



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@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 100627492-001

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

Agent Details

Please enter Agent details

Company/Organisation:	TmC Planning and Property Development Ltd.		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Philip	Building Name:	Clyde Offices 2nd Floor
Last Name: *	Landa	Building Number:	48
Telephone Number: *	0141 266 6666	Address 1 (Street): *	West George Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G2 1DP
Email Address: *	planning-applications@tmcplanning.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

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="Adeeb"/>	Building Number: <input type="text" value="22-5"/>
Last Name: *	<input type="text" value="Makda"/>	Address 1 (Street): * <input type="text" value="Calton Road"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text" value=""/>	Postcode: * <input type="text" value="EH8 8DP"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value=""/>	

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="FLAT 5"/>
Address 2:	<input type="text" value="22 CALTON ROAD"/>
Address 3:	<input type="text" value="OLD TOWN"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH8 8DP"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="673911"/>	Easting	<input type="text" value="326440"/>
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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)

Appeal Statement for CHANGE OF USE FROM ONE SUI GENERIS TO ANOTHER SUI GENERIS 22/5 Calton Road, Edinburgh, EH8 8DP

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.

Refer to appeal statement

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)

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. Location Plan 2. Neighbour Notified 3. Transport Consultation Response 4. Request for Information 5. Decision Notice 6. Report on handling 7. Application Summary 8. Floor Plan Revised 9. Planning Statement 10. NPF 4 11. Post Submission 12. Appeal Statement

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

22/04145/FUL

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

25/08/2022

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

21/04/2023

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 Thomas Cochrane

Declaration Date: 04/05/2023



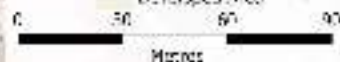
TMC
PLANNING
LIMITED
TOWN MARK & COUNTRY

scale 1:1250

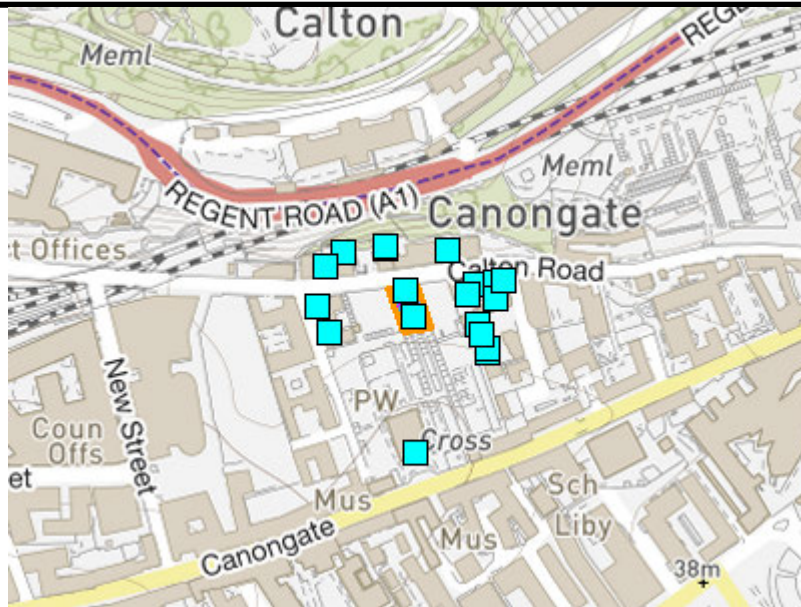
CLIENT	Makda
DRAWING NUMBER	LOC 1
DATE	09/08/22
DRAWN BY	TMC

Map layers

Developed Area



Neighbours Notified for 22/04145/FUL Date 6 September 2022



Location Plan

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Number 100023420 The City of Edinburgh Council 2012.

Flat 2 59 Calton Road Edinburgh EH8 8DP

Flat 78 63 Calton Road Edinburgh EH8 8FX

Flat 39 63 Calton Road Edinburgh EH8 8FX

Flat 35 63 Calton Road Edinburgh EH8 8FX

Flat 33 63 Calton Road Edinburgh EH8 8FX

Flat 27 63 Calton Road Edinburgh EH8 8FX

Flat 13 63 Calton Road Edinburgh EH8 8FX

Flat 4 63 Calton Road Edinburgh EH8 8FX

Flat 6 1 Old Tolbooth Wynd Edinburgh EH8 8FL

Flat 86 63 Calton Road Edinburgh EH8 8FX

Flat 18 1 Old Tolbooth Wynd Edinburgh EH8 8FL

Flat 14 1 Old Tolbooth Wynd Edinburgh EH8 8FL

Flat 1 1 Old Tolbooth WyndEdinburghEH8 8FL

Flat 29 3 Calton WyndEdinburghEH8 8JL

Flat 19 3 Calton WyndEdinburghEH8 8JL

Flat 3 3 Calton WyndEdinburghEH8 8JL

Flat 23 1 Calton WyndEdinburghEH8 8JL

Flat 15 1 Calton WyndEdinburghEH8 8JL

Flat 4 61 Calton RoadEdinburghEH8 8DP

Flat 11 61 Calton RoadEdinburghEH8 8DP

Flat 9 1 Calton WyndEdinburghEH8 8JL

Unit 1 22A Calton RoadEdinburghEH8 8DP

Flat 4 22 Calton RoadEdinburghEH8 8DP

Flat 1 24 Lochend CloseEdinburghEH8 8BL

Flat 10 59 Calton RoadEdinburghEH8 8DP

Flat 27 3 Calton WyndEdinburghEH8 8JL

Flat 64 63 Calton RoadEdinburghEH8 8FX

Flat 73 63 Calton RoadEdinburghEH8 8FX

Flat 47 63 Calton RoadEdinburghEH8 8FX

Flat 32 63 Calton RoadEdinburghEH8 8FX

Flat 30 63 Calton RoadEdinburghEH8 8FX

Flat 26 63 Calton RoadEdinburghEH8 8FX

Flat 2 63 Calton RoadEdinburghEH8 8FX

57 Calton Road EdinburghEH8 8FJ

Flat 31 63 Calton RoadEdinburghEH8 8FX

Flat 82 63 Calton RoadEdinburghEH8 8FX

Flat 9 1 Old Tolbooth WyndEdinburghEH8 8FL

Flat 19 1 Old Tolbooth WyndEdinburghEH8 8FL

Flat 12 1 Old Tolbooth WyndEdinburghEH8 8FL

Flat 14 1 Calton WyndEdinburghEH8 8JL

Flat 33 3 Calton WyndEdinburghEH8 8JL

Flat 30 3 Calton WyndEdinburghEH8 8JL

Flat 15 3 Calton WyndEdinburghEH8 8JL

Flat 10 3 Calton WyndEdinburghEH8 8JL

Flat 20 1 Calton WyndEdinburghEH8 8JL

Flat 19 1 Calton WyndEdinburghEH8 8JL

Flat 8 1 Calton WyndEdinburghEH8 8JL

Flat 5 1 Calton WyndEdinburghEH8 8JL

Flat 3 1 Calton WyndEdinburghEH8 8JL

Unit 2 22A Calton RoadEdinburghEH8 8DP

Flat 9 59 Calton RoadEdinburghEH8 8DP

Flat 1 22 Calton RoadEdinburghEH8 8DP

Flat 8 61 Calton RoadEdinburghEH8 8DP

Flat 1 61 Calton RoadEdinburghEH8 8DP

Flat 3 24 Lochend CloseEdinburghEH8 8BL

Flat 54 63 Calton RoadEdinburghEH8 8FX

Flat 76 63 Calton RoadEdinburghEH8 8FX

Flat 15 63 Calton RoadEdinburghEH8 8FX

Flat 21 63 Calton RoadEdinburghEH8 8FX

Flat 10 63 Calton RoadEdinburghEH8 8FX

Flat 3 63 Calton RoadEdinburghEH8 8FX

Flat 1 63 Calton RoadEdinburghEH8 8FX

Flat 56 63 Calton RoadEdinburghEH8 8FX

Flat 45 63 Calton RoadEdinburghEH8 8FX

Flat 17 63 Calton RoadEdinburghEH8 8FX

Flat 7 1 Old Tolbooth WyndEdinburghEH8 8FL

Flat 15 1 Old Tolbooth WyndEdinburghEH8 8FL

Flat 11 1 Old Tolbooth WyndEdinburghEH8 8FL

20 Calton Road EdinburghEH8 8FL

Flat 31 3 Calton WyndEdinburghEH8 8JL

Flat 23 3 Calton WyndEdinburghEH8 8JL

Flat 11 3 Calton WyndEdinburghEH8 8JL

Flat 22 1 Calton WyndEdinburghEH8 8JL

Flat 13 1 Calton WyndEdinburghEH8 8JL

Flat 5 61 Calton RoadEdinburghEH8 8DP

Flat 6 1 Calton WyndEdinburghEH8 8JL

Flat 6 22 Calton RoadEdinburghEH8 8DP

Flat 2 22 Calton RoadEdinburghEH8 8DP

Flat 8 59 Calton RoadEdinburghEH8 8DP

Flat 32 3 Calton WyndEdinburghEH8 8JL

30 Calton Road EdinburghEH8 8DP

Flat 77 63 Calton RoadEdinburghEH8 8FX

Flat 65 63 Calton RoadEdinburghEH8 8FX

Flat 68 63 Calton RoadEdinburghEH8 8FX

Flat 70 63 Calton RoadEdinburghEH8 8FX

Flat 71 63 Calton RoadEdinburghEH8 8FX

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Flat 41 63 Calton RoadEdinburghEH8 8FX

Flat 42 63 Calton RoadEdinburghEH8 8FX

Flat 23 63 Calton RoadEdinburghEH8 8FX

Flat 25 63 Calton RoadEdinburghEH8 8FX

Flat 11 63 Calton RoadEdinburghEH8 8FX

Flat 51 63 Calton RoadEdinburghEH8 8FX

Flat 19 63 Calton RoadEdinburghEH8 8FX

Flat 24 63 Calton RoadEdinburghEH8 8FX

Flat 28 63 Calton RoadEdinburghEH8 8FX

Suite 7 63 Calton RoadEdinburghEH8 8FX

Flat 3 59 Calton RoadEdinburghEH8 8DP

Flat 28 3 Calton WyndEdinburghEH8 8JL

Flat 21 3 Calton WyndEdinburghEH8 8JL

Flat 5 3 Calton WyndEdinburghEH8 8JL

Flat 4 3 Calton WyndEdinburghEH8 8JL

Flat 1 3 Calton WyndEdinburghEH8 8JL

Flat 24 1 Calton WyndEdinburghEH8 8JL

Flat 21 1 Calton WyndEdinburghEH8 8JL

Flat 18 1 Calton WyndEdinburghEH8 8JL

Flat 12 61 Calton RoadEdinburghEH8 8DP

Flat 9 61 Calton RoadEdinburghEH8 8DP

Flat 5 59 Calton RoadEdinburghEH8 8DP

Flat 12 59 Calton RoadEdinburghEH8 8DP

Flat 11 59 Calton RoadEdinburghEH8 8DP

Flat 7 61 Calton RoadEdinburghEH8 8DP

Flat 62 63 Calton RoadEdinburghEH8 8FX

Flat 55 63 Calton RoadEdinburghEH8 8FX

Flat 46 63 Calton RoadEdinburghEH8 8FX

Flat 49 63 Calton RoadEdinburghEH8 8FX

Flat 37 63 Calton RoadEdinburghEH8 8FX

Flat 14 63 Calton RoadEdinburghEH8 8FX

Flat 38 63 Calton RoadEdinburghEH8 8FX

Flat 43 63 Calton RoadEdinburghEH8 8FX

Flat 36 63 Calton RoadEdinburghEH8 8FX

Flat 10 1 Old Tolbooth WyndEdinburghEH8 8FL

Flat 17 1 Old Tolbooth WyndEdinburghEH8 8FL

Flat 2 1 Old Tolbooth WyndEdinburghEH8 8FL

16 Lochend Close EdinburghEH8 8BL

Flat 20 3 Calton WyndEdinburghEH8 8JL

Flat 16 3 Calton WyndEdinburghEH8 8JL

Flat 12 3 Calton WyndEdinburghEH8 8JL

32 Calton Road EdinburghEH8 8DP

Flat 26 1 Calton WyndEdinburghEH8 8JL

Flat 2 61 Calton RoadEdinburghEH8 8DP

Flat 10 61 Calton RoadEdinburghEH8 8DP

Flat 7 1 Calton WyndEdinburghEH8 8JL

Flat 4 1 Calton WyndEdinburghEH8 8JL

153 Canongate EdinburghEH8 8BN

Flat 4 59 Calton RoadEdinburghEH8 8DP

Flat 22 3 Calton WyndEdinburghEH8 8JL
22 Lochend Close EdinburghEH8 8BL
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18 Lochend Close EdinburghEH8 8BL
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Flat 57 63 Calton RoadEdinburghEH8 8FX

Flat 44 63 Calton RoadEdinburghEH8 8FX
Flat 50 63 Calton RoadEdinburghEH8 8FX
20A Calton Road EdinburghEH8 8DL
Flat 87 63 Calton RoadEdinburghEH8 8FX
Flat 40 63 Calton RoadEdinburghEH8 8FX
Flat 84 63 Calton RoadEdinburghEH8 8FX
Flat 88 63 Calton RoadEdinburghEH8 8FX
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Flat 12 63 Calton RoadEdinburghEH8 8FX
Flat 85 63 Calton RoadEdinburghEH8 8FX
Flat 81 63 Calton RoadEdinburghEH8 8FX
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Flat 8 3 Calton WyndEdinburghEH8 8JL
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Flat 16 1 Calton WyndEdinburghEH8 8JL
Flat 6 61 Calton RoadEdinburghEH8 8DP
Unit 3 22A Calton RoadEdinburghEH8 8DP
Flat 3 22 Calton RoadEdinburghEH8 8DP
Flat 2 24 Lochend CloseEdinburghEH8 8BL

65 Calton Road Old Town Edinburgh EH8 8FX

Flat 1 59 Calton Road Edinburgh EH8 8DP

MEMORANDUM

To: Planning Officer
Local1 Team

From: Transport
Greg McDougall

Our Ref: 22/04145/FUL

**22/04145/FUL
FLAT 5
22 CALTON ROAD
EDINBURGH
EH8 8DP**

TRANSPORT CONSULTATION RESPONSE

Summary Response

No objections.

