



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 100594047-004

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

## Applicant or Agent Details

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

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

|                       |                            |  |               |
|-----------------------|----------------------------|--|---------------|
| Company/Organisation: | Graham Mitchell Architects |  |               |
| Ref. Number:          |                            | You must enter a Building Name or Number, or both: * |               |
| First Name: *         | Graham                     | Building Name:                                       | Troupsmill    |
| Last Name: *          | Mitchell                   | Building Number:                                     |               |
| Telephone Number: *   |                            | Address 1 (Street): *                                | Drumblade     |
| Extension Number:     |                            | Address 2:   | Huntly        |
| Mobile Number:        |                            | Town/City: *   | Aberdeenshire |
| Fax Number:           |                            | Country: *   | Scotland      |
|                       |                            | Postcode: *  | AB54 6EU      |
| Email Address: *      |                            |  |               |

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

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

|                      |                                       |  |   |
|----------------------|---------------------------------------|--|---|
| Title:               | <input type="text" value="Mr"/>       | You must enter a Building Name or Number, or both: * |   |
| Other Title:         | <input type="text"/>                  | Building Name:                                       | <input type="text"/>                      |
| First Name: *        | <input type="text" value="Graham"/>   | Building Number:                                     | <input type="text" value="13"/>           |
| Last Name: *         | <input type="text" value="Mitchell"/> | Address 1 (Street): *                                | <input type="text" value="Young Street"/> |
| Company/Organisation | <input type="text"/>                  | Address 2:   | <input type="text"/>                      |
| Telephone Number: *  | <input type="text"/>                  | Town/City: *   | <input type="text" value="Edinburgh"/>    |
| Extension Number:    | <input type="text"/>                  | Country: *   | <input type="text" value="Scotland, UK"/> |
| Mobile Number:       | <input type="text"/>                  | Postcode: *  | <input type="text" value="EH2 4HU"/>      |
| Fax Number:          | <input type="text"/>                  |  |   |
| Email Address: *     | <input type="text"/>                  |  |   |

## 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="13 YOUNG STREET"/>           |
| Address 2:  | <input type="text" value="NEW TOWN"/>                  |
| 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="EH2 4HU"/>                   |

Please identify/describe the location of the site or sites

|          |                                     |         |                                     |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="673990"/> | Easting | <input type="text" value="324827"/> |
|----------|-------------------------------------|---------|-------------------------------------|

## 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)

Proposed change of use from private dwelling house to holiday let accommodation.

## 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 refer to 'Planning Decision Review of Key Facts' document provided in 'Supporting Documents' section.

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)

Information on two nearby precedent planning applications which were also lodged in 2022 has been provided. This information was not available at the time of making the planning application for 13 Young Street which is the subject of the current review. More detailed information on the recent history/pattern of use of the house since its acquisition in 2009 by the current owners and applicants. This information was not thought necessary at the time of making the planning application.

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)

Location Plan, Existing and Proposed Plans, Existing and Proposed Sections and Elevations, Planning Statement, Planning Decision Review of Key Facts Document.

