

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: [planning.support@edinburgh.gov.uk](mailto: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 100632388-001

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

## Applicant or Agent Details

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

Applicant  Agent

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Ms"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="N/a"/>
First Name: *	<input type="text" value="Carron"/>	Building Number:	<input type="text" value="6"/>
Last Name: *	<input type="text" value="Beaumont"/>	Address 1 (Street): *	<input type="text" value="6 wardie square"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="Eh5 1eu"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

## Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

6 WARDIE SQUARE

Address 2:

GRANTON

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH5 1EU

Please identify/describe the location of the site or sites

Northing

676971

Easting

324173

## 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)

This is a request to review the decision made to the local review body. As the house is our residence in the UK, the whole premise of the rejection of the request to use the house for short-term let does not make sense. There is no loss of residential accommodation, as this house will not be sold or put on the long-term let market, as it is our home. It is available for short-term let only because my work is overseas.

## Type of Application

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

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

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

## Statement of reasons for seeking review

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

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

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

The refusal notice cited that the primary reason is due to the loss of residential accommodation if we short-term let the house. I work overseas, and the house in question is my residence in the UK. It is also our safety net in case my employment is terminated, or there is a situation which requires me to return to the UK. There is no loss of residential accommodation, as this house will not be sold or put on the long-term let market.

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. Supporting letter explaining my working situation and why the house in the UK is our residence 2. Letter from my employer confirming I work overseas 3. Extract of Page 2 of my current contract with at-will employee status, my next contract has no notice period 4. Extract from Plan International Staff handbook on relocations for emergency reasons 5. Copy of the Refusal Decision letter 6. Report of Handling 7. Original application for permission (summary)

## Application Details

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

22/05313/FULSTL and

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

08/10/2022

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

06/04/2023

## 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: Ms Carron Beaumont

Declaration Date: 15/06/2023

City of Edinburgh Planning Local Review Body  
G.2, Waverley Court  
4 East Market Street  
Edinburgh  
EH8 8BG

Ref: 22/05313/FULSTL

9<sup>th</sup> June 2023

**RE: Request for Appeal via Local Review Body for Decision on Short-term Let Planning Permission for 6 Wardie Square, Edinburgh, EH5 1EU**

Dear Sir / Madam,

I would like to request that the decision to refuse the planning permission request to allow us to short-term let our property at 6 Wardie Square be reconsidered.

We received a decision on the 6<sup>th</sup> April 2023, and the report of the handling of the case summarizes the reasons for rejection as the following:

*The change of use of this property to a Short Term Let 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 or the loss of residential accommodation. 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.*

There are additional considerations in the letter such as risk of noise to neighbours which have also contributed to the refusal decision.

I work overseas, and the house in question is my residence in the UK. We visit the UK at least twice a year, and use our property at these moments. It is also our safety net in case my employment is terminated, or in case there is a situation which requires me to return to the UK. For example, during the COVID pandemic, many agencies requested their international staff to return to the UK regardless of whether they had a place to live in the UK. This is also common practice if war or political unrest breaks out in the country. I work abroad on short-term contracts which (currently) have a one-month notice period in case my employer decides to terminate my contract. I will shortly be transitioning to new employment which has at-will termination in line with US law. International development work is potentially very fickle in terms of stability – our donors can withdraw funding from one day to the next due to something which happens in the country. As an example, Uganda where I work has recently passed a very harsh bill focusing on restricting rights of the LGBTQI+ community. In response, many donors are assessing what they fund in the country and are withdrawing that support. If that happened on the project on which I work primarily, I would lose my job overnight, including housing and work permit, and need to relocate immediately to the UK. I am the primary income earner in my family, and as such I need to make sure we have a solution in case we suddenly find ourselves having to move back to the UK with little to no notice.

We used to long-term let our property, but have decided to no longer do this, as it means we cannot use the property when we need it or in case of need for 'emergency housing' as mentioned above.

We have been in this situation before, and we found it impossible to find housing in Edinburgh or surrounding areas. We also have no intention to sell the property for the same reasons.