Full Response

No objections subject to appropriate conditions and information.

Greg McDougall

**TRANSPORT
Greg McDougall
Transport Officer**

TmC Planning.
Thomas Cochrane
Suite 1:12 Stadium House
Alderstone Road
Livingston
EH54 5DT

Mr Adeeb Makda.
22-5 Calton Road
Edinburgh
EH8 8DP

Date: 8 February 2023

Your ref: 22/04145/FUL

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (as amended):

Change of use from dwelling to short-term let.

Flat 5 22 Calton Road

Edinburgh EH8 8DP

REFERENCE NUMBER: 22/04145/FUL

REQUEST FOR INFORMATION

The [Revised Draft National Planning Framework 4](#) (NPF 4) was approved by the Scottish Parliament on 11 January 2023. This plan is now a significant material consideration and is due to become part of the Development Plan from 13 February 2023. All planning applications must be considered against the relevant policies contained within NPF 4 in addition to the [Edinburgh Local Development Plan](#) (LDP).

NPF 4 contains a specific policy on short term lets, Policy 30(e) states:

e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or

ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

If you wish to provide a planning statement on how your proposal complies with the above policy, please do so by **22 February 2023**. This must be uploaded via [eplanning.scot](#) using application number **22/04145/FUL**.

Yours faithfully

Planning Officer

TmC Planning.
FAO: Thomas Cochrane
Suite 1:12 Stadium House
Alderstone Road
Livingston
EH54 5DT

Adeeb Makda.
Flat 5 22 Calton Road
Edinburgh
EH8 8DP

Decision date: 21 April 2023

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Change of use from dwelling to short-term let.
At Flat 5 22 Calton Road Edinburgh EH8 8DP

Application No: 22/04145/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 26 August 2022, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this property as a short stay let will have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal is contrary to National Planning Framework 4 Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling as a short stay let will result in an unacceptable impact on local amenity and the loss of a residential property has not been justified.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01, 02A, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal is acceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will preserve the character or appearance of the conservation area.

The change of use of this property to a short term let (STL) will have an unacceptable impact on neighbouring amenity. The loss of the residential accommodation has not been justified. Whilst it is recognised that there is an economic benefit to the city as a whole from the provision of tourist accommodation in this case it does not outweigh the adverse impact on residential amenity. The proposal does not comply with the Development Plan policy NPF 4 policy 30(e) and LDP policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Lesley Porteous directly at lesley.porteous@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission
Flat 5 22 Calton Road, Edinburgh, EH8 8DP

Proposal: Change of use from dwelling to short-term let.

Item – Local Delegated Decision
Application Number – 22/04145/FUL
Ward – B11 - City Centre

Recommendation

It is recommended that this application be **Refused** subject to the details below.

Summary

The proposal is acceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will preserve the character or appearance of the conservation area.

The change of use of this property to a short term let (STL) will have an unacceptable impact on neighbouring amenity. The loss of the residential accommodation has not been justified. Whilst it is recognised that there is an economic benefit to the city as a whole from the provision of tourist accommodation in this case it does not outweigh the adverse impact on residential amenity. The proposal does not comply with the Development Plan policy NPF 4 policy 30(e) and LDP policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable.

SECTION A – Application Background

Site Description

The application site is a two-bedroom modern flat at 22 Calton Road. The property is on two levels on the second and third floors of a residential block of six flats. The flats sit to the rear of an office block which fronts Calton Road. The application property shares an entrance door, stairs and corridors with the other five flats. There is no communal or private garden.

Calton Road is primarily residential with student accommodation and some offices. It is very close to the city centre and Waverley Station.

The application site is in the Old and New Towns Edinburgh World Heritage Site and the Old Town Conservation Area.

Description Of The Proposal

The application seeks permission to change the residential use to a short term let apartment. No internal or external physical changes are proposed. Although the planning statement says that the proposal is retrospective, the applicant has confirmed that the short term let use has not yet started.

Supporting Information

Planning statement.
National Planning Framework 4 Planning Statement.

Relevant Site History

No relevant site history.

Other Relevant Site History

No other relevant planning site history.

Consultation Engagement

Transport

Publicity and Public Engagement

Date of Neighbour Notification: 21 April 2023

Date of Advertisement: 9 September 2022

Date of Site Notice: 9 September 2022

Number of Contributors: 4

Section B - Assessment

Determining Issues

Due to the proposed development falling within a conservation area, this report will first consider the proposals in terms of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997:

- Is there a strong presumption against granting planning permission due to the development conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?
- If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals harm the character or appearance of the conservation area?

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

"In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The Old Town Conservation Area Character Appraisal emphasises the survival of the original medieval street pattern; the wealth of important landmark buildings; the survival of an outstanding collection of archaeological remains, medieval buildings, and 17th-century town houses; the consistent and harmonious height and mass of buildings; the importance of stone as a construction material for both buildings and the public realm; the vitality and variety of different uses; and the continuing presence of a residential community.

There are no external changes proposed, therefore, the impact on the appearance of the conservation area is acceptable.

Conclusion in relation to the conservation area

The proposals are acceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development

are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4. The relevant policies to be considered are:

- NPF4 Sustainable Places Policy 1.
- NPF4 Productive Places Tourism Policy 30.
- NPF4 Historic Assets and Places Policy 7.
- Local Development Plan Housing Policy, Hou 7.
- Local Development Plan Transport Policies, Tra 2 and Tra 3

The non-statutory Listed Building and Conservation Area Guidance is a material consideration when considering NPF4 policy 7.

The non-statutory Guidance for Business is a material consideration that is relevant when considering LDP Policy Hou 7 and the Edinburgh Design Guidance is a material consideration when considering LDP Policies Tra 2 and Tra 3.

Conservation Area and World Heritage Site

There are no external or internal works proposed and as such there will not be a significant impact on historic assets or places. The proposal complies with NPF 4 Policy 7.

Proposed Use

With regards to NPF 4 Policy 1, the proposed change of use does not involve operational development resulting in physical changes to the property. The proposals will have a negligible impact on the global climate and nature crisis.

NPF 4 Policy 30 seeks to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland. Criterion 30 (b) and (e) specifically relate to STL proposals.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas), seeks to protect residential amenity.

The non-statutory Guidance for Businesses (2023) states that an assessment of a change of use of dwellings to a short term let will have regard to:

- The character of the new use and of the wider area;
- The size of the property;
- The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance and parking demand and
- The nature and character of any services provided.

In connection to short term lets it states, "The Council will not normally grant planning permission in respect of flatted properties where the potential adverse impact on residential amenity is greatest".

Amenity

The character of the immediate area is primarily residential. The flat is located within a modern flatted block, with a shared entrance, stairway and corridors.

The use as an STL would allow visitors to come and go from the premises for inconsistent periods of time on a regular basis throughout the year in a manner dissimilar to that of permanent residents. When staying at the property, guests can come and go at any time throughout the day and night impacting on the amenity of immediate residential occupants. Temporary visitors are likely to have less regard for the local amenity.

This increase in frequency of movement to the flat at unpredictable hours would damage the amenity of the immediate neighbours and adjacent properties. This could also have a negative impact on the community. Additionally, the extra servicing that is required for a STL compared to that of a residential use would further intensify the amount of disturbance, though this is likely to be carried out during the daytime.

A change of use would increase the level of ambient background noise beyond what is reasonably expected by neighbouring residents and will have a significant detrimental effect on the living conditions and amenity of nearby residents. The proposal does not comply with NPF 4 policy 30(e) part (i) and LDP policy Hou 7.

Loss of residential accommodation

NPF 4 policy 30 (e) part (ii) requires that where there is a loss of residential accommodation, this will only be supported where the loss is outweighed by demonstrable local economic benefits.

Paragraph 220 of the LDP acknowledges that tourism is the biggest source of employment in Edinburgh, providing jobs for over 31,000 people. The use of the property by guests and the required maintenance and upkeep of STL properties are likely to result in a level of job creation and spend within the economy which can be classed as having an economic benefit.

However, having the property within residential use would also contribute to the economy, through the use of a variety of local services and employment opportunities across the city. Long term residents also have the ability to make consistent and long-term contributions to the local community.

The proposal would result in the loss of residential accommodation. There is a recognised need and demand for housing in Edinburgh, therefore, it is important to retain the existing supply where appropriate.

The applicant submitted a statement that demonstrated the number of residential properties available to rent and buy in the same postcode area as the application property. It concludes that the loss of residential would therefore not affect housing availability in the area.

In this instance, it has not been sufficiently demonstrated that the loss of the residential accommodation is outweighed by demonstrable local economic benefits. As such, the proposal does not comply with NPF 4 30(e) part (ii).

Parking standards

There is a car parking space provided and there is space for bike storage within the rear courtyard. The proposals comply with policies Tra 2 and Tra 3.

Conclusion in relation to the Development Plan

The change of use of this property to an STL will have an unacceptable impact on neighbouring amenity. The loss of the residential accommodation has not been justified. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of tourist accommodation in this case it does not outweigh the adverse impact on residential amenity. The proposal does not comply with the Development Plan policy NPF 4 policy 30(e) and LDP policy Hou 7.

c) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

City Plan 2030 represents the settled will of the Council, and it has been submitted to Scottish Ministers for examination. As such, limited weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

A summary of the representations is provided below:

material considerations

- Should be retained for residential use. Addressed in b) above.
- Contradicts Hou 7 of LDP. Addressed in b) above.
- Destroys communities. Addressed in b) above.

non-material considerations

- Leads to shortage of housing. This is not a material consideration under the current LDP.
- Not supportive of Scottish Government Housing Policy on 'More Homes' or Scottish Planning Policy on 'Socially Sustainable Places'. The application must be assessed against the statutory development plans.

Conclusion in relation to identified material considerations

The proposals do not raise any issues in relation to other material considerations identified.

Overall conclusion

The proposal is acceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will preserve the character or appearance of the conservation area.

The change of use of this property to an STL will have an unacceptable impact on neighbouring amenity. The loss of the residential accommodation has not been justified. Whilst it is recognised that there is an economic benefit to the city as a whole from the provision of tourist accommodation in this case it does not outweigh the adverse impact on residential amenity. The proposal does not comply with the Development Plan policy NPF 4 policy 30(e) and LDP policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions

Reasons

Reason for Refusal

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this property as a short stay let will have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal is contrary to National Planning Framework 4 Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling as a short stay let will result in an unacceptable impact on local amenity and the loss of a residential property has not been justified.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 26 August 2022

Drawing Numbers/Scheme

01, 02A

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Lesley Porteous, Planning Officer
E-mail: lesley.porteous@edinburgh.gov.uk

Appendix 1

Consultations

NAME: Transport

COMMENT: No comments

DATE: 8 September 2022

The full consultation response can be viewed on the Planning & Building Standards Portal.