## Application Details

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

22/03989/FUL

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

07/08/2022

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: Mr Graham Mitchell

Declaration Date: 20/07/2023

**graham mitchell** architects

Troupsmill  
Drumblade  
Huntly  
Aberdeenshire  
AB54 6EU



## Statement of Key Facts for LRB Consideration

# 13 Young Street

Edinburgh  
EH2 4HU

**Planning Application for:**

**Proposed change of use from private dwelling house to holiday let accommodation.**

Reference: 22/03989/FUL



**Job number 2210**

July 2023

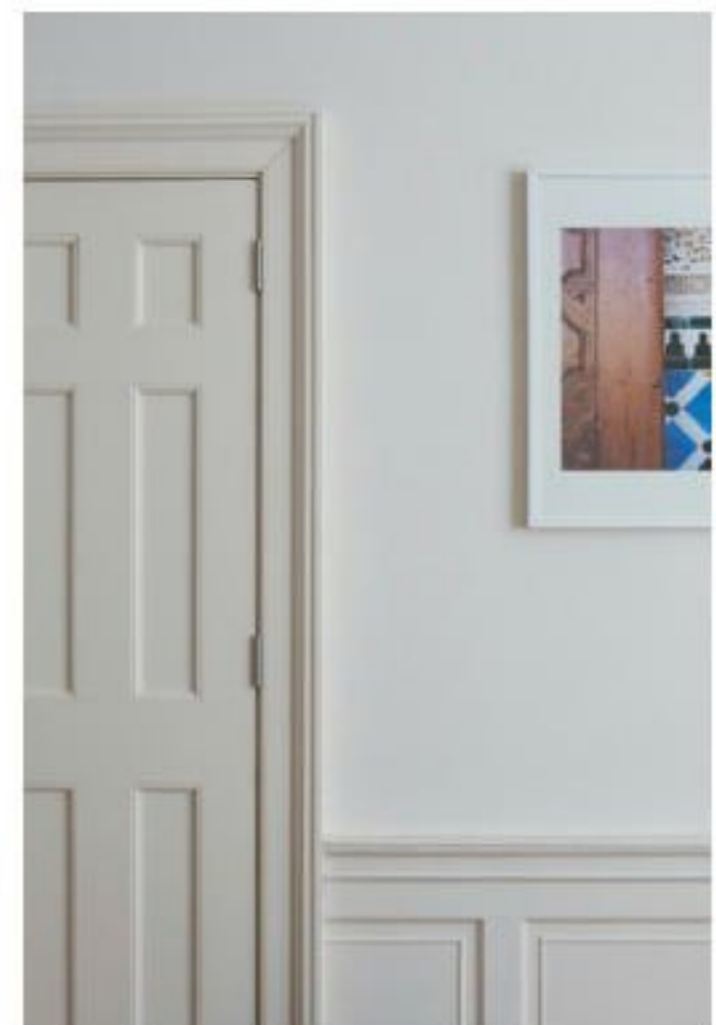
# Context

13 Young Street is a 'Category A' Listed Edinburgh town house dating from 1779. The property is a part of a mirrored pair to No 15 Young Street, and along with other houses in the street, forms a significant surviving part of the original fabric of Edinburgh's New Town. It is a substantial terraced self-contained house, with main door entry direct from Young Street, and has no associated external garden or other recreational space.

Following purchase of the property in 2009 by the current owners, it was converted from a disused office to form a single house, with later internal additions to the building fabric being removed. The house is used on a regular and ongoing basis by the proprietors as a private dwelling house.

It is also offered for short term holiday lets, and it is for this reason that a review of the determination of the above planning permission application for change of use is being sought.

There are no proposals associated with this application to alter the fabric of the building materially or otherwise. The application seeks only to regularise the change of use which was implemented more than 10 years ago, with no issues having arisen as a result of that change.



# Report of Handling

In terms of compliance with policy it is stated that:

- **The proposal harms neither the listed building or its setting.** It is therefore acceptable with regard to Sections 59 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997.
- **The change of use will preserve the appearance of the conservation area** and that the proposals are acceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- **The proposal complies with NPF 4,** Sustainable Places Policies 1 and 7.
- The proposals **comply with policies Tra 2 and Tra 3** of the Local Development Plan.
- **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.**
- It is noted in the report that, **'Young Street has a mix of uses which include residential.'**

The matters which are stated as the reasons for refusal are as follows:

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



# Inappropriate Use in Residential Areas

## ‘Residential Area’

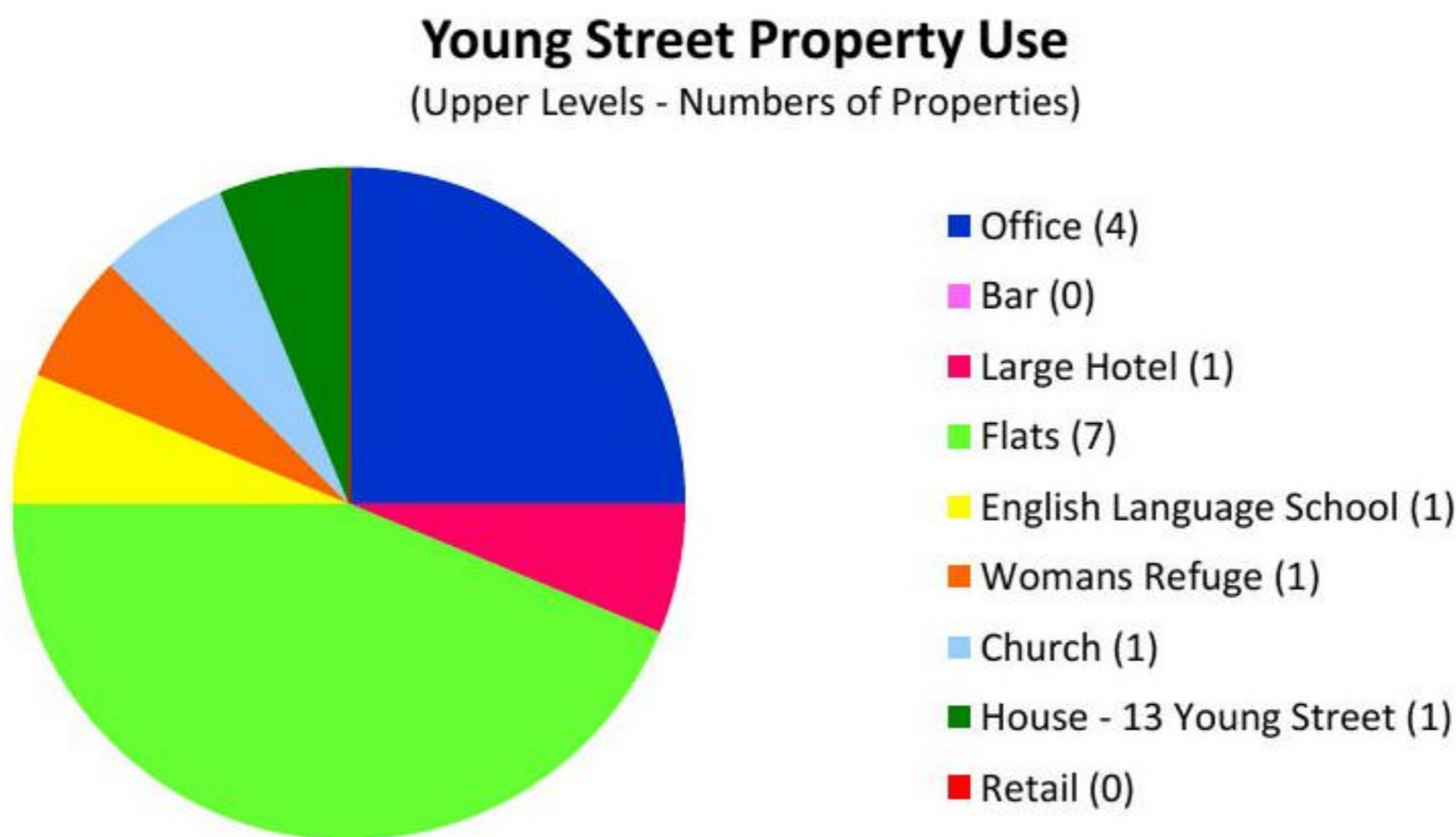
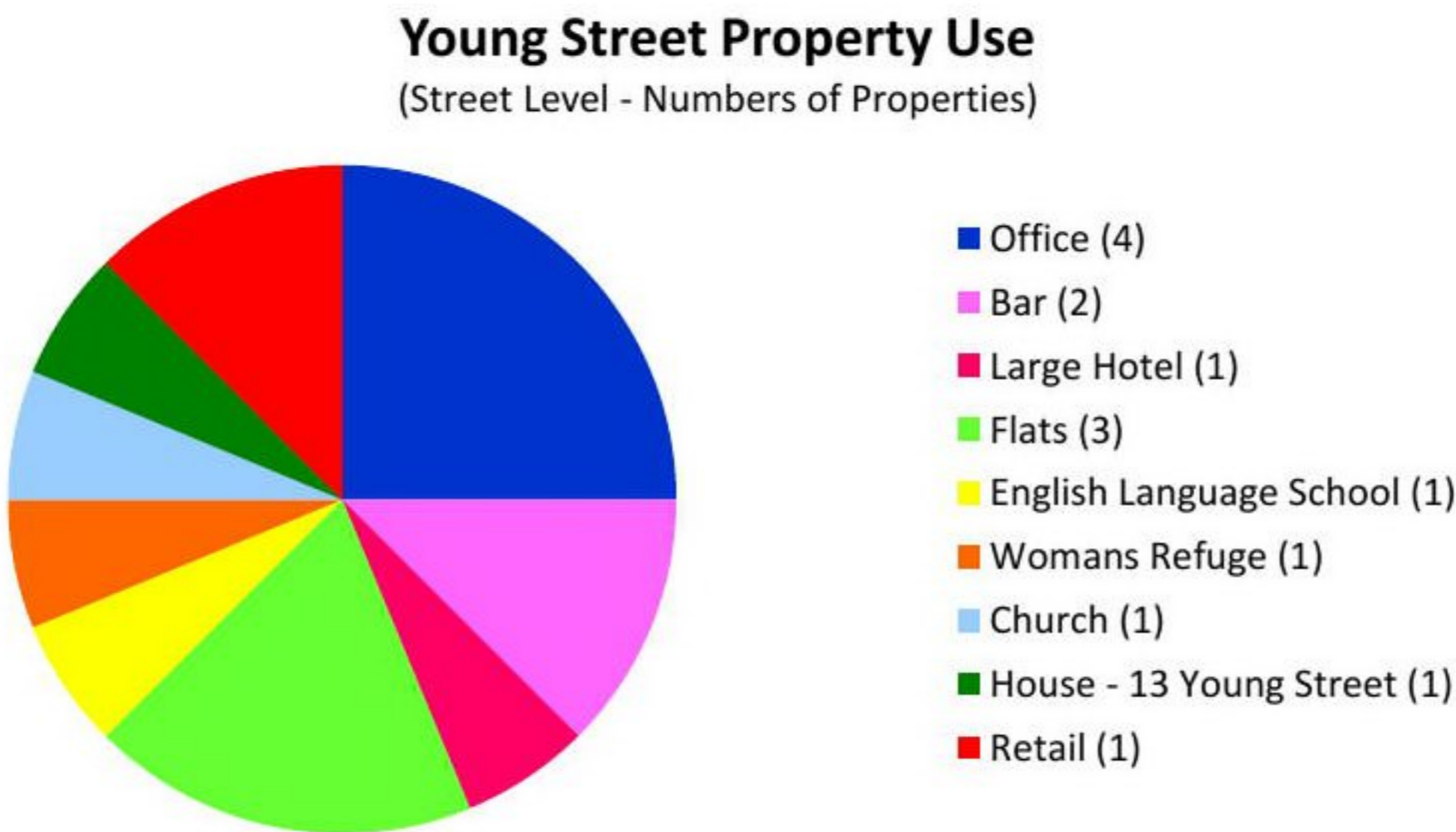
In The City of Edinburgh Council current LDP, Young Street is defined as ‘City Centre.’

