

Comments for Planning Application 22/02643/FUL

Application Summary

Application Number: 22/02643/FUL

Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

Proposal: Change of use from residential to short-term lets.

Case Officer: Lesley Porteous

Customer Details

Name: Miss Hannah Fisher

Address: 24/1 East Norton Place Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Short term lets are killing the rental market and driving up rent prices when they are already extortionate.

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Application Number: 22/02643/FUL

Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

Proposal: Change of use from residential to short-term lets.

Case Officer: Lesley Porteous

Customer Details

Name: Mr Alasdair Reilly

Address: 24/1 East Norton place East Norton Place Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Residential area ther really needs no more short term letted properties when Edinburgh residents are unable to find long term accommodation

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Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

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Case Officer: Lesley Porteous

Customer Details

Name: Dr Eli Sheppard

Address: 25/8 Maryfield Maryfield Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not wish for this application to be approved.

Edinburgh already has an over priced and over subscribed rental market. Converting a long term let to a short term let only aggravates this problem.

Further more, it has been my experience that people staying in short term lets are often antisocial, causing noise and littering. The Abbey Hill area is a close knit community with the colony of artists at its centre. I feel that this property would be much better used to provide housing to someone who wants to live in the area and engage in the community rather than by a greedy landlord to extort profits from the community.

I hope you will consider my comments seriously and deny this application.

Sincerely,

Dr. Eli Sheppard

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Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

Proposal: Change of use from residential to short-term lets.

Case Officer: Lesley Porteous

Customer Details

Name: Ms Sophie Houlton

Address: 3/13 Salmond Place Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal.

1). This proposal is contrary to the Scottish Government Housing policy on more homes - "everyone has a quality home that they can afford and that meets their needs"

2). This proposal is contrary to Scottish Planning Policy on "socially sustainable places" and "supporting delivery of accessible housing".

3). This proposal would have unacceptable impacts on neighbourhood amenity.

The Abbeyhill area is a thriving close-knit community, centred around the wonderful Colony of Artists. This community is what makes this area such a great place to live and this proposal would have a detrimental impact on that. Short term lets have significant impacts on neighbours including increased antisocial behaviour, noise, disruption, intrusion by a frequent turnover of strangers, loss of community, loss of security and impacts on bins and parking.

Edinburgh also has a housing crisis, particularly when it comes to accessible housing. This property would be better used to provide long-term housing for someone who actually wants to live in the area and engage with the community, rather than contributing to a ghost town of Airbnbs.

Please do not approve this application.

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Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

Proposal: Change of use from residential to short-term lets.

Case Officer: Lesley Porteous

Customer Details

Name: Mrs Joanna Tarnowska

Address: 35 Moredunvale Way Edinburgh

Comment Details

Commenter Type: Neighbour-Commercial

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have worked with Scott Garcia and his wife as their co-host and cleaner for their short-term lets for over 5 years. I have always found Scott to be a pleasure to work with. I manage a cleaning team of up to 10 people and without work from Airbnb and short-term lets my business would probably close. My cleaning business is our principle source of income. I clean Scott's properties between guest stays. Any issues in the communal stairs are either addressed directly or reported to Scott and he manages the repairs personally. I instruct my staff to always be respectful of the stair environment and to be friendly to the people who live there. My cleaners try to be as quiet as possible when cleaning the flats and only work between 11am and 4pm to keep noise and disturbance to a minimum. We don't need to carry anything other than 1 bag of laundry to and from the property as vacuum and cleaning products stay permanently at the property. On average we would visit each property 10 times per month between guest stays as most stays are between 3 and 4 nights.

Best wishes

Joanna

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Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

Proposal: Change of use from residential to short-term lets.

Case Officer: Lesley Porteous

Customer Details

Name: Mr Mariusz Wrazka (Business owner) Wrazka

Address: Happy Bean Café 14 Easter Road EDINBURGH

Comment Details

Commenter Type: Neighbour-Commercial

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Short-term lets defiantly help my business. The only reason so many cafes can survive on Easter Road is because of the Airbnb's here. There can be a place for short-term lets in a neighbourhood away from the city centre which wouldn't get the main tourism footfall without short term lets.