**As the house is our residence in the UK, the whole premise of the rejection of the request to use the house for short-term lets does not make sense. There is no loss of residential accommodation, as this house will not be sold or put on the long-term let market, as it is our home. It is available for short-term let only because my work is overseas.**

Putting the house onto the short-term let market enables the city to benefit from the economic gains from tourism, as well as supporting local businesses (cleaning, maintenance, property management) which create employment.

For the second concern on the risk of noise to the local residents, we have received no complaints at all on this since we started using the house for short-term lets in August 2022. We are in regular contact with our neighbours, as well as being on the Whatsapp group for the square where residents share issues and concerns. The house is small (it has a maximum number of 2 guests), and we provide guidelines on use of the house which ensure there are no issues with neighbours. The living spaces are also very small and would not be convenient for larger groups of people (for example, hosting parties) – which we have explicitly not allowed. There is a feedback mechanism for all guests who stay at the house which enables us to rate them poorly if they break any of the rules – which is publicly visible if they try and book accommodation again with other users. This incentivizes short-term tenants to behave well and not cause the issues which you are talking about. The property is end of terrace and has it's own private entryway, which also reduces the risk of this being an issue.

I kindly request you to reconsider the refusal for our application to use the house for short-term letting.

Yours sincerely,

██████████

Carron Beaumont



Plan International Uganda  
NECA HOUSE  
Plot 1, Bandali Rise /Luthuli Avenue, Bugolobi  
Box 12075,Kampala,Uganda

Tel: +256 41 305000/305005  
+256 312 305000  
Fax: 256-41-505005  
Email: uganda.co@plan-international.org  
www.plan-international.org

12.5.2022

TO WHOM IT MAY CONCERN,

I confirm that Carron Louise Beaumont, British Citizen with passport number 099067711, is employed by Plan International in Uganda as Head of Program Implementation on fixed-term expatriate employment agreement effective for a 3-year period which commenced on 26<sup>th</sup> April 2021.

During this period, her accommodation is rented directly by Plan International. She currently resides at 29 Princess Anne Drive, Bugolobi, Kampala, with her family (Johannes Reinier Bakker and two sons Sol and Finn).

She works at Plan International offices in Kampala at the following address: Plan International Uganda, NECA House Plot 1, Bandali Rise, Luthuli Avenue, Bugolobi, P.O.Box 12075, Kampala.

Yours Sincerely,

Iveta Ouvry,  
Country Director  
Plan International Uganda

*[Handwritten signature]*  
12/5/22

**6. At-will Employment; Termination.** Subject to the conditions and the probationary period described above, Plan intends at this time that the employment of the Employee will be for the full number of years set forth in Section 1 above. However, the Employee will at all times be an at-will employee, and either party to this Agreement may terminate the employment relationship for any reason or no reason upon thirty days' written notice. Plan may elect to provide one month's salary in lieu of notice. The Employee's employment may also be terminated without notice or pay in lieu of notice (a) during the probationary period described above (including any extensions thereof), (b) if particulars supplied by the Employee either in the original application form or at the time of interview for this current role are found to be incorrect, or (c) for cause.

**7. Employee Acknowledgements.** The Employee understands that the sole reason and purpose of Plan's activities is a humanitarian one. The Employee undertakes to occupy the position solely to that end and to abide by Plan's policies as they may be established from time to time by Plan's Board of Directors in its sole discretion. As a representative of Plan, the Employee must always conduct themselves in a manner that reflects the professional status of Plan. The Employee agrees to devote themselves full-time to Plan's operations and will accept no other employment from other sources while in the employ of Plan. They will ensure that all policies of Plan are faithfully observed and work in close collaboration with the authorities in the Assignment Country or foreign welfare and development agencies in the Assignment Country and will at all times preserve Plan's identity and independence.

#### **8. Confidentiality and Proprietary Rights.**

- a) As used in this Agreement, "Confidential Information" means all information, whether or not in a tangible form, belonging to Plan or any of its affiliates, or otherwise learned by the Employee during their employment with Plan or any of its affiliates, which is of value to Plan in the course of conducting its activities and the disclosure of which might result in harm or disadvantage to Plan. Confidential Information does not include information in the public domain or information available to third parties who are not under an obligation to maintain the confidentiality of such information, unless due to breach of the Employee's duties under this Agreement.
- b) The Employee understands and agrees that the Employee's employment creates a relationship of confidence and trust between the Employee and Plan with respect to all Confidential Information. At all times, both during the Employee's employment with Plan and after its termination, the Employee will keep in confidence and trust all such Confidential Information, and will not use or disclose any such Confidential Information without the written consent of Plan, except as may be necessary in the ordinary course of performing the Employee's duties to Plan.
- c) Plan's Proprietary Rights Policy dated May 1988, as the same may be amended from time to time by Plan in its sole discretion (the "Proprietary Rights Policy"), is hereby incorporated by reference into this Agreement.