Although there are flats in Young Street this is consistent with, and no different from the rest of the city centre. Rather than being a ‘Residential Area,’ as stated in the Report of Handling, the locality is characterised by virtue of its varied occupations as ‘Mixed Use.’

This is informed by fact, and is acknowledged by The City of Edinburgh Planning Department- see precedent examples of two nearby planning applications in the following text.

In our Planning Statement which accompanied the previously submitted planning application for the property, we presented tabulated information showing the use of the properties in Young Street.

This information is shown in a different, more accessible format below:



# Precedent

## Two Recent Neighbouring Planning Applications

Details of two nearby planning applications where it is acknowledged by The City of Edinburgh Council planning officers that the area is in fact mixed use:

### Application for Planning Permission 22 Young Street Lane North, Edinburgh

Application Number 22/04402/FUL

Development Management Sub-Committee Report  
Wednesday 21 June 2023

‘Young Street North Lane is of mixed character, the southern side of the street has a mix of residential properties and office developments, and the northern side of the street serving as the rear entrances to hotels, offices or parking for properties which have their primary access from Queens Street. [The surrounding area contains a mix of different uses, including offices, retail, cafes/restaurants, hotels and tourist attractions.](#)’

‘Properties including the above on the South side of Young Street Lane North, are co-joined to those on the North Side of Young Street, including 13 Young Street. Although the two properties do not directly back on to one another, they are only offset by some 6.1m.’

### Application for Planning Permission 15 Young Street, Edinburgh, EH2 4HU

Application Number 22/018122/FUL

Report of Handling

Section B - Assessment

‘No internal or external alterations are proposed and [the change of use is compatible with the mixed used character of Young Street which is occupied by offices, a church, public houses, hotels, residential flats and dwellinghouses.](#)’

‘15 Young Street is the immediate neighbouring house to 13 Young Street, and is part of the ‘Mirrored Pair’ referred to in the Listing Description of the properties.’

## Summary

Two planning applications made in the same calendar year as the application under review. One immediately adjacent to, and the other at some 6m distance, in the same block as the application site.

In both applications the area is described as being mixed use.

The evidence for the area being ‘mixed use’ as opposed to ‘residential’ in character, based on observation of the actual uses in the neighbourhood, statements from nearby planning applications,

and in the Report of Handling of the current application under review (see highlighted in blue above), is incontrovertible.

It is therefore argued that the proposed use is appropriate and is entirely compatible with the other uses of the area which feature a mix of retail, commercial, residential, educational, two bars, holiday letting and a large hotel - located directly opposite the application site.

It should also be noted that recent support by the planning department for the development of 15 Young Street (see above), - the other ½ of the mirrored pair to 13 Young Street, [resulted in the loss of the neighbouring residential property – a change from house to office.](#)

[By contrast, at 13 Young Street the house is only residential because the current owners changed it the other way, ie from an office to form a house over 10 years ago. This has resulted in the nett gain of a residential property over an extended time period.](#)

# Impact on Amenity & Loss of Residential Property

In 2012 the current owners of 13 Young Street sought and were granted planning permission for conversion from an unused office building to form a single dwelling, restoring the building to its original use as a city centre townhouse.

From the commencement of the development to the present day, the property has been used part of the year as a family house and part to provide holiday letting accommodation. This has varied over time, but on average the ratio has been 40% owners family to 60% holiday use.