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Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

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Case Officer: Lesley Porteous

Customer Details

Name: Ms Fiona Kelly

Address: 131/3 Montgomery Street Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have known Scott Garcia as my direct next door neighbour in a block with 9 other flats. Scott and his wife are both absolutely wonderful neighbours. Scott regularly does repairs around the stairwell and communal garden, eg, changing bulbs, repairing the entry phone system and maintaining the garden. They are lovely people, offering any help needed to me and my family. Since renting out their apartment to Air BNB 5 years ago, I can honestly say there has never been an issue with their guests and I live directly next door sharing 2 walls so I would know. Further, they have always made it clear that if there are any issues, to contact them straight away and they would deal with it.

If I can be of any further help, please do not hesitate contact me on my mobile, 07951836663.

Kind regards, Fiona Kelly

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Application Number: 22/02643/FUL

Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

Proposal: Change of use from residential to short-term lets.

Case Officer: Lesley Porteous

Customer Details

Name: Miss Lucy Wood

Address: 24/3 East Norton Place Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Most importantly the development is contrary to the Scottish Government Housing policy on More homes - "everyone has a quality home that they can afford and that meets their needs" and is contrary to Scottish Planning Policy on "socially sustainable places" and "supporting delivery of accessible housing".

Finally, the development would have unacceptable impacts on neighbourhood amenity.

Personally, I live in a neighbouring stairwell and the quality of life has improved significantly since two flats in the building were converted to long term lets. In the short period post-lockdown before they were converted to long term lets I had to call the police twice due to parties and these were also not flats that could be called party flats based on the size. Having lived in the area for three years I fundamentally disagree that the area is not suited to long term living. Noise concerns aside - the street in question is very run down so needs longer term residents who will care more about rubbish, for example, rather than than visitors who are more likely inconsiderately pile waste next to bins. While there are some great facilities in the area these are generally used by locals rather than tourists who will typically spend most of their money in the Old or New Town rather than locally.

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Case Officer: Lesley Porteous

Customer Details

Name: Mr Asif Awan

Address: 2 (GF3) West Norton Place Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having being a resident and now a landlord at 2 West Norton Place for over 6 years, I have to admit I'm very indebted to the support Scott has provided the flat stair committee. From small maintenance changes to helping start the stair committee resulting in countless improvements in full repaint, damp proofing and renovation of the stair. Scott has hosted Air bnb guests at his property for over 7 years but they have never been a problem to me or, I believe, anyone in the stair.

All the best

Asif Awan

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Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

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Case Officer: Lesley Porteous

Customer Details

Name: Ms Jackie Oudney

Address: 27/4 Edina Place Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I was a direct downstairs neighbour of Scott's for 5 years while he ran his Airbnb from the property and in this time I have seen him be instrumental in much of the stair maintenance either repairing himself or often funding and managing the repairs personally. I find him to be a very personable, conscientious Airbnb host - ensuring there are never any issues that would effect his neighbours, whilst maintaining his position as a responsible property owner.

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Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

Proposal: Change of use from residential to short-term lets.

Case Officer: Lesley Porteous

Customer Details

Name: Ms Emma Nolan

Address: 69/3 Montgomery Street Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have known Scott Garcia and his wife since 2014, first as their yoga teacher, as their friend, as godmother to their son and as now as co-trustee with Scott for our yoga charity. I have always known him to be a responsible, thoughtful and caring person and have witnessed first-hand the care he takes in hosting guests in his home and properties over the last 7 years, providing a clean, safe and welcoming space and facilities for guests to enjoy some time away from their own homes. I have also seen how much care he takes in maintaining good relations with neighbours, keeping them informed with group communications and creating stair Whatsapp groups, being considerate of their peace and privacy and asking their guests to be considerate too, as well as helping to maintain cleanliness and good condition of common property areas for the benefit of all the residents.

Regards

Emma Nolan

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Application Number: 22/02643/FUL

Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

Proposal: Change of use from residential to short-term lets.

Case Officer: Lesley Porteous

Customer Details

Name: Mr Grant McNeil (Business owner)

Address: The Mash Tun Pub 154 Easter Road Edinburgh

Comment Details

Commenter Type: Neighbour-Commercial

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The Mash Tun was here before Airbnb's and we can remember a huge uplift in custom post-Airbnb. Around 50% of our lunch time trade is from tourists who only get to this area because they stay in Airbnb's nearby. It's a worry what we'll do if it stops.