Proposal Details

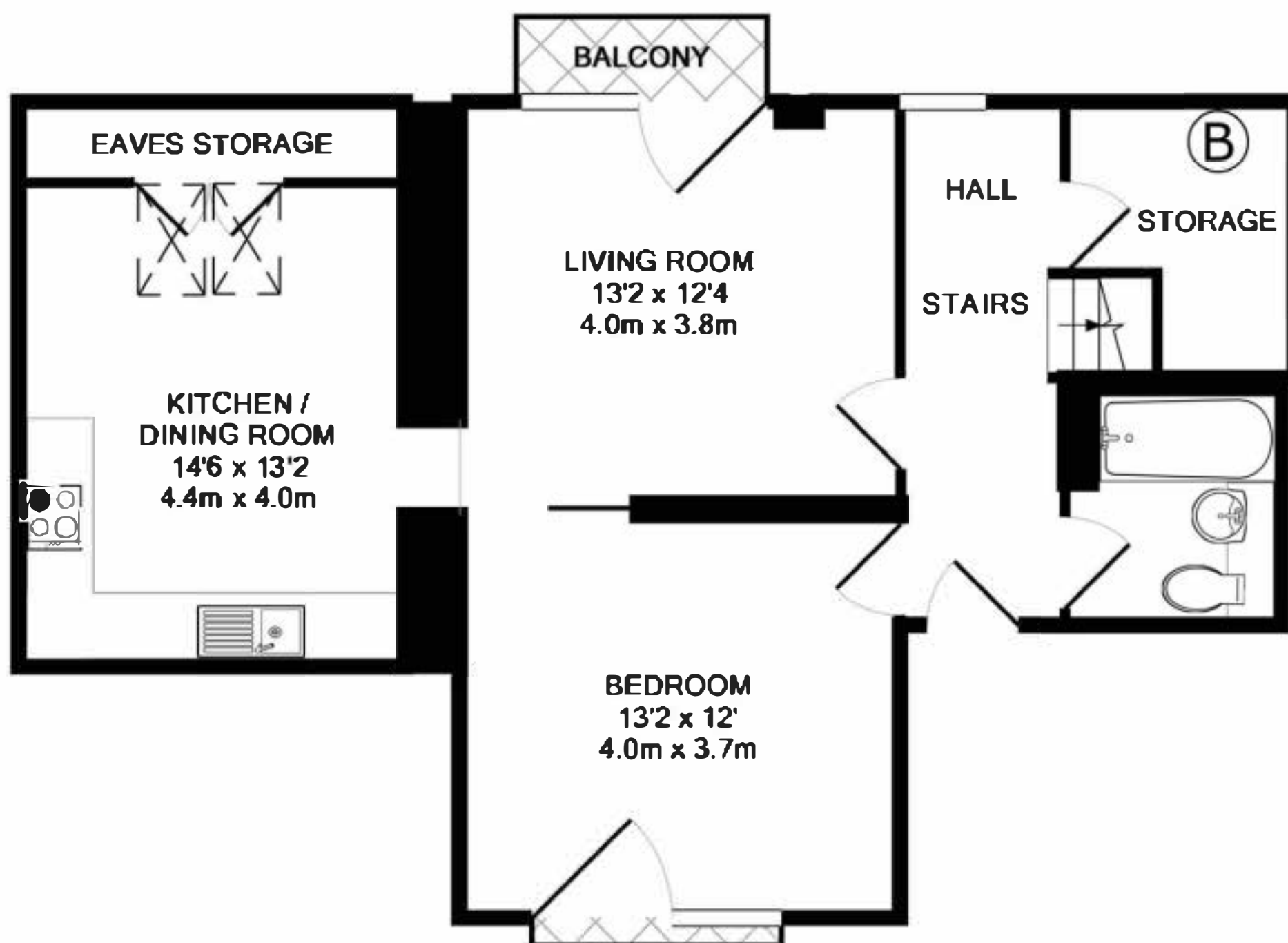
Proposal Name	100594292
Proposal Description	Change of use to short term let
Address	FLAT 5, 22 CALTON ROAD, OLD TOWN, EDINBURGH, EH8 8DP
Local Authority	City of Edinburgh Council
Application Online Reference	100594292-001

Application Status

Location Plan	complete	
Form	complete	
Main Details	complete	
Certificate of Ownership	complete	
Checklist	complete	
Declaration	complete	
Supporting Documentation	complete	
Email Notification	complete	
Fee	complete	0.00
Payment Method	complete	

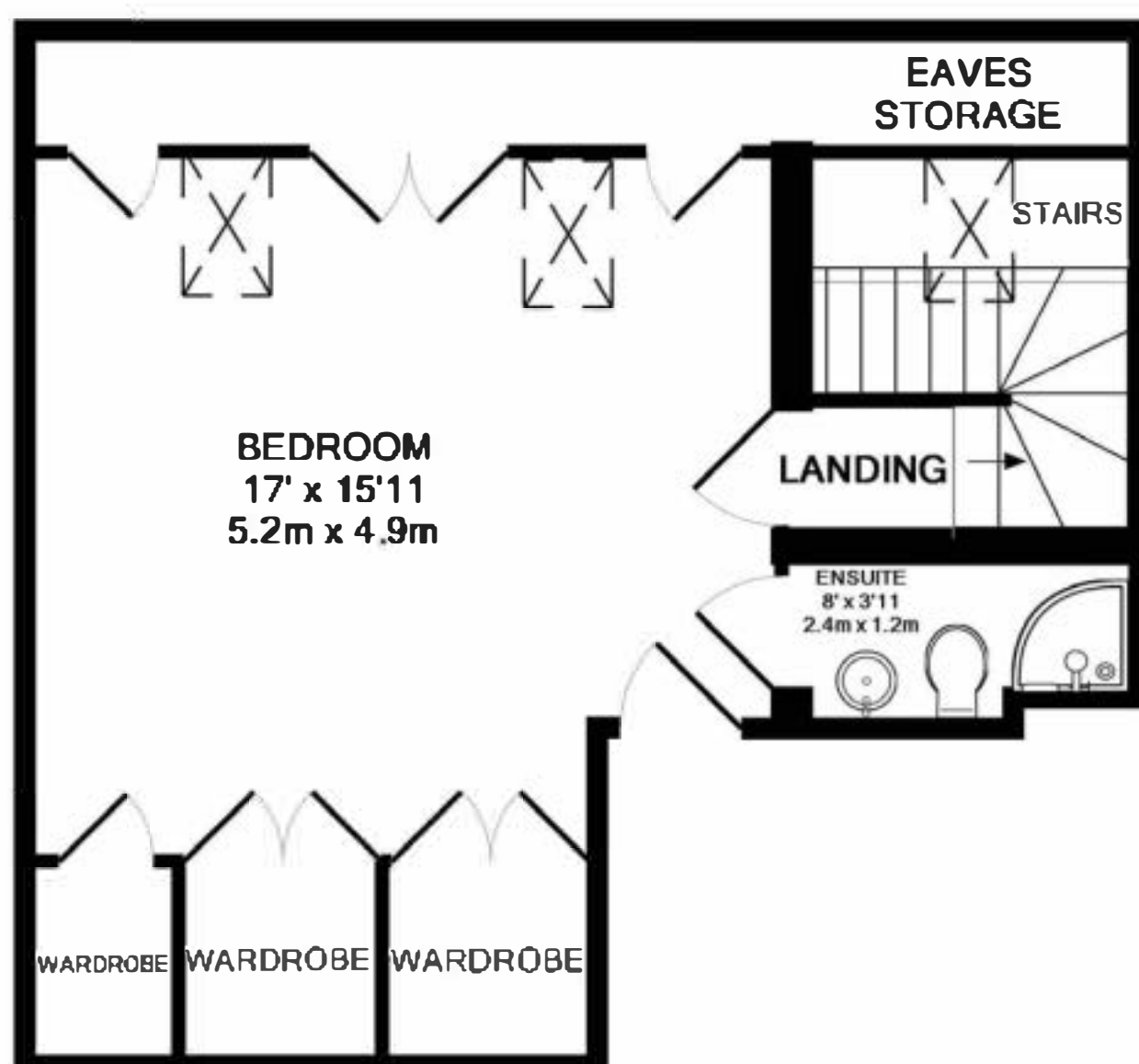
Attachment Details

Planning Permission	System	A4
Location Plan	Attached	A4
Neighbour notification 5	Attached	A4
Neighbour notification 4	Attached	A4
Neighbour notification 3	Attached	A4
Neighbour notification 2	Attached	A4
Neighbour notification 1	Attached	A4
Planning Statement	Attached	A4
Planning_Permission-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Planning Permission-001.xml	Attached	A0

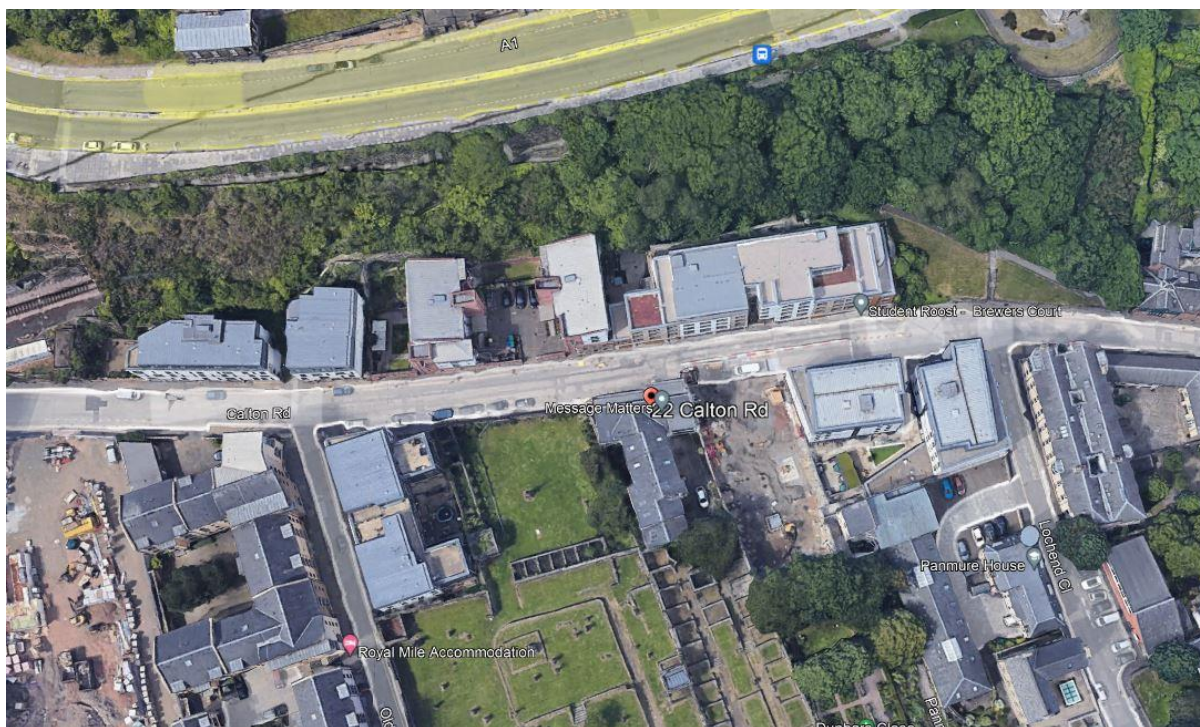


SECOND
FLOOR PLAN
APPROX. FLOOR
AREA 693 SQ.F.
(64.4 SQ.M.)

22-5 CALTON ROAD
TOTAL APPROX. FLOOR AREA 1174 SQ.FT. (109.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018



THIRD FLOOR
PLAN APPROX.
FLOOR AREA
480 SQ.FT. (44.6
SQ.M.)



CHANGE OF USE FROM ONE SUI GENERIS TO ANOTHER SUI GENERIS

Planning statement on behalf of Adeeb Makda for change of use, for
22/5 Calton Road, Edinburgh, EH8 8DP

TMC Planning Ltd.

August 2022

Ramya Peela, Planning Consultant

Email: r.peela@tmcplanning.co.uk



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I INTRODUCTION

- I.1 TmC Planning and property development has been asked to provide a planning statement in support of this planning application. The proposal is to change the use retrospectively of the property known as 22/5 Calton Rd Edinburgh, from a residential use to a short-term let property providing visitor accommodation.
- I.2 The proposed visitor accommodation is considered a sui generis use, different to that of the current sui generis use as a residential flat. The recent Town and Country Planning (Short-term Let Control Areas) (Scotland) Regulations 2021 confirms that in certain areas, planning permission will be required for such a change. Given all of Edinburgh is currently anticipated as being such an area, the current application is being made to formalise this change and secure the benefit of planning permission.
- I.3 For the avoidance of doubt, the change of use proposed under this application will result in no physical changes to the interior or exterior of this building necessitating planning permission.
- I.4 The purpose of this report is first to set out the context for this planning application by describing the property, its history and setting, and then looking at how the property is currently managed as visitor accommodation. A review is then undertaken of all relevant planning policies, guidance and recent appeal decisions with an assessment made as to how these can all be addressed satisfactorily.
- I.5 It is our contention that the proposed change of use of this property will provide it with a sustainable function going forward that can contribute to Edinburgh's important tourist economy and reputation as a business destination. Such a change is appropriate today both to the character of the building and the character of the neighbourhood.

2 SITE BACKGROUND

2.1 Site Location

The site is located at 22/5 Calton Road, Edinburgh, EH8 8DP. The red line below indicates the site boundary and is listed as residential land on ScotLIS. Calton Road comprises of mixed development, made up of residential, flatted dwellings, student accommodation and offices.

