

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 100602424-006

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:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	The Grieves Cottage
First Name: *	Audrey Jane	Building Number:	
Last Name: *	Riddle	Address 1 (Street): *	Whitelaw, Morham
Company/Organisation		Address 2:	East Lothian
Telephone Number: *	[REDACTED]	Town/City: *	Haddington
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH41 4LG
Fax Number:			
Email Address: *	[REDACTED]		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

70B CUMBERLAND STREET

Address 2:

STOCKBRIDGE

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH3 6RE

Please identify/describe the location of the site or sites

Northing

674574

Easting

325008

Description of Proposal

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

Change of use of existing residential main door, one bedroom flat to a short term let. No structural alterations are required.

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.

Please see supporting document.

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)

Reasoning behind request for review.

Application Details

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

22/05170/FULSTL

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

08/11/2022

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

25/04/2023

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: Mrs Audrey Jane Riddle

Declaration Date: 04/07/2023

Proposal Details

Proposal Name	100602424
Proposal Description	To change the use of the residential one bedroom flat to short term let.
Address	70B CUMBERLAND STREET, STOCKBRIDGE, EDINBURGH, EH3 6RE
Local Authority	City of Edinburgh Council
Application Online Reference	100602424-006

Application Status

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

Attachment Details

Notice of Review	System	A4
Reasoning behind request for review	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-006.xml	Attached	A0

(1) “The proposal is contrary to Local Development Plan Policy Hou 7 in respect of inappropriate Uses in Residential Areas, as the use of the property as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.”

I would argue that there is no materially detrimental effect upon the living conditions and amenity of nearby residents for the following reasons:

- (i) The main door one bedroom basement flat is primarily a residential property, rather than a short term let.
- (ii) The flat will continue to be used by my family as a residential property. It has been owned by my me and my husband for 18 years and, as residents, it is used regularly for our own work related and other private purposes while staying in Edinburgh.
- (iii) As residents we make regular use of local amenities including restaurants, cafes, shops, supermarkets, art galleries, green spaces, local public transport, dentists, hairdressers, etc.
- (iv) Tradespeople based in the locality are used in the maintenance of the property, such as painters, electricians, plumbers, gas engineers, window cleaners, etc
- (v) Since 2019 the flat has been rented on an occasional basis for short term lets using the Airbnb platform.
- (vi) Efforts are made to ensure high standards of guest behaviour by checking guests' reviews provided by former hosts; personally greeting all guests on arrival; introducing them to our home, our neighbourhood and highlighting house rules, emphasising respectfulness and that it is a quiet residential area.
- (vii) Only up to 2 guests are allowed to stay at any one time (it is a one bedroom flat). Large groups and parties are not permitted. Smoking is not permitted.
- (viii) A key safe is not provided because I make it a priority to always meet my guests personally on their arrival.
- (ix) I am available to provide assistance to my guests either in person or by telephone 24 hours a day, 7 days a week. My neighbour has my phone number to contact me if required.
- (x) There have been no complaints from my neighbours throughout these 4 years.
- (xi) I am very particular about the behaviour of guests and the high quality of service provided for guests. As such I constantly receive 5 star reviews and have super host status. In their feedback guests regularly comment that they are very appreciative of the quiet ambience of the immediate vicinity.
- (xii) High standards of cleanliness and safety are always adhered to. Guests are made aware of fire exits and the availability of a fire extinguisher and fire blanket. The fire alarm system has been upgraded in accordance with the legal requirements. There are annual checks and servicing of the gas combi boiler as well as PAT testing of electrical appliances and devices. A carbon monoxide monitor is also in place. Consequently, the property is safe, clean and maintained to a high standard.

- (xiii) Properties in our immediate vicinity are not exclusively residential. My main door basement flat is surrounded by a combination of shops, offices and residential properties. All of the non residential properties are unoccupied outside working hours. The next door flat on one side is a long term rental property. To the other side is an internal stair well leading to neighbours' flats. The property immediately above our flat is a main door office for a property business. A chiropodist and a dog grooming parlour occupy adjacent street level properties. On the opposite side of the street is a bridal dressmaker's shop/studio.
- (xiv) The St Vincent bar is situated 50 yards away and is popular with nearby residents.
- (xv) As a main door property there is no disturbance to neighbours, as there can be for a property with access via a shared indoor stairwell.

(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 the dwelling as a short term let will result in an unacceptable impact on local amenity and the loss of residential property has not been justified.”

- (i) The proposal will not lead to a loss of residential property because, our flat is used primarily as a residential property by myself or my family and has been used regularly as such for the last 18 years. We do not intend to sell the flat.
- (ii) There are no intentions for the flat to ever be used only for short term let purposes.
- (iii) Short term letting would only be on an occasional basis.
- (iv) The proposal will not lead to an unacceptable impact upon local amenity because, as residents of this property, we shall continue to make use of local amenities as usual.
- (v) On the occasions when it would be used for short term let, only guests who have excellent reviews from previous hosts would be chosen. Only up to two guests would be allowed to stay at any one time(it is a one bedroom flat).
- (vi) On arrival guests would be informed of the importance of adhering to house rules, being respectful of the property and reminded that it is a quiet neighbourhood and to limit noise levels to a minimum. No large groups, parties or playing of loud music are currently permitted nor would they be in the future.
- (vii) I am currently and will continue to be available to be contacted by guests 24 hours per day throughout their stay. My neighbour also has my contact details should this be required.
- (viii) During the last 4 years of occasional short term letting I have not received any complaints from neighbours.