This development, which was carried out in 2012-13 transformed an unloved and run down building, restored it's period features and created a quality property, immaculate inside and out, which from then until now has been maintained and managed to the highest of standards.

Therefore, under the period of tenure by the current owners, the work which has been carried out has led to a net gain of a main door entry 4 story townhouse. Now the only remaining single occupancy townhouse in single residential use in Young Street.

This is not as is stated in the Report of Handling to the application 'a loss,' which is in fact incorrect.

There is no loss of a residential property associated with this application.

The impact on amenity for the 40% of the time the house has been purely in residential in use is not in question. And, because of the character of and management of the house and the resultant nature of guests who stay, their impact on the amenity of the neighbourhood has been overwhelmingly positive.

During the period of use there has not been a single complaint from neighbouring residents or other bar/hotel guests or retail/business users arising from the use of the house.

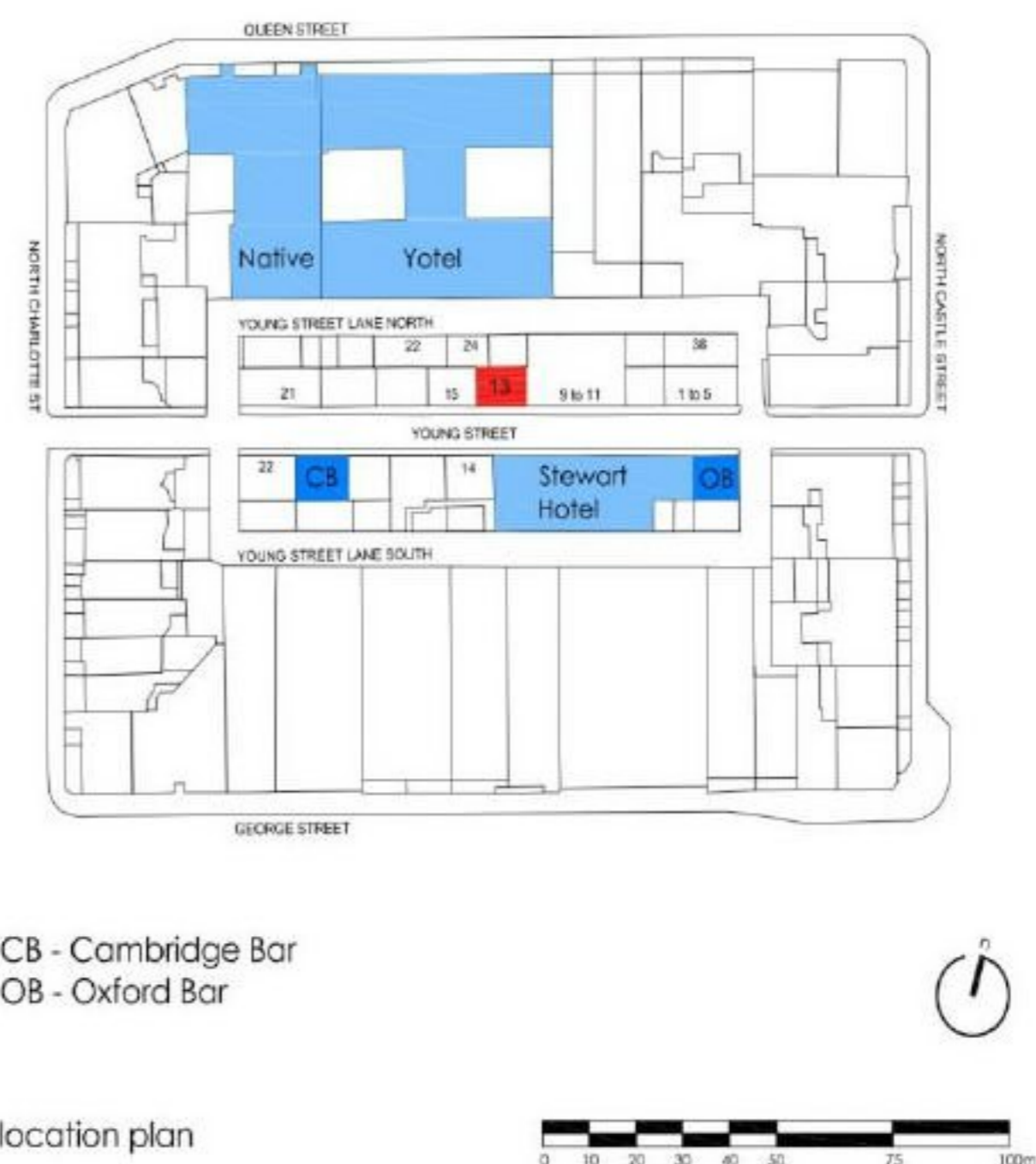
The plan opposite shows the location of 13 Young Street relative to nearby hotels and bars.

