



THE CITY OF EDINBURGH COUNCIL

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 100630800-001

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)

[X] Applicant [ ] Agent

Applicant Details

Please enter Applicant details

Form fields for Applicant Details including Title, Other Title, First Name, Last Name, Company/Organisation, Telephone Number, Extension Number, Mobile Number, Fax Number, Email Address, Building Name, Building Number, Address 1, Address 2, Town/City, Country, and Postcode.

## Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

3F1

Address 2:

21 HENDERSON ROW

Address 3:

STOCKBRIDGE

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH3 5DH

Please identify/describe the location of the site or sites

Northing

674796

Easting

325070

## 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)

Retrospective change of use to STL. We own the flat in Edinburgh so we have a base to stay at while visiting my elderly parents, and therefore use for long term let is not possible.

## 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.

I have attached a pdf document of the supporting statement I uploaded to the portal on 15/2/2023. I have since learned that this was not considered by the planner prior to the refusal notice being issued, much to my frustration. I believe that the information I have provided in this document makes a more than reasonable case for the way in which we use our flat for STL purposes around the times we need it as a base to visit my elderly relatives.

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)

As explained on the previous page, the information was apparently not passed on, despite me uploading it to the portal on 15/2/2023.

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)

Supporting statement "22\_05097\_FULSTL\_addn\_15022023" has been uploaded

## Application Details

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

22\_05097\_FULSTL

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

08/10/2022

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

12/04/2023

## 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: Dr. Benedict Milner

Declaration Date: 02/06/2023

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.*

To address the above:

To provide a bit of background, when we purchased the property at 21 Henderson Row in 2019, the dilapidated character we found the tenement to be in was not that befitting a desirable neighbourhood such as Stockbridge. To remedy this, we were responsible for setting up a block management scheme for our building with Edinburgh Block Management, who proceeded to arrange the entire re-decoration of the shared entrance and stairwell - a transformation which has had a tremendously positive impact on the character of the building, and the ongoing maintenance thereof has since been met very positively by each of our neighbours.

We live and work in Aberdeen, and have our property in Edinburgh to enable us to visit my elderly parents in their small flat when we can. For this reason, leasing our flat as a long term let is not practical, as we need it to be available to us on a regular basis. To counterbalance our not being resident in Edinburgh for extended periods, the benefit to the local economy of bringing visitors to the city should not be understated, with the additional custom they bring to the local boutique shops, cafes, restaurants, and pubs in the Stockbridge area.

We use the AirBnB platform to advertise the availability of our flat during the times we are not in residence, and we show favour to short to medium let guests, if at all possible, and particularly welcome professionals or academics who need to stay in Edinburgh for periods of around 1-2 months, while also being open to welcoming guests for shorter stays. Latterly, we have welcomed for such medium-length tenure: a visiting professor from Brazil; a post-graduate exchange student and her husband; two academics on an internship from Poland; two medical students on a placement at a local GP practice. We have also provided the perfect stop-gap for a young family who were without a place to stay, while they were in the process of moving house.

The provision of medium lengths of stay is quite simply a rare and affordable solution for those that can't justify the inflated prices many hotels in the capital charge, and the loss of hosts such as ourselves would be felt widely by potential visitors to the city and, in turn, the local economy.

In summary therefore, the use of our property for short and medium letting has not had an unacceptable impact on local amenity or the character of our neighbourhood or surrounding area (Stockbridge). If anything, the character of our building has vastly improved since we enlisted the services of Edinburgh Block Management.

Furthermore, we still use our property as an occasional place of residence for ourselves, and any perceived loss of residential accommodation is more than outweighed by additional custom brought to the local amenities in Stockbridge and the wider city. It should be borne in mind, that amenities such as cafes and restaurants are much more likely to do regular business with visitors to the city staying for a short time rather than residents staying for a longer tenure. This use of local amenities has been demonstrable simply by the glowing feedback from our guests on what is available to them in close proximity.