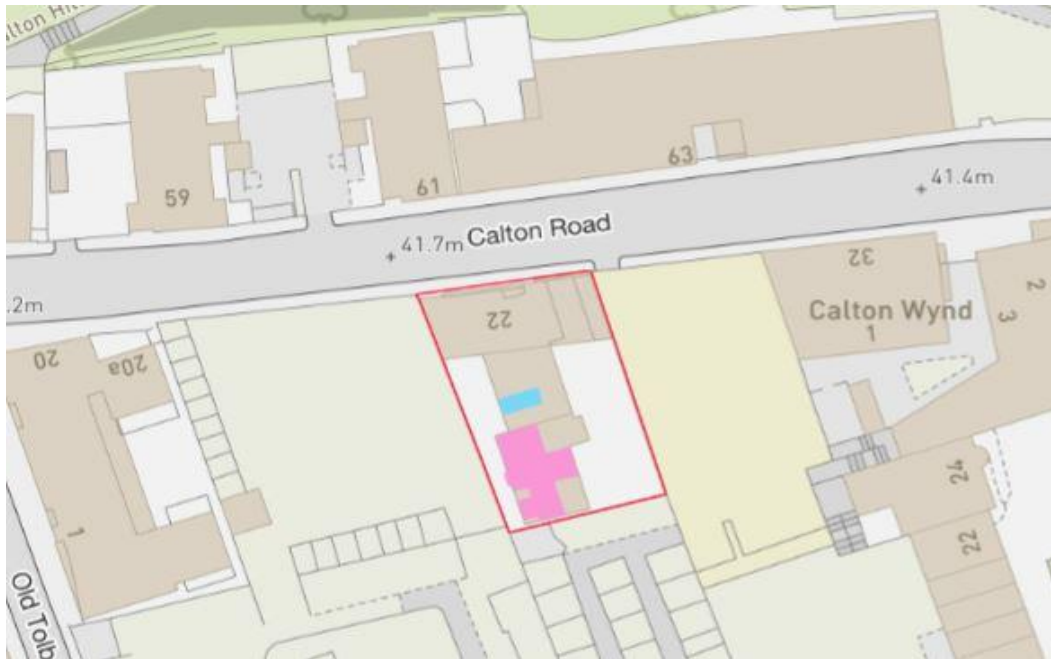


Figure 1 - Site Location (ScotLIS, 2022)



Figure 2 - Aerial view (Google Earth, 2022)

2.2 Current Use

The flats are located to the rear of the property, with the offices located to the front side, which are shown in the images below from google earth:



Figure 3 – Offices entry from the North of the building



Figure 4&5 – Residential entry from the South of the building

2.3 Existing Floor Plans of 22/5 Calton Rd

To the rear of the building, the property is divided into six flats, with our applicant occupying one (22/5). The flat is a modern purpose built flat, consisting of two bedrooms, two

bathrooms in an area of 109 square metres. The flat can accommodate between one to four people.

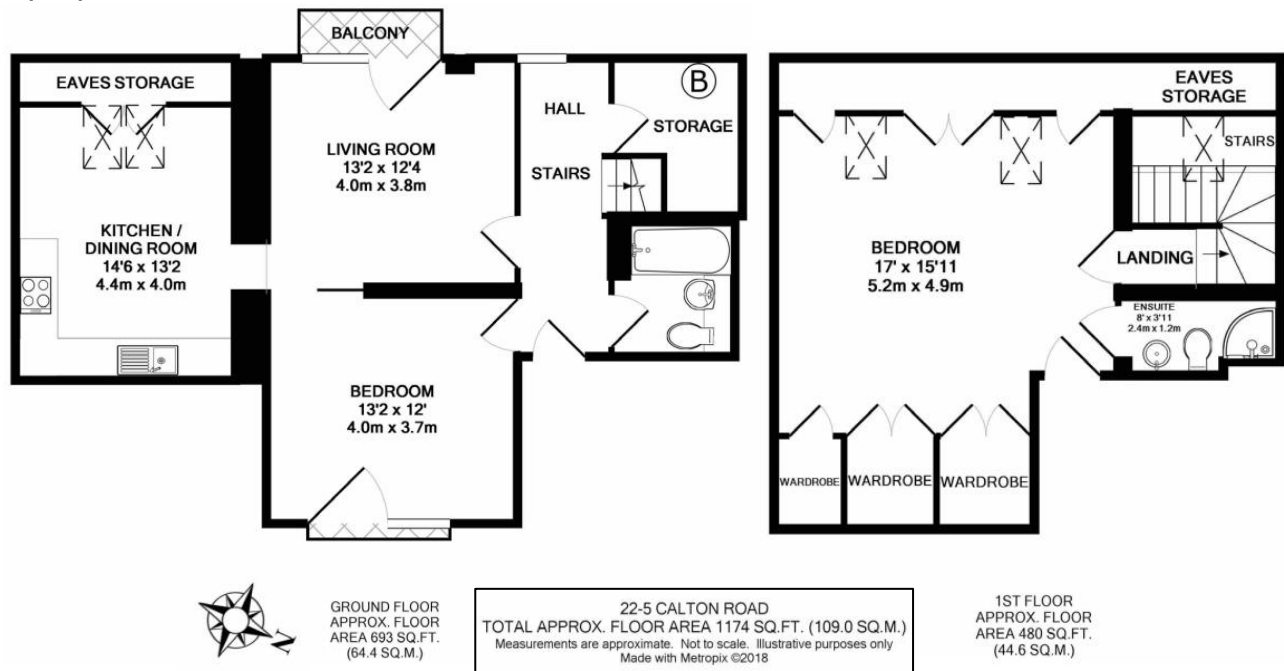


Figure 6 – Existing Floor Plans of the flat no.22/5 Calton Rd

2.4 Location of site in relation to surrounding area



Figure 7 – Path to Waverley Station from property (Google Earth, 2022)

The red line shows the distance between the property and Waverley train station, which is approximately 380m. The property is 750m to the new development of the St James Quarter

shopping centre and 850m to Princes Street. Calton Hill is 530m away to the property and is right in the centre of the city. It is a very popular tourist attraction, as it provides 360° wide views of the city, and has a variety of historical attractions such as the Nelson Monument and Dugald Monument.

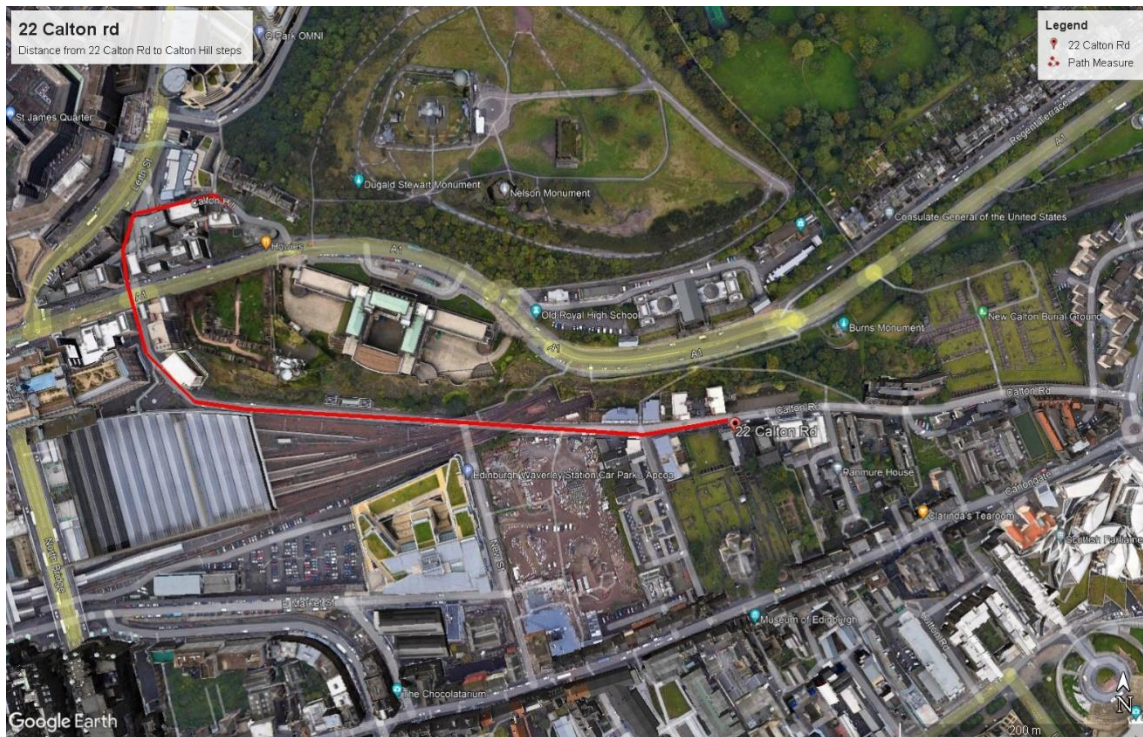


Figure 8 - Path to the steps of Calton Hill

2.5 Planning History

The following planning applications were granted planning permission for the proposed site:

- Reference number 02/02703/FUL to 'demolish existing warehouse and construct mixed development, building offices to Calton road - 6 no. flats to rear' was granted planning permission 19th Feb 2002.

Demolish existing warehouse and construct mixed development, building offices to Calton Road - 6 number flats to rear (variation to consent 02/02703/ful)

22 Calton Road Edinburgh EH8 8DP

Ref. No: 02/02703/VARY | Received: Thu 18 Sep 2003 | Validated: Thu 18 Sep 2003 | Status: Permission has been varied

- Reference number 02/02703/CON for the 'demolition of existing single storey warehouse, removal of existing cooler tanks and removal of existing fence and

gates to Calton Road. Existing asphalt ground surface to be removed over extent of site' was granted planning permission and validated on 29th Nov 2002.

Demolition of existing single storey warehouse, removal of existing cooler tanks and removal of existing fence and gates to Calton Road. Existing asphalt ground surface to be removed over extent of site

22 Calton Road Edinburgh EH8 8DP

Ref. No: 02/02703/CON | Received: Fri 29 Nov 2002 | Validated: Fri 29 Nov 2002 | Status: Application Granted

- Reference number 02/02703/VARY to 'demolish existing warehouse and construct mixed development, building offices to Calton Road – 6 number flats to rear (variation to consent 02/022703/FUL). Permission has been varied was issued on 12th Nov 2003.

Demolish existing warehouse and construct mixed development, building offices to Calton Road - 6 no. flats to rear

22 Calton Road Edinburgh EH8 8DP

Ref. No: 02/02703/FUL | Received: Thu 18 Jul 2002 | Validated: Thu 18 Jul 2002 | Status: Application Granted

2.6 Similar Applications

- Reference number 22/00803/FUL to 'Change of use from residential to short-term let'. The property is with one bedroom and bath, in a residential neighbourhood. The granted property is supported by the neighbours through the comments on the portal (figure 8)

Change of Use (retrospective) from residential to short-term let.

17 Ashley Terrace Edinburgh EH11 1RF

Ref. No: 22/00803/FUL | Received: Mon 21 Feb 2022 | Validated: Mon 21 Feb 2022 | Status: Application Granted

Application Summary

Application Number: 22/00803/FUL

Address: 17 Ashley Terrace Edinburgh EH11 1RF

Proposal: Change of Use (retrospective) from residential to short-term let.

Case Officer: Jackie McInnes

Customer Details

Name: Miss Fiona Machray

Address: 20 Ashley Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I'm supportive of no 17 Ashley terrace continuing to be used for short term rental. I have never had any issues or concerns since the property has been let out

Figure 9 -Supporting comments for change of use

2.7 Short-term lets nearby

The short-term lets around the applicant's property in the radius of 2 miles are shown in green and the applicant's property is shown in red.

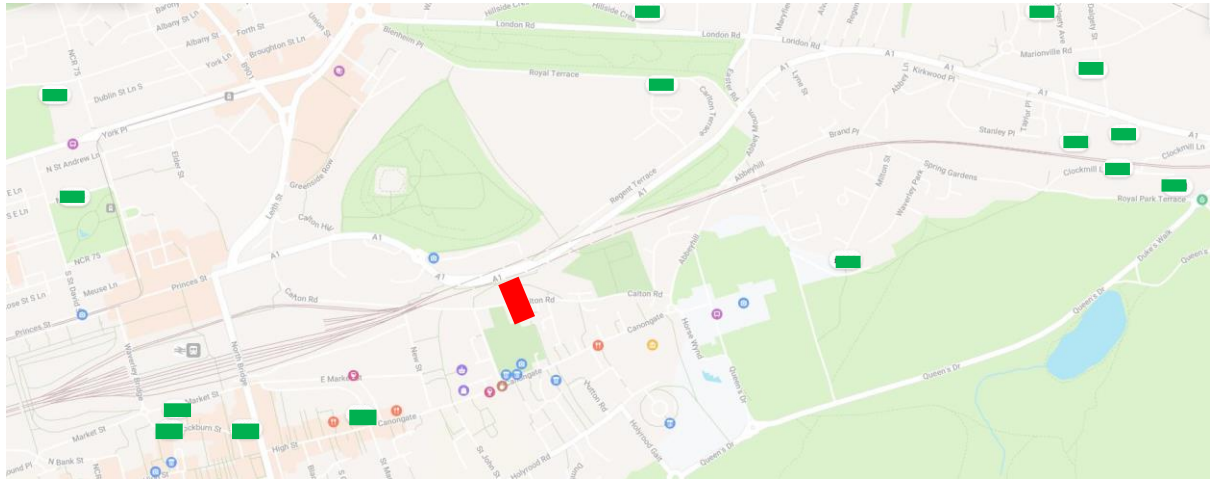


Figure 10 - Green plots are the short term lets in the radius of 2 miles from the applicant's property in red plot

3 PROPOSAL

The proposal is for change of use of a flatted dwelling to short-term letting accommodation. Short-term letting accommodation and flatted dwellings are not covered under the Town and Country Planning (Use Classes) (Scotland) Order 1997 and are categorised as sui generis.

Due to the size of the flat, accommodating up to four people, the proposal is small in scale and will not change the residential character and amenity of the area or cause disturbance.