Contrary to the image portrayed in the Report of Handling, the area as described in more detail above, is defined by a mix of hotels, bars, shops and other non-residential uses. It is characteristically 'mixed' in its use.

And, typically for a city centre location there are a greater number of flats at first/second floor levels. Although it is the uses at street level which predominantly serve to animate, and thus define the character of the area.

Since 2013, 13 Young Street has and continues to make a positive contribution to this, with both the owners and residents using the local bars and shops and thus bringing life to the neighbourhood.

Whilst creating no disturbance, noise or parking issues, nor odours arising from cooking or from any other activity in connection with its use, either for residential accommodation or short term holiday letting.



There is an implication in the Report of Handling that the area is predominantly residential, and that the use of the house for holiday letting is to its detriment. Understanding that the neighbourhood is a lively city centre mixed use area, leads to the opposite conclusion.

Specifically that the use of the house part of the time for holiday letting actually contributes to the amenity of the area, and has demonstrably (over a greater than 10 year period), exhibited no discernible downsides.

# Other Relevant Considerations

## Lack of External Amenity Space

13 Young Street has no private or shared external amenity space, be it garden, light well, patio or roof garden. Whilst unusual for a self-contained main door access townhouse in The New Town, this is not without precedent.

This is acceptable for some people but it would not be suited to all on a permanent basis. Guests who, because the purpose of their stay is frequently to attend family events held elsewhere in the city, or to engage in short break/cultural activities, appear to place less value on the amenity provided by a dedicated garden outdoor space than might be expected.

The lack of external space also has the unintended but useful benefit of completely preventing any possibility of noise being generated by guests whilst outdoors in the curtilage of the building. For example when socialising, eating or drinking in front or rear gardens, terraces, patios or light-wells.

Therefore, although this situation has not been arrived at by any prescriptive action or design on the part of the owners, the emergent combined use of the house is it seems, well suited to this shortcoming.

## Unique Characteristics of House

The majority of holiday let accommodation in the city centre is comprised of hotel, bed and breakfast and flatted property (offering 1, 2 and occasionally 3 bedrooms).

There exists a niche in the market for properties with greater than 2 bedrooms which are fully self-contained, and which have facilities which are suited to providing accommodation for larger or extended families which are often multi-generational.

13 Young Street is one such example. It is located in a mixed use street within the city centre area, and is because it has a proven track record over an extended number of years of being of being professionally curated and managed, has proven to be ideally suited to this use.

## Proximity to City Centre

One of the most frequent compliments paid by the many guests who have stayed at the property over the years is its location, and in particular its proximity to the facilities offered by the city centre.

George Street and Charlotte Square are at distances of 160 and 130m respectively, (measured on foot from the front door).

This is especially important for both visiting guests and the owners of the house, and is consistent with the recently introduced NFP Policy 14 (Local Living and 20 Minute Neighbourhoods) and Policy 15 (Interconnectivity with the surrounding area).

Guests generally arrive by public transport (train or tram from airport), and when staying in the house walk to their destinations of choice.

## Positive Reaction to 13 Young Street

Whilst it is possible to envisage and state the potential negative impacts of a development, and this is not without critical value in the planning process, we have in this example the opportunity to exhibit the opposite.

*That is, positive feedback arising from the actual use of the property.*

The house has been used for holiday lettings since 2013.

We would encourage readers to follow the links below, and read the reactions of successive guests who have stayed over the years at 13 Young Street.

Also, worthy of study is the profile of guests who have left comments – which is evident from their posts. This underscores the fact that most are indeed families who are articulate, measured in their statements, and by nature quite the opposite of disruptive.

They have collectively made a positive contribution to the culture and well-being of the area.

### House Ratings

|                |        |               |
|----------------|--------|---------------|
| VRBO           | 5 star | (Exceptional) |
| AirBandB       | 4.94   | (Superhost)   |
| Visit Scotland | 5 Star |               |
| Facebook       | 5.0    |               |
| Trip Advisor   | 5 Star |               |
| Google         | 5 Star |               |

### Links

<https://mitchellsedinburgh.com>

<https://www.vrbo.com/en-gb/p1200933>

<https://www.airbnb.co.uk/rooms/14890130>

# Summary

It is argued that 13 Young Street is in a 'Mixed Use' as opposed to 'Residential' area.

Since purchase of the property in 2009 the owners have converted it from an office to form a large single house, which continues to be used for a mix of residential and holiday letting accommodation.

The result is a nett gain of a 4 story, quality A-Listed dwelling house located in the city centre.