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## *Monitoring emerging security risks*

- PI Inc. management will monitor emerging security situations, including but not limited to open conflict through state or non-state actors, civil unrest, natural disasters and any other force-majeure conditions.
- The decision to change the status of operations in a country, through suspension of operations, hibernation, relocation or evacuation, is made at the sole discretion of PII management.
- If a decision is made to relocate or evacuate, assignees have no right to remain in a location, in accordance with the Global Policy on Safety & Security.
- Procedures for changing the status of operations are established by the local office and approved by PI Inc. Management. The assignee should become familiarised with these local procedures as well as any other local crisis management materials.
- It is advisable for assignees to register with their local Embassy and request to receive emergency updates if available. Assignees should also seek out other information sources to remain as knowledgeable about the local security context as available.

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Thank you for completing this application form:

ONLINE REFERENCE 100602654-001

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.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Application to use house for short term lets

Is this a temporary permission? \*  Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*  Yes  No

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): \*

Please explain why work has taken place in advance of making this application: \* (Max 500 characters)

The house has been used for short term lets since 17th August 2022 - as no planning permission was required at that time to do so.

## Applicant or Agent Details

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

Applicant  Agent

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Ms"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="N/a"/>
First Name: *	<input type="text" value="Carron"/>	Building Number:	<input type="text" value="6"/>
Last Name: *	<input type="text" value="Beaumont"/>	Address 1 (Street): *	<input type="text" value="6 wardie square"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="Eh5 1eu"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

## 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="6 WARDIE SQUARE"/>
Address 2:	<input type="text" value="GRANTON"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH5 1EU"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="676971"/>	Easting	<input type="text" value="324173"/>
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## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

Telephone conversation with planning authority on feedback on my previous application, which used wrong form and wrong payment amount, did not include floor plan, and had not outlines the house on the planning map. Advise was provided on correct form to use and supporting documents required.

Title:

Mr

Other title:

First Name:

Stephen

Last Name:

Leslie

Correspondence Reference Number:

22/03910/FUL

Date (dd/mm/yyyy):

16/08/2022

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

52.21

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

currently used as short term let since August 22; previously was long term let and before that was used for my residence.

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*

Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

Yes  No

Do your proposals make provision for sustainable drainage of surface water?? \* (e.g. SUDS arrangements) \*

Yes  No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

- Yes  
 No, using a private water supply  
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

Yes  No

If Yes or No, please provide further details: \* (Max 500 characters)

N/A - no building work being completed - waste management is already established and functional. Please note we 've indicated we have a tree in the garden - there is no intention to fell this tree and it will remain as is.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

### Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

### Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

### Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

### Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

### Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Ms Carron Beaumont

On behalf of:

Date: 08/10/2022

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. \*

Yes  N/A

A Design Statement or Design and Access Statement. \*

Yes  N/A

A Flood Risk Assessment. \*

Yes  N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). \*

Yes  N/A

Drainage/SUDS layout. \*

Yes  N/A

A Transport Assessment or Travel Plan

Yes  N/A

Contaminated Land Assessment. \*

Yes  N/A

Habitat Survey. \*

Yes  N/A

A Processing Agreement. \*

Yes  N/A

Other Statements (please specify). (Max 500 characters)

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Ms Carron Beaumont

Declaration Date: 08/10/2022

## Payment Details

Online payment: [REDACTED]

Payment date: [REDACTED]

Created: [REDACTED]



Ms Beaumont  
6 Wardie Square  
Edinburgh  
EH5 1EU

**Decision date: 6 April 2023**

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

Application to use house for short term lets.  
At 6 Wardie Square Edinburgh EH5 1EU

**Application No: 22/05313/FULSTL**

**DECISION NOTICE**

With reference to your application for Planning Permission STL registered on 20 October 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;

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

Drawings 01 - 02, 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:

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 Benny Buckle directly at [benny.buckle@edinburgh.gov.uk](mailto:benny.buckle@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](http://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](mailto: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.