3.1 Justification

Short-term letting accommodation are very flexible and have a wide variety of benefits, for landlords, guests, and tourists in general. They are commonly used and most popular as accommodation for tourists during busy peaks in the year, however they have wider benefits such as landlords and owners can make an income from their property whilst they are away on holiday, or existing homeowners can make use of alternative accommodation whilst carrying out work on their own property. This type of accommodation also caters for workers who are looking for short term accommodation or give an insight for people who are looking to move to the area.

3.2 Parking

The building provides 6 car permitted parking in the rear courtyard for the Residential flats. The applicant's property is permitted to use 1 car parking lot and there is space for bike parking within the rear courtyard.



Figure 11 -Permitted Car parking in the rear courtyard of the property

3.3 Access to the Property

The main entry to the compound is secured with electric main gate which gives access to the courtyard. Followed by the parking, there is another secured electric door on the rear courtyard providing access to the communal staircase.



Figure 12-Electric main door to the rear courtyard



Figure 13-Electric main door to the residential flats

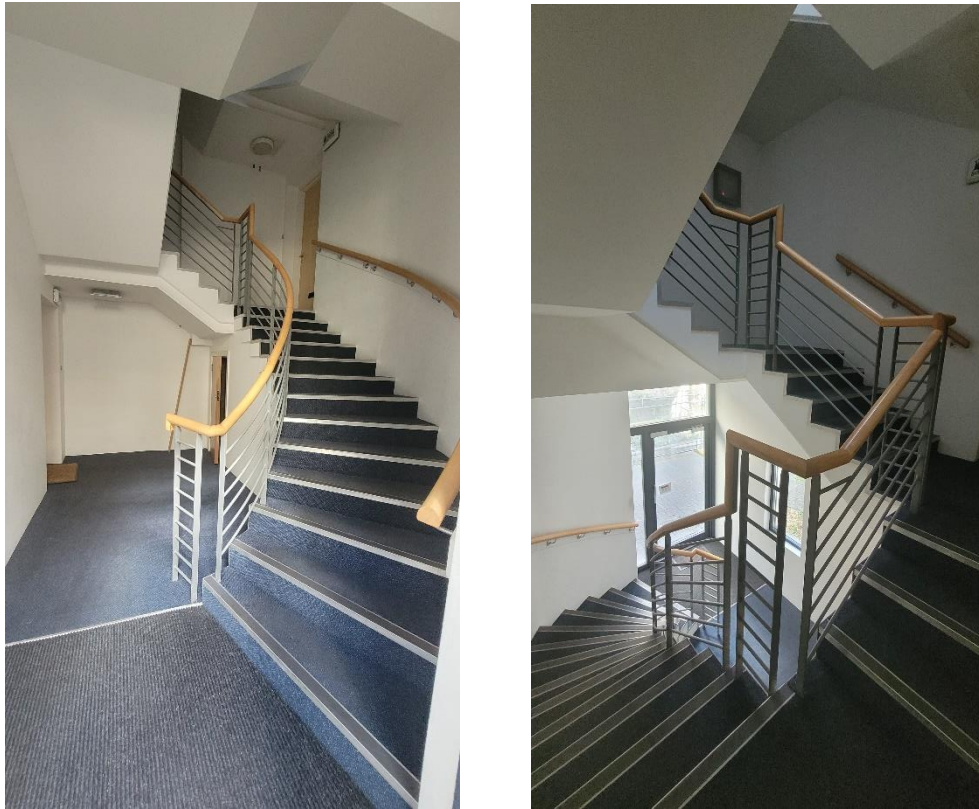


Figure 14&15 -corridor and staircase access to the 6 flats

3.3 Change of Use

The change of use will utilise this property in a sustainable manner and pose no impact on the neighbouring properties. The change of use from one sui generis to another sui generis is reversible and therefore, can be reversed back if required in the future.

3.4 Tourism

- The proposed use is seen as bringing tourists to the city centre and supporting local businesses.
- It is recognised that tourism is significant source of economic activity in Edinburgh.
- Tourism strategy 2030 for Edinburgh City Council.

3.5 Planning Circular 01/2021 – short-term let control areas

The planning authority might want to designate a control area for one or more of the following policy objectives.

- To help manage high concentrations of secondary letting (where it affects the availability of residential housing or the character of a neighbourhood)

- To restrict or prevent short-term lets in places or types of buildings where it is not appropriate
- To help local authorities ensure that homes are used to best effect in their areas.

3.6 Supporting Planning Circular

The properties around the applicant's property are mixed use properties. There are Office spaces sharing the same compound, there are commercial student accommodations occupied in 32 & 63 Calton Rd. There are other residential properties around the applicant's property in 75 Calton Rd and in 24-26 Calton Rd.

The impact on the existing neighbourhood would be negligible, as it shares the usage of Commercial, Institutional and Residential properties.

- Figure showing the list of properties include within the boundaries of shopping areas to assist in the use of the policies in Part 2 Section 6 Shopping and Leisure. Properties in 12 Calton Road are highlighted to show that the area is having mixed use development around the applicant's property as per Edinburgh Local Development

Edinburgh Local Development Plan	
Appendix B - Shopping Centres	
The extent of the City Centre Retail Core, town centres, local centres and speciality streets are shown on the Proposals Map. This is appendix lists the properties included within the boundaries of these shopping areas to assist in the use of the policies in Part 2 Section 6 Shopping and Leisure	
City Centre Retail Core	
1-3 Alva Street	12 Calton Road
4-33 Castle St	7 Charlotte Lane
14-16, 24 Elder Street	1 Elder Street Lane
6a-36 Frederick Street	3a-31 Frederick Street
33a-111a George Street	30-108 George Street
2-56 Hanover Street	3-55 Hanover Street
2-4 Hope Street	27 James Craig Walk
5-37 Leith Street	2 Melville Street
1-27 Multrees Walk	18 North Bridge
34a North Castle Street	1a-3 Princes Street
10-147 Princes Street	1-21 Queensferry Street
23-46 Queensferry Street	12-13 Randolph Place
2-204 Rose Street	3-167 Rose Street
31, 65-69, 87-89, 101-103 Rose Street North Lane	36-44, 52, 70-78, 90 Rose Street North Lane
71, 101, 127-129 Rose Street Lane South	120-122, 146-150 Rose Street Lane South
7-99 Shandwick Place	2-56 Shandwick Place
1-13 South Charlotte Street	3-19 South St Andrew Street
8-20 South St Andrew Street	7-21 South St David Street
1-2, 8 St Andrew Square	30-42 St Andrew Square
1-111 St James Centre	3 Thistle Street South West Lane
1-19 Waterloo Place	2-14 Waterloo Place
3 Waverley Bridge	1-9 Waverley Steps
16, 28-50 West Register Street	1, 5-9, 13-19 West Register Street

Figure 16 – List showing Shopping Centres

- Plan November 2016, Appendix B- Shopping Centres.
- Hereby the above-mentioned details about the existing neighbourhood states that the change of use from one sui generis to another sui generis is appropriate change.

4 RELEVANT PLANNING POLICY

Sui generis is Latin for 'of its own kind'. It is a term to categorise buildings that do not fall within any particular use class for the purposes of planning permission.

At the time of writing the status of the property is as a residential property. Commentary on the policy context for the Change of Use of residential accommodation to short term let visitor accommodation is presented below.

- National and local planning policies for Edinburgh typically deal with tourism rather than focussing on such changes of use. Separate non-statutory guidance on change of use for business has also been produced. Both policies and guidance are therefore examined in this section of the planning statement.
- The proposal is for change of use of a flatted dwelling to short-term letting accommodation. Short-term letting accommodation and flatted dwellings are not covered under the Town and Country Planning (Use Classes) (Scotland) Order 1997 and is sui generis.
- The term short-term let has been outlined in the Town and Country Planning (Short-term Let Control Areas) (Scotland) Regulations 2021, it states the following:

2.— (1) For the purposes of section 26B of the Act, and subject to section 26B (3) of the Act, a short-term let is provided where all the following criteria are met:

- a) sleeping accommodation is provided to one or more persons for one or more nights for commercial consideration,
- b) no person to whom sleeping accommodation is provided is an immediate family member of the person by whom the accommodation is being provided,
- c) the accommodation is not provided for the principal purpose of facilitating the provision of work or services to the person by whom the accommodation is being provided or to another member of that person's household,

- d) the accommodation is not provided by an employer to an employee in terms of a contract of employment or for the better performance of the employee's duties
- e) the accommodation is not excluded accommodation.
- Policy Hou 7 – the use would not have a materially detrimental effect on nearby residents in this busy urban location.

5 SUMMARIES

- In the Scottish context, Edinburgh occupies a unique position in terms of its attractions to ever-growing numbers of tourists. Evidence from the last decade suggests that additional supply of tourist accommodation across the city is quickly taken up by increases demand, meaning the healthy occupancy rates can be maintained by a wide range of different visitor accommodation providers.
- According to visit Scotland there were around 19.2 million visitor nights in Edinburgh in 2019 from domestic and international overnight visitors with a total spending of £1.87 billion.
- With reference to Edinburgh by Numbers 2021, 7 of the top 10 most visited attractions in Scotland in 2019 are based in Edinburgh. Most visitors arrived in Edinburgh during the defined summer period in 2019, especially for overseas visitors with 41% arriving during July to September. While the traditional peak season increased by 42% from 568,000 to 804,000 visits between 2013 and 2019, the increase in the off-season period of October to March was greater (Jan-Mar up by 113% and Oct-Dec up by 143%)
- Edinburgh's eleven major festivals take place throughout the year, bringing cultural, social, employment and economic benefit to the citizens of the city and region. The major festivals like international children's festival, Edinburgh festival fringe, international book festival, international Art festival, Jazz and blue festival, etc. are within 2.2 miles away from the proposed property.
- The proposal represents sustainable and efficient use of the site, has due regard to the characteristics of the existing and surrounding area, and makes an important contribution in the economy of the Edinburgh City Council area.

- The proposed development accords overall with the relevant provisions of the development plan.
- The proposal should be permitted as it is within the urban area with good public transport access to the city centre.

6 CONCLUSIONS

This change of use application is in accordance with Edinburgh City Council Local Development Plan policy. Therefore, the proposal complies with the terms and advice given regarding the strategic planning policy objectives within that area.

This development application is of suitable scale and design, which is compatible with the location and will not have a detrimental impact on visual amenities or detrimental impact on the character of the surrounding buildings.

The proposed change of use from flatted dwelling residence to short-term let will improve economy of the applicant and provides the need for accommodation for the tourists of Edinburgh which reflects the economy of the city.

This application will enhance and create a more economically sustainable area, and therefore we look forward to receiving a grant of planning for the proposal above.

Ramya Lalitha Devi Peela B.Arch., M.Plan

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PLANNING STATEMENT SUPPORTING NPF4

CHANGE OF USE FROM ONE SUI GENERIS
CLASS TO ANOTHER SUI GENERIS.

ON BEHALF OF Mr ADEEB MAKDA AT
22/5 CALTON ROAD, EDINBURGH, EH8 8DP.

REFERENCE NUMBER: 22/04145/FUL

RAMYA PEELA B.Arch., M.Plan

r.peela@tmcplanning.co.uk

Senior Planning Consultant

TmC Planning & Property Development Limited

February 2023



National Planning Framework 4 (Revised Draft 8th November 2022)

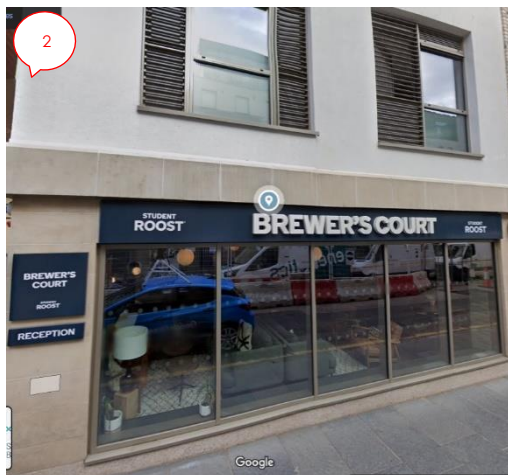
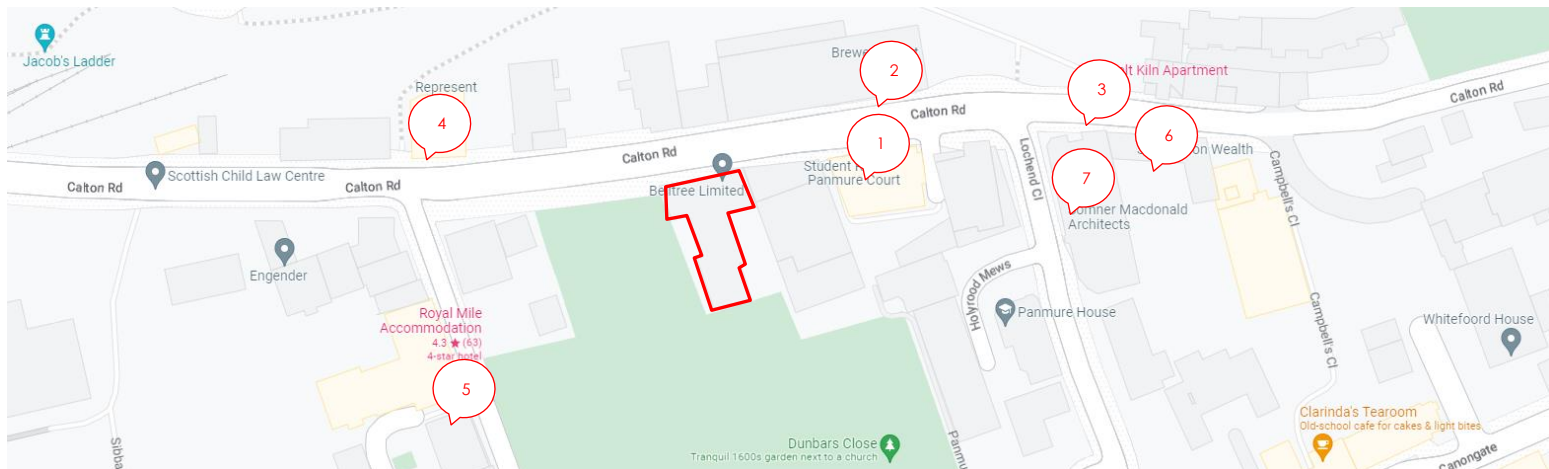
Tourism _ Policy 30