No complaints arising from noise, antisocial behaviour, congestion, car parking or for any other reason have arisen from the use of the property over the period – this is based on factual evidence as opposed to arising from conjecture.

Feedback from guests who use the house has been consistently positive, and their presence serves to bring life and vitality to this part of Young Street.

In other respects the proposal is compliant with planning policy.

This is a fabulous house in a central location in a great city, and is ideally suited to providing a mix of accommodation – that is residential use and short term holiday lets.

In being used to host valued visitors to the city, it makes a significant contribution to both its economic and cultural well-being, whilst exhibiting no discernible downsides.

Sarah and Graham Mitchell (owners)



**graham mitchell** architects

Troupsmill  
Drumblade  
Huntly  
Aberdeenshire  
AB54 6EU



13 Young Street,  
Edinburgh,  
EH2 4HU

For Graham Mitchell Architect Ltd

**Job number: 2010**

Original Statement: 7<sup>th</sup> August 2022  
Revised at: 13<sup>th</sup> February 2023

## **Planning Statement**

### **Change of Use from Residential to Short Term Holiday Let Accommodation**

#### **Description**

13 Young Street is a 'Category A' Listed Edinburgh town house dating from 1779. The property is a part of a mirrored pair to No 15 Young Street, and along with other houses in the street, forms a significant surviving part of the original fabric of Edinburgh's New Town. It is a substantial terraced self-contained house, with main door entry direct from Young Street, and has no associated external garden or other recreational space.

Following purchase of the property in 2009 by the current owners, it was converted from an office to form a single house, with later internal additions to the building fabric being removed. The house is used on a regular and ongoing basis by the proprietors as a private dwelling house.

It is also offered for short term holiday lets, and it is for this reason that planning permission for change of use is being sought. There are no proposals associated with this application to materially alter the fabric of the building.

## Impact on Local Amenity and Character of Neighbourhood

Young Street is a typical 'mixed use' area, located in The New Town, adjacent to the important city centre axis of George Square - George Street - Charlotte Square. Accordingly, it features a range of uses including; shops, two well-known bars, an English language school, offices, serviced apartment accommodation, flats and a church.

The table below lists all the properties in Young Street. For emphasis uses are differentiated by colour, which evidences the varied use pattern of the neighbourhood.

| Number      | Ground Floor Use   | Upper Floors Use   |
|-------------|--|--|
| 1           | Office – Edinburgh Film Company  | Office – Edinburgh Film Company  |
| 2           | Oxford Bar   | Flats  |
| 3           | Flat   | Flats  |
| 4,6,8,10,12 | Stewart Apartment Hotel  | Stewart Apartment Hotel  |
| 5           | Retail – Stock X-Change  | Flats  |
| 7           | Flat   | Flats  |
| 9,11        | First Church of Christ Scientist Edinburgh                                     | First Church of Christ Scientist Edinburgh                                     |
| 13          | Self-Contained Whole Townhouse: mix of residential & holiday let accommodation | Self-Contained Whole Townhouse: mix of residential & holiday let accommodation |
| 14          | Office – Chartered Surveyors   | Flats  |
| 15          | Woman's Refuge Centre  | Woman's Refuge Centre  |
| 16          | LBNL Office  | LBNL Office  |
| 17          | English Foreign Language School  | English Foreign Language School  |
| 18          | Office – Charlotte House   | Office – Charlotte House   |
| 19          | Flats – Currently Unused   | Flats Currently Unused   |
| 20          | Cambridge Bar  | Flats  |
| 21          | Nexus Shared Office Space  | Nexus Shared Office Space  |
| 22          | Nexus Shared Office Space  | Nexus Shared Office Space  |

The associated adjacent streets; Young Street Lane South and North, are service lanes for George Street, Young Street and Queen Street respectively. They have relatively limited frontage but none-the-less have their own quality, and do include main door access to properties which include the following uses: architects office, teaching union office, flats, garaging and parking.

Due to the diverse mix of uses of property in Young Street, including the two busy bars, the location of the application site opposite The Stewart Apartment Hotel, and backing on (across Young St Lane North) to the rear of Yotel, it is reasoned that the subtle change of use of a complete townhouse, from wholly residential to residential/holiday let accommodation, would have no discernible impact on the character of the immediate neighbourhood.

In fact, it is argued that the well-established profile of guests; generally mature, courteous, and urbane, who typically use the accommodation at 13 Young Street, have and would continue to make a positive contribution to the civility and charm which is characteristic of the immediate neighbourhood.