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# Report of Handling

**Application for Planning Permission STL  
6 Wardie Square, Edinburgh, EH5 1EU**

**Proposal: Application to use house for short term lets.**

**Item – Local Delegated Decision  
Application Number – 22/05313/FULSTL  
Ward – B04 - Forth**

## **Recommendation**

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

## **Summary**

The change of use of this property to a Short Term Let 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 or the loss of residential accommodation.

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 relates to a one-bedroom end of terrace house, at 6 Wardie Square. Access is gained via a private front door.

The proposed property is located within an C listed building (29889), listed on 19/12/1979.

### **Description of The Proposal**

The application is for retrospective planning permission for the change of use from residential to short term let.

### **Supporting Information**

- Planning Statement

### **Relevant Site History**

No relevant site history.

### **Other Relevant Site History**

No further relevant site history.

### **Consultation Engagement**

No consultations.

### **Publicity and Public Engagement**

**Date of Neighbour Notification:** 31 October 2022

**Date of Advertisement:** Not Applicable

**Date of Site Notice:** Not Applicable

**Number of Contributors:** 0

## **Section B - Assessment**

### **Determining Issues**

Due to the proposals relating to a listed building(s), this report will first consider the proposals in terms of Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997:

- Is there a strong presumption against granting planning permission due to the development harming the listed building or its setting?
- 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**

### **a) The proposals harm the listed building and its setting?**

The following HES guidance is relevant in the determination of this application:

- Managing Change in the Historic Environment: Guidance on the principles of listed buildings
- Managing Change in the Historic Environment: Setting

Managing Change in the Historic Environment: Interim Guidance on the principles of listed building consent sets out the principles for assessing the impact of a development on a listed building.

Managing Change in the Historic Environment: Setting sets out the principles that apply to developments affecting the setting of historic assets or places including listed buildings and conservation areas. It includes factors to be considered in assessing the impact of a change on the setting.

There are no external or internal alterations proposed. As such, the proposal will not have an adverse impact on or cause harm to the listed building. The setting of the listed building and the setting of neighbouring listed buildings will be unaffected by the proposal.

### **Conclusion in relation to the listed building**

The proposal does not harm the character of the listed building, or its setting. It is therefore acceptable with regard to Section 59 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 NPF4 and LDP 2016 policies to be considered are:

- NPF4 Sustainable Places Tackling the climate and nature crises 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 NPF 4 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.

### Listed Building and Setting

The impact on the setting of the listed building and on the setting of neighbouring listed buildings has been assessed in section a) above which concluded that this would be preserved.

The proposal complies with the objectives of 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 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 property is situated within a residential area, accessed via a private front door access.

The use as a short term let would allow visitors to come and go at the premises for inconsistent periods of time on a regular basis throughout the year in a manner dissimilar to that of permanent residents. Guests can come and go frequently throughout the day and night conflicting with the amenity of immediate residential occupants.

Temporary visitors are also likely to have less regard for the local amenity. This would increase the ambient background noise that residents would reasonably expect within the immediate and local area. This increase in frequency of movement to the flat at unpredictable hours would damage the amenity of the immediate neighbours and adjacent properties.

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.

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 no vehicle parking and no cycle parking. Zero parking is acceptable as there are no parking requirements for STLs. Cycles could be parked inside the property.

The proposals comply with LDP 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.



**d) 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

The application received no public representations.

**Conclusion in relation to identified material considerations**

None of the identified material considerations outweigh the proposals in compliance with the Development Plan.

**Overall conclusion**

The change of use of this property to a Short Term Let 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 or the loss of residential accommodation.

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**

1. No conditions are attached to this consent.

**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 dwelling 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 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: 20 October 2022**

### **Drawing Numbers/Scheme**

01 - 02

Scheme 1

**David Givan**  
**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

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E-mail: [benny.buckle@edinburgh.gov.uk](mailto:benny.buckle@edinburgh.gov.uk)

Appendix 1

## **Consultations**

No consultations undertaken.