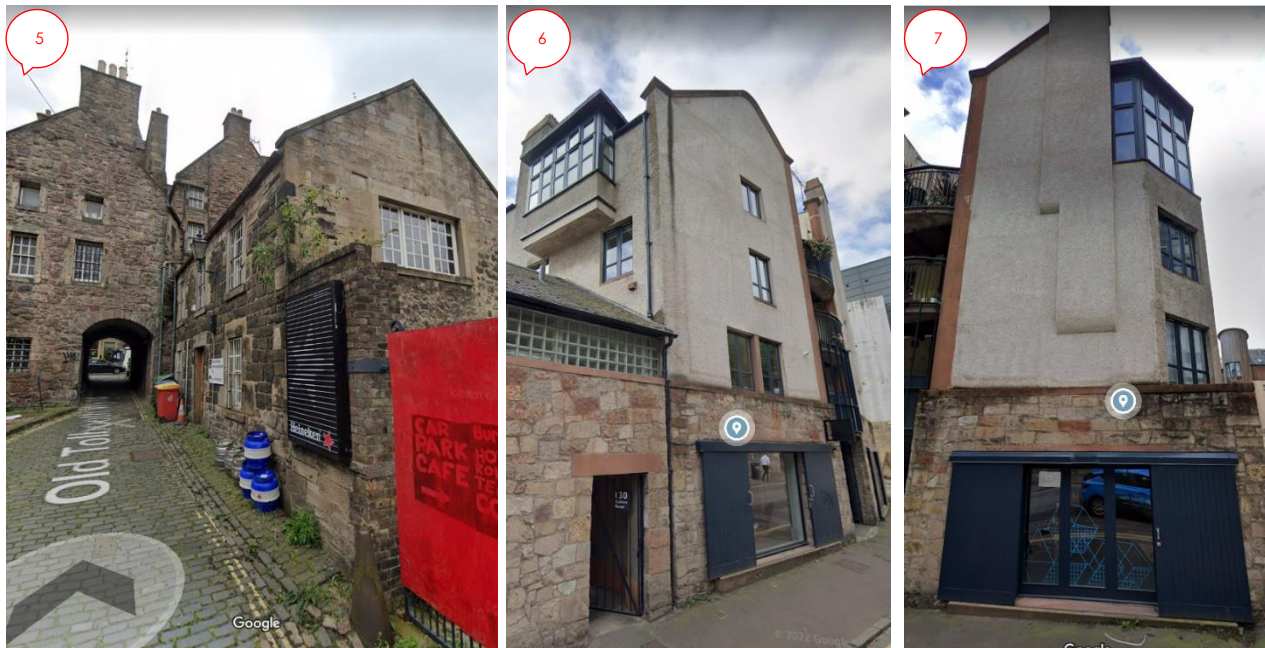
e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

Statistics

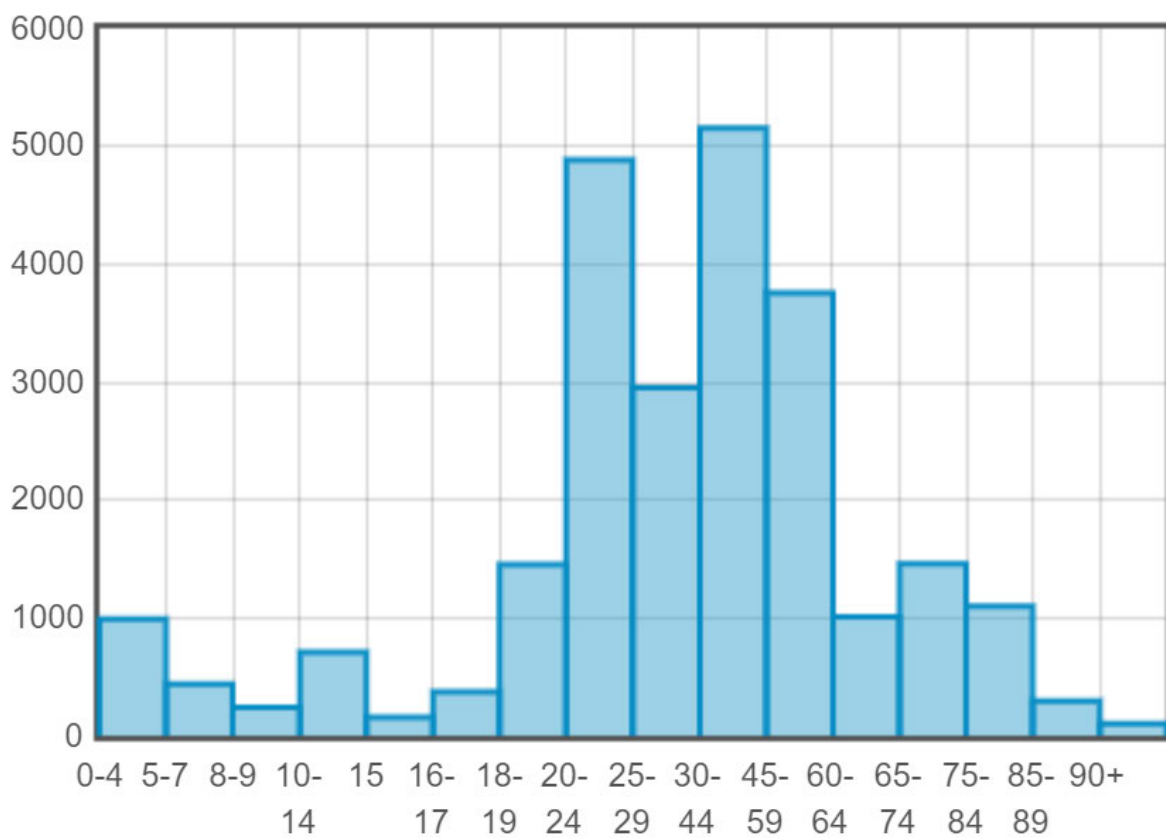
- 22 Calton Road building is a mixed-use apartment with flatted dwellings and office spaces in the rear and front of the building respectively.
- Calton Road is a mix of commercial, flatted dwellings, retail, student accommodations, Holiday apartments and hotels.





Non-residential buildings in EH8 8DP (Google Earth)

- A total population of 25061 by 2011 in EH8 postcodes. In which, majority of population is in between age 20-44 (Economically independent) as shown in below graph.

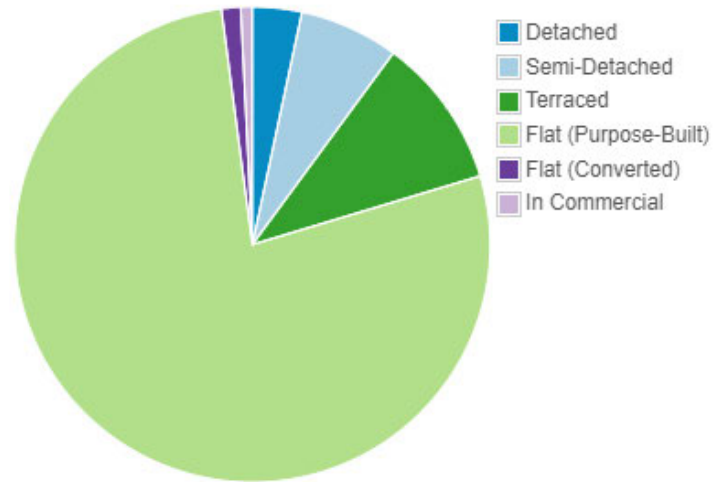


Population chart age wise in EH8, year 2011 (Streetcheck.co.uk and Datashine Scotland)

- Flatted dwelling dominated in EH8 area with 9502 flats by the year 2011 and 159 flats converted which is less than 2% of the flats.

Housing Types

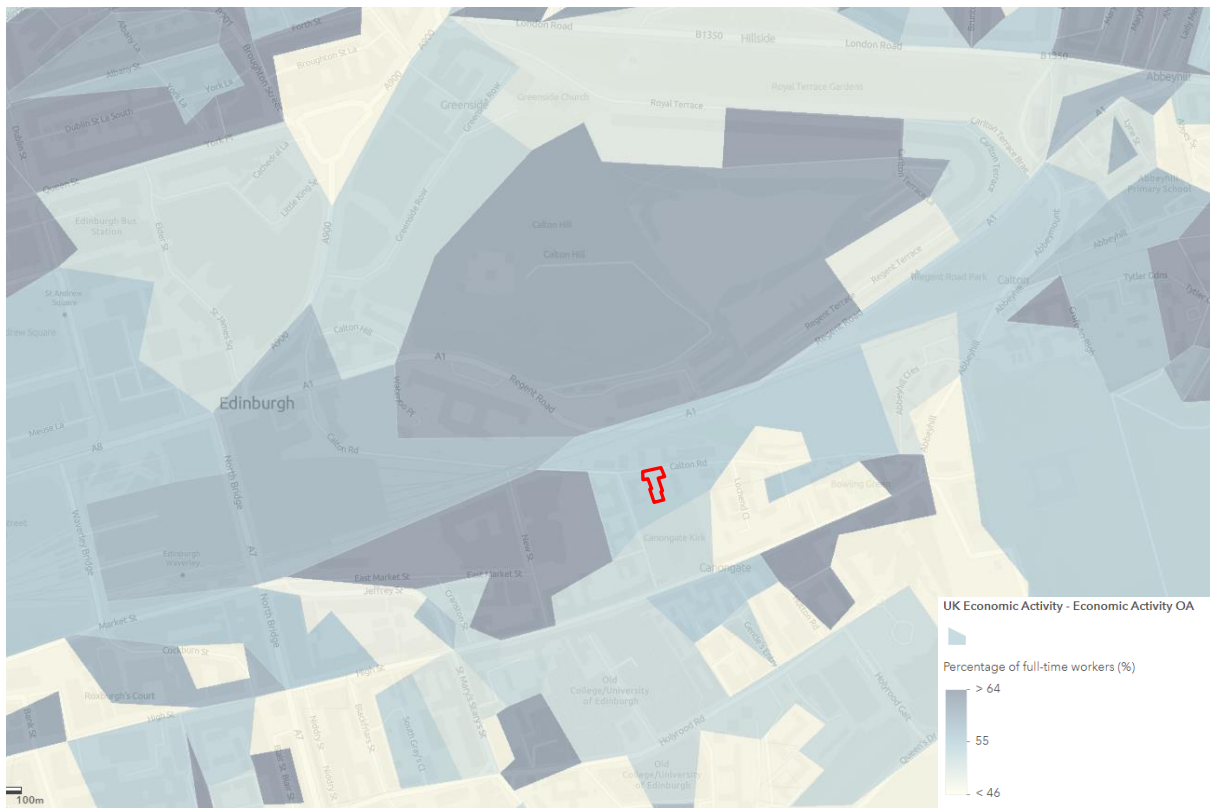
Housing Types	
Detached	410
Semi-Detached	826
Terraced	1256
Flat (Purpose-Built)	9502
Flat (Converted)	159
Residence in Commercial Building	96
Total	12249