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Case Officer: Lesley Porteous

Customer Details

Name: Mrs Ernestina (Business owner) Doku

Address: Dazzelustrous 32 Easter Road Edinburgh

Comment Details

Commenter Type: Neighbour-Commercial

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Our customers are between 30% and 50% tourists depending on the season. One of the only ways that tourists come to find Easter road is through Airbnb's. A thriving area needs balance and local air bnbs are relied upon in the Easter Road neighbourhood for local businesses.

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Case Officer: Lesley Porteous

Customer Details

Name: Mr Simon (Business owner) Illingworth

Address: The Safari Lounge 21 Cadzow Place Edinburgh

Comment Details

Commenter Type: Neighbour-Commercial

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Tourists coming to this area mostly via short-term lets make up a big part of our customer base at the Safari Lounge. Our lunch and dinner custom would take a big drop in numbers without short-term lets.

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Case Officer: Lesley Porteous

Customer Details

Name: Mr Chris Denmark

Address: 2 (2F2) West Norton Place Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I live at flat 2f2, 2 West Norton Place and have known Scott for 11 years. His property shares its lounge wall directly with my bedroom and I have never had any problems with noise etc, over the 6 years he has hosted Airbnb guests. I have found him to be a reliable and responsible owner of the property. He set up our stair committee with another owner which has been invaluable in facilitating our ongoing building improvements. Contact me on 07917 653 586 if you require any further information

Chris Denmark

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Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

Proposal: Change of use from residential to short-term lets.

Case Officer: Lesley Porteous

Customer Details

Name: Ms Emma Nolan

Address: 69/3 Montgomery Street Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have known Scott Garcia and his wife since 2014, first as their yoga teacher, as their friend, as godmother to their son and as now as co-trustee with Scott for our yoga charity. I have always known him to be a responsible, thoughtful and caring person and have witnessed first-hand the care he takes in hosting guests in his home and properties over the last 7 years, providing a clean, safe and welcoming space and facilities for guests to enjoy some time away from their own homes. I have also seen how much care he takes in maintaining good relations with neighbours, keeping them informed with group communications and creating stair Whatsapp groups, being considerate of their peace and privacy and asking their guests to be considerate too, as well as helping to maintain cleanliness and good condition of common property areas for the benefit of all the residents.

Regards

Emma Nolan

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Proposal: Change of use from residential to short-term lets.

Case Officer: Lesley Porteous

Customer Details

Name: Mr Can Misirlioglu (Local Business owner) Misirlioglu

Address: Écosse Éclair 88 Easter Road Edinburgh

Comment Details

Commenter Type: Neighbour-Commercial

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Airbnb's in the area definitely help our business survive. We have many tourist customers and would 100% struggle to stay open without the extra footfall Airbnb's create for the top of Easter Road.

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Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

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Case Officer: Lesley Porteous

Customer Details

Name: Mrs Joanna Susik

Address: Sapphire Shine Ltd. (Property Maintenance) 7/14 Lochend Park View Edinburgh

Comment Details

Commenter Type: Neighbour-Commercial

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I helped Mr Garcia with property management at this short-term lets in Edinburgh. My company employs 22 people and calls in tradesmen, laundry services and other staff sub-contracted to deal with any specific maintenance issues if required. The loss of good Airbnb and short-term let hosts would put an end to a huge amount of economic activity in the area and would have a huge negative effect on my business and the businesses of the people I work with. We take great care to work harmoniously with the other residents in the stairs and discuss this with all staff. Staff are instructed to be polite to other residents, work as quietly as possible and to generally be respectful of the peaceful stair environment. Any material issues in the stair are reported back to the owner by the cleaners and generally addressed promptly and often at the owners expense. Our cleaners sweep up any litter found in the communal stairs when they visit. Under normal circumstances staff would generally only need to access properties 10 times per month to clean between guests. Access inside the properties is generally only between the 11am check-out and 4pm check-in times of guests. I find Mr Garcia to be a very conscientious and considerate owner who routinely puts care for residents before his own convenience.

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Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

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Case Officer: Lesley Porteous

Customer Details

Name: Ms Rachel Stockton

Address: 6 (PF1) Bothwell Street Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The Garcias have been friends and neighbours for around 5 years.

In that time Scott has worked hard to restore and maintain flats that had seen better days - this includes improving communal areas to the benefit of everybody in the stair.

Scott and his partner actively encourage their guests to support local business.

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Application Number: 22/02643/FUL

Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

Proposal: Change of use from residential to short-term lets.

