

# Notice of meeting and agenda

## Planning Local Review Body (Panel 2)

**9.30 am Wednesday, 7th May, 2025**

Dean of Guild Court Room - City Chambers

This is a public meeting and members of the public are welcome to watch the webcast live on the Council's website.

### Contacts

Email: [Natalie.Carter@edinburgh.gov.uk](mailto:Natalie.Carter@edinburgh.gov.uk)

Tel: 0131 529 4264

## 1. Appointment of Convener

---

- 1.1 The Local Review Body is invited to appoint a Convener from its membership.

## 2. Order of Business

---

- 2.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

## 3. Declaration of Interests

---

- 3.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

## 4. Minutes

---

- 4.1 Minute of the Local Review Body (Panel 2) – 19 March 2025 – submitted for approval as a correct record 9 - 28

## 5. Local Review Body - Procedure

---

- 5.1 Note of the outline procedure for consideration of all Requests for Review 29 - 32

## 6. Requests for Review

---

- 6.1 27 Bankhead Terrace, Edinburgh, Edinburgh – Change of use from Class 4 to Class 1A (2b) Professional Services, Class 3 (Cafe) and Class 11 (Assembly and Leisure) – application no 24/01891/FUL 33 - 128
- (a) Decision Notice and Report of Handling
- (b) Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.
- 6.2 1 Gayfield Square, Edinburgh – Change of use to include Sui Generis (dual use to that as already approved) – application no 24/02149/FUL 129 - 180

- (a) Decision Notice and Report of Handling
- (b) Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and an inspection of the land to which the review relates.
- 6.3** 63 Hainburn Park, Edinburgh – Replace existing conservatory with wrap around extension and internal alterations.(as amended) – application no 24/00698/FUL 181 - 226
- (a) Decision Notice and Report of Handling
- (b) Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.
- 6.4** 49 South Gyle Wynd South Gyle, Edinburgh – Change the use of room to become a dog grooming salon – application no 24/04765/FUL 227 - 252
- (a) Decision Notice and Report of Handling
- (b) Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.
- 6.5** 4 Blackie House Wardrop's Court, Edinburgh – Use of flat for short-term let use (Sui Generis) and residential flat (in retrospect). This property is available for letting all year – application no 24/04539/FULSTL 253 - 340
- (a) Decision Notice and Report of Handling
- (b) Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and an inspection of the land to which the review relates.
- 6.6** 8 Currievale Farm, Edinburgh – Change the use of the property from a Class 9 house to Sui Generis, in accordance with Edinburgh City Council's requirements for short-term letting. The proposal includes a condition to limit short-term letting to a maximum of seven months per year (213 days) – application no 24/04361/FULSTL 341 - 368

- (a) Decision Notice and Report of Handling
- (b) Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.
- 6.7** 150 Mcdonald Road, Edinburgh – Change of use to short term let.(retrospective) – application no 24/04169/FULSTL 369 - 398
- (a) Decision Notice and Report of Handling
- (b) Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.
- 6.8** Flat 25 50 North Bridge, Edinburgh – Formalise the use as a short-term holiday let – application no 23/05036/FULSTL 399 - 452
- (a) Decision Notice and Report of Handling
- (b) Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.
- 6.9** Flat 4 5 Ramsay Garden, Edinburgh – Retrospective change of use from flat (sui generis) to short-term let (Sui Generis) – application no 23/04438/FULSTL 453 - 586
- (a) Decision Notice and Report of Handling
- (b) Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and an inspection of the land to which the review relates.
- 6.10** Flat 5 20 Timber Bush, Edinburgh – Change of use to short term let (in retrospect). – application no 23/06823/FULSTL 587 - 642
- (a) Decision Notice and Report of Handling
- (b) Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only
- 6.11** PF1 16 Upper Grove Place, Edinburgh – Change of use to Short 643 - 658

Term Let – application no 24/03399/FULSTL

(a) Decision Notice and Report of Handling

(b) Notice of Review and Supporting Documents

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.

**6.12** 3F2 112A West Bow, Edinburgh – Formalise the use as a short term holiday let.– application no 23/05043/FULSTL 659 - 710

(a) Decision Notice and Report of Handling

(b) Notice of Review and Supporting Documents

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.

**6.13** 4 Windmill Place, Edinburgh – Retrospective change of use of a terraced house from residential to STL – application no 23/05755/FULSTL 711 - 734

(a) Decision Notice and Report of Handling

(b) Notice of Review and Supporting Documents

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.

**6.14** Flat 1 15 York Place, Edinburgh – Retrospective change of use from office space to a short term let (sui generis) – application no 23/04984/FULSTL 735 - 796

(a) Decision Notice and Report of Handling

(b) Notice of Review and Supporting Documents

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and an inspection of the land to which the review relates.

## **7. Extracts of Relevant Policies from the Edinburgh Local Development Plan**

---

**7.1** Extracts of Relevant Policies from the Edinburgh Local Development Plan for the above review cases 797 - 798

## 8. Non-Statutory Guidance

---

### 8.1 Non-Statutory Guidance

799 - 802

**Note:** The above policy background papers are available to view on the Council's website [www.edinburgh.gov.uk](http://www.edinburgh.gov.uk) under Planning and Building Standards/local and strategic development plans/planning guidelines/conservation areas, or follow the links as above.

### Nick Smith

Service Director, Legal and Assurance

### Membership Panel

---

Councillor Martha Mattos Coelho, Councillor Amy McNeese-Mechan, Councillor Joanna Mowat, Councillor Ben Parker and Councillor Edward Thornley

### Information about the Planning Local Review Body (Panel 2)

---

The City of Edinburgh Planning Local Review Body (LRB) has been established by the Council in terms of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008. The LRB's remit is to determine any request for a review of a decision on a planning application submitted in terms of the Regulations.

The LRB comprises a panel of five Councillors drawn from the eleven members of the Planning Committee. The LRB usually meets every two weeks, with the members rotating in two panels of five Councillors.

This meeting of the LRB is being held virtually by Microsoft Teams.

### Further information

---

Members of the LRB may appoint a substitute from the pool of trained members. No other member of the Council may substitute for a substantive member. Members appointing a substitute are asked to notify Committee Services (as detailed below) as soon as possible

If you have any questions about the agenda or meeting arrangements, please contact Natalie Carter-Osborne, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel 0131 529 4264, email [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk).

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to the Council's online [Committee Library](#).

Live and archived webcasts for this meeting and all main Council committees can be viewed online by going to the Council's [Webcast Portal](#).

Unless otherwise indicated on the agenda, no elected members of the Council, applicant, agent or other member of the public may address the meeting.