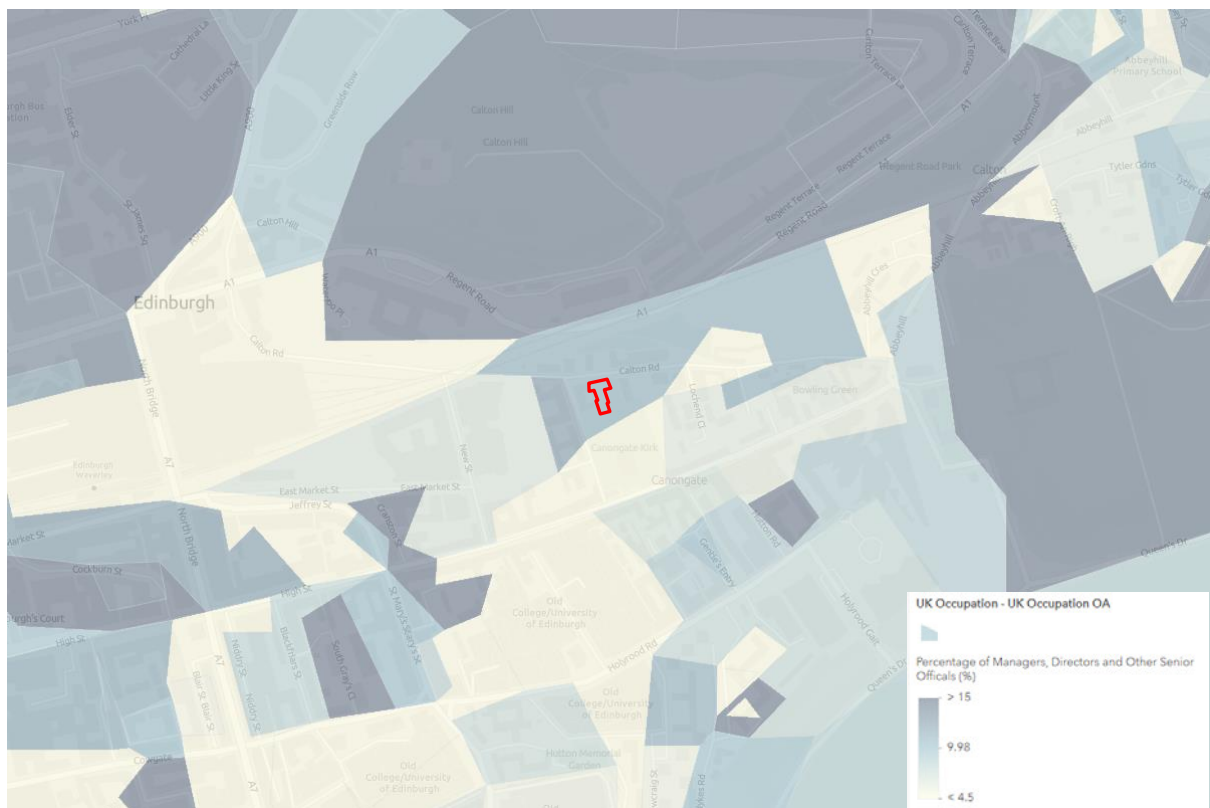
Housing types statistics in EH8, year 2011 (Streetcheck.co.uk and Datashine Scotland)

Justification


- With the above provided statistics and images, it is shown that Calton Road is not a Residential exclusive area but a mixed-use area with commercial and office spaces, short term lettings, student accommodations, Hotels, Holiday apartments and residential apartments. Hence the area will not be affected with the change of use from flatted dwelling to short-term let property. In addition, 22/5 flat has permitted parking spot for 1 car within the compound of the apartment and the access is well secured with double secured electric gates to enter in the premises.
- Based on the population as per age, EH8 area is having more full-time employee population. And there are adequate number of residential dwellings currently available for renting and for sale. Hence the change of use from flatted dwelling to short term let property does not affect housing accommodation availability. In addition, contributes to the need for accommodation for the tourists of Edinburgh which contributes to the economy of the city of Edinburgh.







>55% of Full-time workers, UK Economic Activity (ArcGIS generated map)



>10% of Higher Occupation, UK Occupation (ArcGIS generated map)


rightmove  **Buy**




EH8  + 0 miles 



Properties For Sale in EH8 >  Save search  Create Alert

69 results

69 results of Houses for sale in EH8 (rightmove.com)

rightmove  **Buy** **Rent**


EH8  + 0 miles  **Min Price** 


Properties To Rent in EH8 >  Save search  Create Alert

21 results


21 results of houses to rent in EH8 (rightmove.com)

ZOOPLA For sale



Search area  Search radius
eh8 This area only

Quick filters  All listings New homes


Properties for sale in EH8

82 results  [Map view](#)

ZOOPLA For sale To rent

Search area  Search radius
eh8 This area only 

Property to rent in EH8

25 results  [Map view](#)

82 and 25 properties for sale and rent respectively in EH8 (zoopla.com)

- The above screenshots from real estate websites show the availability of houses in this area with 69, 82 results to buy and 21, 25 results for renting houses. Hence, with above information it is inferred that there is a negligible impact on loss of residential accommodation by the proposed change of use.



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@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 100594292-002

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.

Site Address Details

Planning Authority:

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

Easting

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

Agent Details

Please enter Agent details

Company/Organisation:	TmC Planning and Property Development Ltd.		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Thomas	Building Name:	Suite 112 Stadium House
Last Name: *	Cochrane	Building Number:	
Telephone Number: *	01312100400	Address 1 (Street): *	Alderstone Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Livingston
Fax Number:		Country: *	Scotland
		Postcode: *	EH54 7DN
Email Address: *	planning-applications@tmcplanning.co.uk		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Adeeb	Building Number:	22-5
Last Name: *	Makda	Address 1 (Street): *	Calton Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH8 8DP
Fax Number:			
Email Address: *			

Proposal/Application Details

Please provide the details of the original application(s) below:

Was the original application part of this proposal? *

☒ Yes ☐ No

Application Details

Please select which application(s) the new documentation is related to.

Application: * 100594292-001, application for Planning Permission, submitted on 16/08/2022

Document Details

Please provide an explanation as to why the documentation is being attached after the original application was submitted: * (Max 500 characters)

Additional documents for change of use

Checklist – Post Submission Additional Documentation

Please complete the following checklist to make sure you have provided all the necessary information in support of your application.

The additional documents have been attached to this submission. *

☒ Yes ☐ No

Declare – Post Submission Additional Documentation

I/We the applicant/agent certify that this is a submission of Additional Documentation, and that all the information given in this submission is true to the best of my/the applicants knowledge.

Declaration Name: Mr Thomas Cochrane

Declaration Date: 25/08/2022

Proposal Details

Proposal Name	100594292
Proposal Description	Change of use to short term let
Address	FLAT 5, 22 CALTON ROAD, OLD TOWN, EDINBURGH, EH8 8DP
Local Authority	City of Edinburgh Council
Application Online Reference	100594292-002

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete

Attachment Details

Post Submission Additional Documents	System	A4
Flat plan	Attached	A4
Floor Plan	Attached	A3
Post_Submission_Additional_Docum-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Post Submission Additional Documents-002.xml	Attached	A0

APPEAL STATEMENT FOR CHANGE OF USE FROM ONE SUI GENERIS TO ANOTHER SUI GENERIS

On behalf of Adeeb Makda, 22/5 Calton Road,
Edinburgh, EH8 8DP



HISTORY

The application site is a two-bedroom modern flat at 22 Calton Road. The property is on two levels on the second and third floors of a residential block of six flats. The flats sit to the rear of an office block that fronts Calton Road. The application property shares an entrance door, stairs, and corridors with the other five flats. There is no communal or private garden.

Calton Road is primarily residential with student accommodation and some offices. It is very close to the city centre and Waverley Station.

The application site is in the Old and New Towns Edinburgh World Heritage Site and the Old Town Conservation Area.

LOCATION

The site is located at 22/5 Calton Road, Edinburgh, EH8 8DP. The red line below indicates the site boundary and is listed as residential land on ScotLIS. Calton Road comprises mixed development, made up of residential, flatted dwellings, student accommodation, and offices.



Figure 1 - Site Location (ScotLIS, 2022)



Figure 2: Aerial View, Google Earth 2022

Existing Building

The flats are located at the rear of the property, with the offices located on the front side, which are shown in the images below from google earth:



Figure 3: Office entry from the North of the building



Figure 4: Residential entry from the South of the building

Existing Floor Plans of 22/5 Calton Road

To the rear of the building, the property is divided into six flats, with our applicant occupying one (22/5). The flat is a modern purpose-built flat, consisting of two bedrooms, and two bathrooms in an area of 109 square metres. The flat can accommodate between one to four people.

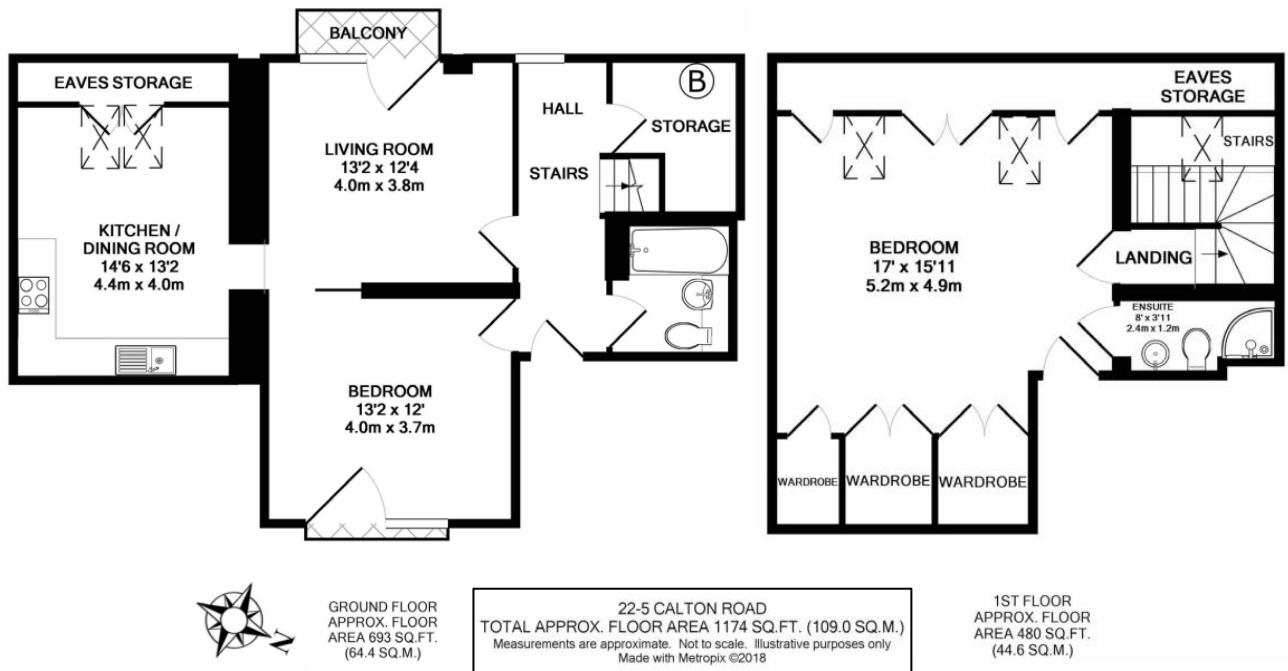


Figure 5: Existing Floor Plan of the Flat

REASON FOR APPEAL:

The planning officer has stated the following:

- 1. The proposal is contrary to Local Development Plan Policy HOU 7 in respect of Inappropriate Uses in Residential Areas, as the use of this property as a short-stay let will have a materially detrimental effect on the living conditions and amenities of nearby residents.**

Policy Hou 7 Inappropriate Uses in Residential Areas

Developments, including changes of use, which would have a materially detrimental effect on the living conditions of nearby residents, will not be permitted.

234 The intention of the policy is firstly, to preclude the introduction or intensification of non-residential uses incompatible with predominantly residential areas and secondly, to prevent any further deterioration in living conditions in more mixed use areas which nevertheless have important residential functions. This policy will be used to assess proposals for the conversion of a house or flat to a House in Multiple Occupation (i.e. for five or more people). Further advice is set out in Council Guidance

Policy Hou 7 – the use would not have a materially detrimental effect on nearby residents in this busy urban location. There are a few short-term lets that have been granted surrounding this area (Refer to appendix and map below).

The proposal is for a change of use of a flatted dwelling to short-term letting accommodation. Short-term letting accommodation and flatted dwellings are not covered under the Town and Country Planning (Use Classes) (Scotland) Order 1997 and are categorised as sui generis.

Due to the size of the flat, accommodating up to four people, the proposal is small in scale and will not change the residential character and amenities of the area or cause a disturbance. This development application is of suitable scale and design, which is compatible with the location and will not have a detrimental impact on visual amenities or detrimental impact on the character of the surrounding buildings.

The proposed change of use from flatted dwelling residence to a short-term let will improve the economy of the applicant and provides the need for accommodation for the tourists of Edinburgh which reflects the economy of the city.

The short-term lets around the applicant's property in the radius of 2 miles are shown in green and the applicant's property is shown in red.



Figure 6: Existing short-term let surrounding Calton Road

2. The proposal is contrary to National Planning Framework 4 Policy 30(e) in respect of Local Amenities and Loss of Residential Accommodation, as the use of this dwelling as a short stay let will result in an unacceptable impact on local amenities and the loss of residential property has not been justified.

Tourism

Policy Principles

Policy Intent:

To encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.

Policy Outcomes:

- Communities and places enjoy economic, social and cultural benefits from tourism, supporting resilience and stimulating job creation.

Local Development Plans:

LDPs should support the recovery, growth and long-term resilience of the tourism sector. The spatial strategy should identify suitable locations which reflect opportunities for tourism development by taking full account of the needs of communities, visitors, the industry and the environment. Relevant national and local sector driven tourism strategies should also be taken into account.

The spatial strategy should also identify areas of pressure where existing tourism provision is having adverse impacts on the environment or the quality of life and health and wellbeing of local communities, and where further development is not appropriate.

