



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Tel: 0131 529 3550 Fax: 0131 529 6206 Email: [planning.systems@edinburgh.gov.uk](mailto:planning.systems@edinburgh.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100172558-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☒ Applicant ☐ Agent

## Applicant Details

Please enter Applicant details

|                      |  |  |  |
|----------------------|--|--|--|
| Title:               | <input type="text" value="Mr"/>        | You must enter a Building Name or Number, or both: * |  |
| Other Title:         | <input type="text"/>                   | Building Name:                                       | <input type="text"/>                               |
| First Name: *        | <input type="text" value="Jon"/>       | Building Number:                                     | <input type="text" value="3"/>                     |
| Last Name: *         | <input type="text" value="Grounsell"/> | Address 1 (Street): *                                | <input type="text" value="Palmerston Place Lane"/> |
| Company/Organisation | <input type="text"/>                   | Address 2:   | <input type="text"/>                               |
| Telephone Number: *  | <input type="text" value=""/>          | Town/City: *   | <input type="text" value="Edinburgh"/>             |
| Extension Number:    | <input type="text"/>                   | Country: *   | <input type="text" value="Scotland"/>              |
| Mobile Number:       | <input type="text"/>                   | Postcode: *  | <input type="text" value="EH12 5AE"/>              |
| Fax Number:          | <input type="text"/>                   |  |  |
| Email Address: *     | <input type="text" value=""/>          |  |  |

## Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

14 BELFORD ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH4 3BL

Please identify/describe the location of the site or sites

Northing

673869

Easting

324141

## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Change of use to hostel Use Class 7 (Hotels and Hostels). Create cycle store for existing office use. New opening in gable.

## Type of Application

What type of application did you submit to the planning authority? \*



Application for planning permission (including householder application but excluding application to work minerals).



Application for planning permission in principle.



Further application.



Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The applicant wishes to withdraw any reference to a smoking shelter. The cycle store accords with all policy guidance for active travel to work. The existing stair is not steep and could be used comfortably by most patrons; it does not justify refusal. The hostel is the only use which does not require alterations. Other uses have been refused on daylighting. Granting a temporary 5-year use would allay concerns about amenity. Sound transmission can be a planning condition - see supporting docs.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

☒ Yes ☐ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Clarification that permission is not sought for a smoking shelter, only a cycle store. Suggestion that the hostel be granted a temporary permission to test impacts on local amenity, which the applicant feels are misplaced and over-stated. Suggestion that requirements for sound deadening within the building fabric as covered by a noise impact assessment be made a planning condition.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

1. Full appeal statement. 2. Email statements from tenants. 3. We-work landlord requirement sheet.

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

19/00550/FUL

What date was the application submitted to the planning authority? \*

07/02/2019

What date was the decision issued by the planning authority? \*

05/04/2019

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☒ Yes ☐ No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☐ Yes ☐ No ☒ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Jon Grounsell

Declaration Date: 04/07/2019

### Proposal Details

|                              |   |
|------------------------------|---|
| Proposal Name                | 100172558   |
| Proposal Description         | Change of use to hostel Use Class 7 (Hotels and Hostels). Create cycle store for existing office use. New opening in gable. |
| Address                      | 14 BELFORD ROAD, EDINBURGH, EH4 3BL   |
| Local Authority              | City of Edinburgh Council   |
| Application Online Reference | 100172558-001   |

### Application Status

|                          |          |
|--------------------------|----------|
| Form                     | complete |
| Main Details             | complete |
| Checklist                | complete |
| Declaration              | complete |
| Supporting Documentation | complete |
| Email Notification       | complete |

### Attachment Details

|                          |          |                |
|--------------------------|----------|----------------|
| Notice of Review         | System   | A4             |
| Appeal Statement         | Attached | Not Applicable |
| Notice_of_Review-2.pdf   | Attached | A0             |
| Application_Summary.pdf  | Attached | A0             |
| Notice of Review-001.xml | Attached | A0             |

The applicant wishes to withdraw any reference to a smoking shelter, which was intended to improve neighbour amenity.

The application is only for a cycle store for office use and a change of use to hostel.

#### Cycle store

The cycle store accords with all policy guidance for travel to work and office use, encouraging active travel. It has been refused because it is not equivalent to a new office development. This ignores the fact that:-

1. It is the only possible location in the applicant's ownership. The alternative is do nothing.
2. Whilst It might not be accessible for all cyclists, it would be for the vast majority and this seems a poor basis for refusal. Any cyclist of average fitness could manage to carry a lightweight cycle up 15 steps.
3. The stair is not steep. It measures 33degrees pitch. A new domestic stair is permitted at a pitch up to 42degs and a new public stair at a pitch up to 34degs, so this existing stair is fully compliant with the requirements for ambulant disabled people.
4. The stair is broken up into two flights with a half landing; it is not a single steep flight.

Many of the applicant's current cycling tenants use the Water of Leith path as their travel to work route, hence a store halfway up the flight of stairs would actually be less effort for them.

Most co-working office spaces provide cycle storage. It is a requirement of *We-Work*, the global leader in co-working provision. To refuse permission for a cycle store therefore jeopardises the economic viability of the current office use.

#### Change-of-use to Hostel

Applications for change-of-use to Dwellings and Holiday Flats have been refused on the grounds of inadequate daylighting. The refusal for a cycle store threatens the current office use. The hostel use, uniquely, can be accommodated within the existing building without any new openings. It can sustain the long-term viability of the building subject to the concerns about neighbours' amenity.

The applicant would consider a temporary change of use for a five-year period entirely reasonable to test if these concerns are substantiated. The concerns can be addressed in part as follows:-

1. The applicant would expect that a requirement to insulate the ceilings for sound would be a condition of any consent.
2. It is perfectly feasible to create the required sound deadening in new ceilings fixed below timber joists, should the existing ceilings prove inadequate.
3. Objectors have anticipated problems with airborne sound, but there would only be two opening windows in the building and these face an open garden area and the roof of 3 Hawthornbank Lane, which has no openings on this side.

Hostel use is compatible with the local plan, which designates the area for mixed uses on the edge of the city centre.

The area is not entirely residential; it includes mixed uses such as the Drumsheugh Baths adjacent where there is car traffic from 6.30am until 9pm. There are offices at Nos. 1 & 2 Belford Rd., a club at No.3, a holiday flat at No49., a café at No54., significant offices at No59., a hotel at No69., galleries at No75. and another hostel at 6-8 Douglas Gdns. (fronting Belford Rd.).

It is to be expected in a city centre that mixed uses continue alongside residential and contribute to neighbourhood vitality. Existing hostels such as at 6-8 Douglas Gdns., 39 Palmerston Pl. and 3 Clifton Terr. operate without causing a nuisance to residential neighbours adjacent. Similarly, seven hotels operate in Coates Gardens, in the West End, without affecting the amenity of neighbours.

A hostel will have fewer patrons arriving by taxi than a hotel, as budget travellers favour public transport and will approach the building on foot.

The applicant does not consider that coach parties would form a suitable clientele for the hostel and would welcome a planning condition excluding coach groups from using the premises.

With regard to Community Council comments, the building was never two flats and has been in commercial use since it was built, variously as an antique shop, a printer's and an office.