Case Officer: Lesley Porteous

Customer Details

Name: Mr Roy Buchanan

Address: 131 (2F3) Montgomery Street Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Ellie and Scott are my direct downstairs Neighbours at 131 Montgomery Street. In the years that they have been renting their property out there's never been any problems with their guests but occasional general stair and building problems crop up where Scott is very quick at responding and helping out. Scott has given me his phone number in case of any issues. Both Scott and his partner Ellie are a delight to talk to while passing in the stair. They are always positive minded and enthusiastic about life.

Roy

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Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

Proposal: Change of use from residential to short-term lets.

Case Officer: Lesley Porteous

Customer Details

Name: Mr Scott Garcia

Address: Bellspool Coach House Dawyck Peebles

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Can we please have access to view the comments on the application, none of them are visible to the public so far?

Many thanks in advance

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Application Number: 22/02643/FUL

Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

Proposal: Change of use from residential to short-term lets.

Case Officer: Lesley Porteous

Customer Details

Name: Mr Andrew Buchan

Address: 1/23 Saunders Street Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I moved to Edinburgh 11 years ago and met Scott Garcia shortly after. He is a perfectly decent and dependable individual and goes the extra mile for his tenants and has always helped with matters relating to the communal building including the installation of a full new security system last year which has greatly improved the stair environment. I am a trustee of the Saunders Streets residents association that takes care of matters concerning the block and I am more than happy to recommend him as a landlord and a host.

Best Wishes

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Proposal: Change of use from residential to short-term lets.

Case Officer: Lesley Porteous

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am Scott Garcia's sister and help him with the running of his short-term lets since he relocated with his family to Peebles a year and a half ago. I do not help with the day to day running but act as a local contact for guests if they have any problems during their stay. I live just 5 mins walk away from most of the properties. Having lived in many of the flats myself over the years I know the specifics of each property and can generally quickly help guests with any occasional problems they might have, either in person or over the phone if Scott is unavailable. Scott tries to be the best host he can be and does more than his share in the communal areas, changing broken lights and financing small repairs.

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Address: 2F1 2 West Norton Place Edinburgh EH7 5AW

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Case Officer: Lesley Porteous

Customer Details

Name: Lord Cockburn Association

Address: 1 Trunks Close, 55 High Street, Edinburgh EH1 1SR

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is our view that in this residential shared stair context the proposed change of use is not in accordance with Policy Housing 7 'Inappropriate Uses in Residential Areas' as it would have a materially detrimental effect on the living conditions of other residents of the main door accessed residential stair, and so should not be permitted.

In addition, the proposed change of use is not supportive of either Scottish Government Housing policy on More homes - "everyone has a quality home that they can afford and that meets their needs" or Scottish Planning Policy on "socially sustainable places" and "supporting delivery of accessible housing".

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Case Officer: Lesley Porteous

Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: 15 Rutland Square, Edinburgh EH1 2BE

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The AHSS Forth & Borders Cases Panel has examined the proposals for the change of use to short-term let within the New Town Conservation Area, and objects.

- 1) The proposals only relate to one property within the tenement, which is accessed from a shared stair. This would have a detrimental impact on the residential amenity of neighbouring properties, and limits the future of the flats not included within the application.
- 2) The change of use would contribute to the unsustainable growth of the short term let (STL) sector in Edinburgh. The economic benefits of tourism for Edinburgh are clear, and we celebrate the role that our architectural heritage plays in this sector. However, the current rising rate of STLs threatens the sense of place and community which are part of the city's attraction, and this is especially acute in the World Heritage Site.
- 3) Scottish Government Research has highlighted the links between STLs and the negative impacts of reduced availability of affordable housing, congestion and reduced quality of life through noise and disturbance (People, Communities and Places, October 2019, pp. iv-v)
- 4) With particular reference to architectural heritage the responsibility for the care and maintenance of communal areas and aspects of joint responsibility in listed buildings and conservation areas is diminished by the increase of short-term occupants.

The change of use does not respect the special characteristics of history and place reflected in the building's designation and location in the World Heritage Site, and would increase the negative impacts caused by the growth of STLs in Edinburgh.

The proposals contradict Edinburgh Council's Local Development Plan policies DES1 (Sense of place), DES5 (amenity of neighbours/refuse and recycling facilities), and HOU7 (Materially detrimental effect on the living conditions of nearby residents). We therefore object to the

application.