Policy 30

- a) Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.
- b) Proposals for tourism related development will take into account:
 - i. The contribution made to the local economy;
 - ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;

- iii. Impacts on communities, for example by hindering the provision of homes and services for local people;
 - iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;
 - v. Accessibility for disabled people;
 - vi. Measures taken to minimise carbon emissions;
 - vii. Opportunities to provide access to the natural environment.
- c) Development proposals that involve the change of use of a tourism-related facility will only be supported where it is demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourism-related facilities in the area.
 - d) Proposals for huts will be supported where the nature and scale of the development is compatible with the surrounding area and the proposal complies with relevant good practice guidance.
 - e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:
 - i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
 - ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.



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The Barn, Netherton Farm,
Westcraigs Road, Harthill
ML7 5TT

0131 210 0400

www.tmcplanning.co.uk
info@tmcplanning.co.uk

Short-term letting accommodations are very flexible and have a wide variety of benefits, for landlords, guests, and tourists in general. They are commonly used and most popular as accommodation for tourists during busy peaks in the year, however, they have wider benefits such as landlords and owners can make an income from their property whilst they are away on holiday, or existing homeowners can make use of alternative accommodation whilst carrying out work on their own property. This type of accommodation also caters for workers who are looking for short-term accommodation or gives insight to people who are looking to move to the area.

Impact on local amenities or the character of a neighbourhood or surrounding area.

Calton Road Calton Road is primarily residential with student accommodation and some offices. It is very close to the city centre and Waverley Station and popular destination for walkers or tourists who can stay or explore the area. The use of the property for a short-term stay sits comfortably within this area and is surrounded by tourist attractions and supported close to public transportation (Waverly Train Station).

The red line shows the distance between the property and Waverly train station, which is approximately 380m. The property is 750m to the new development of the St James Quarter shopping centre and 850m to Princes Street. Calton Hill is 530m away from the property and is right in the centre of the city.



Figure 7: Path to Waverley Station from the property, Google Earth

It is a very popular tourist attraction, as it provides 360° wide views of the city, and has a variety of historical attractions such as the Nelson Monument and Dugald Monument.



Figure 8: Path to the steps of Calton Hill

Its use for short-term stay lets will generate no more traffic than if used for long-term accommodation. The property is well attended to by the owners who maintain an attractive frontage for the mutual benefit of guests and other visitors to Calton Road or Edinburgh.

The property has its own main door and so guests arriving and departing will not unduly disturb neighbours. The main entrance to the compound is secured with the electric main gate which gives access to the courtyard. Followed by the parking, there is another secured electric door in the rear courtyard providing access to the communal staircase.



Figure 9: Main Entrance to the property

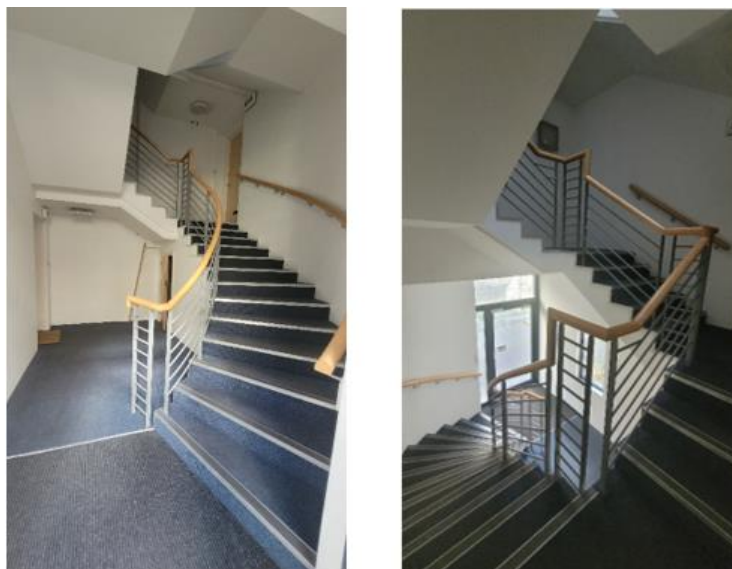


Figure 10: Corridor and staircase access to the property

Due to the size of the flat, accommodating up to four people, the proposal is small in scale and will not change the residential character and amenities of the area or cause a disturbance.

The building provides 6-car permitted parking in the rear courtyard for the Residential flats. The applicant's property is permitted to use 1 car parking lot and there is space for bike parking within the rear courtyard.



Figure 11: Permitted car parking.

THE LOSS OF RESIDENTIAL ACCOMMODATION WHERE SUCH LOSS IS NOT OUTWEIGHED BY DEMONSTRABLE LOCAL ECONOMIC BENEFITS

Tourism is the biggest source of employment in Edinburgh, providing jobs for over 31,000 people. The jobs created in the care, maintenance, and upkeep of short-term let properties are significant. Short-term lets offer visitors a flexible and cheaper travel alternative and have contributed positively to Edinburgh's tourism and hospitality industry. Guests at the application property regularly leave reviews which report they are frequent visitors to the local restaurants, shops, pubs, and tourist attractions.

They also frequently indicate that, due to the excellence of the experience offered, they are likely to return to Edinburgh again. The provision of short-term let properties is also a key component in maintaining the arts industry. It has recently been reported that the potential loss of short-term let properties could see a 30% reduction in the Edinburgh Fringe programme. The option of an exception from the licencing obligations for short-term let properties for the festival periods is not a viable alternative for the applicant.

Visit Scotland Tourism Aims

The Scottish Tourism Alliance has recently published the 'Scotland's Outlook for 2030' outlining how the country can contribute and benefit from growing its tourist industry.

In the document, the alliance emphasizes the importance of growing the tourist industry to attract investment and job creation and giving visitors a 'shop window' to view the opportunities available here, which can generate further investment into local towns.

Supporting tourist development also provides employment. The sector currently employs over 8% of our population.

The proposal will provide accommodation for tourists and individuals visiting the city and support the Edinburgh City and Cramond local economies. The proposal will not prejudice or inhibit the activities of any nearby employment use and will have a negligible adverse effect on residential amenities. It will not adversely affect the vitality of the local area. For these reasons, the local economic benefits clearly outweigh the loss of residential accommodation.

How Many People Visit Scotland every year?

Visit Scotland's most recent findings conclude:

- ✓ In 2019 alone, there were **over 150 million visits to Scotland** from around the world.
- ✓ Almost **6 million** of those visits were **from England** (1 in 10 people).
- ✓ There were around **10.8 million total overnight stays** in 2019 across the **Glasgow and Clyde Valley region**.
- ✓ From the **USA** alone, there were around **534,000 visits** to the **Edinburgh and Lothian region**.

Edinburgh 2020: The Edinburgh Tourism Strategy

As a tourism destination, Edinburgh has an outstanding track record of success. Over the past 20 years, both the volume and the value of tourism have increased dramatically:

- Visitor spending has increased from £250m in 1990 to more than £1 billion per annum in 2010 - the highest tourism spending in any UK city after London.
- It punches significantly above its weight – arrivals, spending, and bed spaces per capita are all above its UK peers. It is attracting higher proportions and numbers (per capita) of discretionary holiday visitors. Business visits per capita are also above average. Its market is also characterised by a high proportion of overseas visitors.

In addition, the city clearly delivers a product that meets visitor demand:

- In domestic markets, it is the UK's preferred city break destination and the winner of many accolades such as 2010 'Favourite UK City' as voted by Conde Nast Readers' Travel Awards, 2009 Best Destination Cruise Port as voted by Cruise Critic, and 2010 'Favourite UK City' in the Guardian & Observer Travel Awards for the eleventh consecutive year.
- Approximately 50% of our leisure tourism consists of repeat visits.
- Edinburgh is the UK's most popular city for international association meetings outside London.
- Average annual hotel room occupancy has grown from 57% in 1990 to 77% in 2010 - Edinburgh has outperformed most of its peer cities in Europe. The average achieved daily rate and revenue per available room are around the median for European cities - good but still competitive through much of the year.
- Tourism-related employment accounts for approximately 12% of the workforce, increasing from 12,000 to 32,000 full-time job equivalents in the last 20 years.
- Edinburgh Airport, now Scotland's largest, had flights serving 120 destinations in 2010, up from 40 in 1991, and handled a record of nearly 10m passengers in 2011, up from 2.34m in 1991. The growth in the number of destinations has been due predominantly to the advent of budget airlines, which has been highly beneficial for tourism in Edinburgh.
- Edinburgh Festivals continue to grow year after year – the economic impact has increased from £184 million in 2005 to £261 million in 2010.

SUMMARIES

- i. In the Scottish context, Edinburgh occupies a unique position in terms of its attractions to ever-growing numbers of tourists. Evidence from the last decade suggests that an additional supply of tourist accommodation across the city is quickly taken up by increased demand, meaning the healthy occupancy rates can be maintained by a wide range of different visitor accommodation providers.
- ii. According to Visit Scotland there were around 19.2 million visitor nights in Edinburgh in 2019 from domestic and international overnight visitors with a total spending of £1.87 billion.
- iii. With reference to Edinburgh by Numbers 2021, 7 of the top 10 most visited attractions in Scotland in 2019 are based in Edinburgh. Most visitors arrived in Edinburgh during the defined summer period in 2019, especially overseas visitors with 41% arriving from July to September. While the traditional peak season increased by 42% from 568,000 to 804,000 visits between 2013 and 2019, the increase in the off-season period of October to March was greater (Jan-Mar up by 113% and Oct-Dec up by 143%)
- iv. Edinburgh's eleven major festivals take place throughout the year, bringing cultural, social, employment and economic benefit to the citizens of the city and region. The major festivals like the international children's Festival, Edinburgh Festival Fringe, international book festival, International Art Festival, Jazz, and blue festival, etc. are within 2.2 miles away from the proposed property.
- v. The proposal represents a sustainable and efficient use of the site, has due regard to the characteristics of the existing and surrounding area, and makes an important contribution to the economy of the Edinburgh City Council area. The proposed development accords overall with the relevant provisions of the development plan.
- vi. The proposal should be permitted as it is within the urban area with good public transport access to the city centre. This development application is of suitable scale and design,

which is compatible with the location and will not have a detrimental impact on visual amenities or detrimental impact on the character of the surrounding buildings.

- vii. The proposed change of use from flatted dwelling residence to a short-term let will improve the economy of the applicant and provides the need for accommodation for the tourists of Edinburgh which reflects the economy of the city.

**Philip M. Landa,
BSc. (Hons), MSc. (Town and Regional Planning)
Planning Consultant**



**The Barn,
Netherton Farm
Westcraigs Road
Harthill ML7 5TT
Email philip@tmcplanning.co.uk**

Appendix

SHORT TERM LET

- 20/00985/FUL | Conversion of Class 2 Commercial space to Sui Generis Student Accommodation space. Ground floor commercial space (currently not in use) is proposed to be converted to provide 9 additional studios, within the existing student accommodation development. | 32 Calton Road Edinburgh EH8 8DP - **GRANTED**.

Reference	20/00985/FUL
Application Validated	Wed 11 Mar 2020
Address	32 Calton Road Edinburgh EH8 8DP
Proposal	Conversion of Class 2 Commercial space to Sui Generis Student Accommodation space. Ground floor commercial space (currently not in use) is proposed to be converted to provide 9 additional studios, within the existing student accommodation development.
Status	Application Granted
Decision	Granted
Decision Issued Date	Tue 19 May 2020
Appeal Status	Unknown
Appeal Decision	-

- 22/00169/CLE | Short-term let. | 16 Nether Craigwell Edinburgh EH8 8DR- **GRANTED**.

Reference	22/00169/CLE
Application Validated	Tue 18 Jan 2022
Address	16 Nether Craigwell Edinburgh EH8 8DR
Proposal	Short-term let.
Status	Application Granted
Decision	Granted
Decision Issued Date	Thu 17 Feb 2022
Appeal Status	Unknown
Appeal Decision	-

- 22/04943/CLE | The property is currently being used as a short-term let business. | Flat 4 20 Old Tolbooth Wynd Edinburgh EH8 8EQ – **GRANTED**.

Reference	22/04943/CLE
Application Validated	Fri 30 Sep 2022
Address	Flat 4 20 Old Tolbooth Wynd Edinburgh EH8 8EQ
Proposal	The property is currently being used as a short term let business.
Status	Application Granted
Decision	Granted
Decision Issued Date	Fri 10 Mar 2023
Appeal Status	Unknown
Appeal Decision	-

4. Reference number 22/00803/FUL to 'Change of use from residential to short-term let'. The property is one bedroom and bath, in a residential neighbourhood. The granted property is supported by the neighbours through the comments on the portal-
GRANTED.

Change of Use (retrospective) from residential to short-term let.

17 Ashley Terrace Edinburgh EH11 1RF

Ref. No: 22/00803/FUL | Received: Mon 21 Feb 2022 | Validated: Mon 21 Feb 2022 | Status: Application Granted

Application Summary

Application Number: 22/00803/FUL

Address: 17 Ashley Terrace Edinburgh EH11 1RF

Proposal: Change of Use (retrospective) from residential to short-term let.

Case Officer: Jackie McInnes

Customer Details

Name: Miss Fiona Machray

Address: 20 Ashley Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I'm supportive of no 17 Ashley terrace continuing to be used for short term rental. I have never had any issues or concerns since the property has been let out

- i. 22 Calton Road building is a mixed-use apartment with flatted dwellings and office spaces in the rear and front of the building respectively.
- ii. Calton Road is a mix of commercial, flatted dwellings, retail, student accommodations, Holiday apartments, and hotels.

