Mr David Miller., 29 Queens Crescent Edinburgh EH9 2BA	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>24 March 2025</b>
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Community Council: Grange/Prestonfield

[Wards](#)

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

[Wards](#)

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

25/00749/FUL (Planning Permission)	Installation of Solar PV panels to roof, NW and SE elevations. at 11A Abercorn Terrace Edinburgh EH15 2DE	Mrs Poppy Richards., 11A Abercorn Terrace Edinburgh EH15 2DE	<b>Delegated Decision</b>	<b>PERMITTED DEVELOPMENT</b>	<b>26 March 2025</b>
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Community Council: Portobello

25/00708/FUL (Planning Permission)	Extension to rear and attic to create a further bedroom upstairs and extended living space downstairs. at 23 Durham Square Edinburgh EH15 1PU	Mr Sean Mechie., 23 Durham Square Edinburgh EH15 1PU	<b>Local Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Portobello

25/00648/CLP (Certificate of Lawfulness (proposed))	Addition of solar PV panels to one roof pitch. at Brunstane Bowling Club 34A Brunstane Road Edinburgh EH15 2QN	Porty Community Energy., 51 Inchview Terrace Edinburgh EH7 6TU	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Portobello

25/00649/CLP (Certificate of Lawfulness (proposed))	Addition of solar PV panels to the roof slopes. at 19 Windsor Place Edinburgh EH15 2AJ	Porty Community Energy., 51 Inchview Terrace Edinburgh EH7 6TU	<b>Delegated Decision</b>	<b>GRANTED</b>	<b>26 March 2025</b>
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Community Council: Portobello

24/05979/FUL (Planning Permission)	Alterations and extension to existing house including upgrade of thermal envelope to improve energy efficiency and installation of ASHP for on site micro generation. at 4 Coillesdene Crescent Joppa Edinburgh EH15 2JH	Mr And Mrs Gibson., 9 Huntly Court 21 Dirleton Place Glasgow G41 3BH	<b>Delegated Decision</b>	<b>WITHDRAWN</b>	<b>24 March 2025</b>
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Community Council: Portobello

[Wards](#)