## **Impact of Loss of Residential Accommodation v's Local Benefits**

The townhouse at 13 Young Street, Edinburgh remains the family home of the applicants, one of whom was born and raised in the city. It is let for holiday accommodation for somewhere in excess of ½ of the year, with for the remainder of the time it being used as a private dwelling house. Therefore, although there is some loss of residential accommodation, it could be argued that this has made available a top quality historic townhouse in a key location, to a range of occupants. Often the families which have stayed over the years have connections with Edinburgh and Scotland, and this has provided an opportunity for these to experience the best of the city as 'temporary residents,' and thus to re-connect with their roots and heritage.

The house has been offered for short term holiday accommodation since July 2013. It is now in its 10<sup>th</sup> year of use for this purpose, and has welcomed a large range of guests from both the United Kingdom and overseas. The native owners have sought to be generous ambassadors, they are proud of the house and city, and have over time greatly enjoyed sharing it with a range of mostly like minded, friend and family groups, from both the UK and further afield.

During this period there has not been a single complaint with respect to the use of the building arising from noise, disruption or parking problems, either from neighbours, local businesses, or others who may use or visit Young Street.

It should be noted that the majority of guests arriving both from overseas and from within the UK, come to the house using public transport, or by taxi from Edinburgh Airport.

In addition to providing cultural, social and direct economic benefit for the city, the house provides local employment as follows.

A professional house manager who lives and works in Edinburgh, is employed on a part time basis to manage bookings and day to day running of the house - assisted by the owners. This person has been key to the success of the property from the outset of the holiday letting venture in 2013.

The house is serviced by a local cleaning and a local laundry company, who provide their services between every guest changeover, which is typically once or twice weekly. Both companies are Edinburgh based, and employ staff who live and work in the city.

To maintain the property the following trades are also regularly employed: window cleaners, plumber and central heating engineers, electricians (for repairs and testing), a handyman, a decorating company (at least annual decoration is carried out), a tv aerial and installation technician, carpet fitters, roofers (for annual/bi-annual inspection, repairs & gutter cleaning), joiners (ongoing sash and case windows and internal repairs), and builders for occasional masonry and building work. Generally, trades are employed from within The City of Edinburgh.

The house is maintained to the high standard expected by our guests, which because of the use of the house requires significant and regular input. This is ongoing and costly work and whilst much greater in extent than would be expected for a dwelling house used by a single family, it is on every level worthwhile. This does however, also serve to return significant money into the local economy.

Due to the fact that the house is occupied by guests for more than 180 days per year, it has been commercially rated for the whole of its current period of use. Commercial rates are in excess of 7 times the equivalent Council Tax for the house, money which also channels directly back to the local economy through the taxation system.

Although detailed records of our guests whilst staying in Edinburgh and their spending patterns are not available, we have anecdotal evidence, which has been assimilated from comments made to the owners and house manager, and which have been left in the form of notes in our visitors book over the years.

Guests fall into three main categories. Family and friend groups re-uniting in Edinburgh for significant events, such as weddings, graduations, significant birthdays and other anniversaries. These are frequently from overseas. Those visiting to attend sports and cultural events, and for Christmas and New Year celebrations. And, city break 'weekenders' looking for short stays frequently from within the UK.

Because it is a well-appointed and maintained compete A-Listed townhouse which sleeps 7, it is expensive, although actually surprisingly affordable when the cost is broken down to a per person per night basis. This has the effect of self-selecting the demographic of the groups which visit. Very often families feature 2 or 3 generations, and on the whole it seems that they are discerning individuals who actively seek out high quality accommodation. These groups appear to enjoy the city to the full; shopping, using restaurants, attending indoor and outdoor events, visiting galleries and participating in cultural and sports endeavours.

It is inconceivable that the annual spending of the owners of the house were they to reside full time, or of any subsequent owners, could remotely approach that of successive guests on short breaks, special holidays or family reunions.

Accurate records of expenditure on the house are maintained, and could be provided on demand, although the applicants currently do not wish to divulge this information within the public realm.

Testament to the enduring success of the house when offered for holiday lets are the following; a Visit Scotland 5 star rating, VBRO/Home Away 5 star rating (87 reviews), Trip Advisor rating 5 star rating (46 reviews), Airbnb 'Super Host' 4.94 rating (86 reviews).

House maintenance and running costs directly feed back to the local economy as does the unaccounted but likely hefty spending of guests whilst staying in the city. And, through the commercial rating system, the house makes a substantial contribution to council coffers.

Therefore, the property is significantly more valuable financially to all when let for holiday accommodation.

## Summary

The current owners of this house are acutely aware of it's architectural quality both internally and externally, and it's key importance in the history of Young Street, and Edinburgh's New Town.

The property has been significantly improved during it's period of ownership, having been converted from a run down and 'unloved' office building, to offer fine residential accommodation in the very heart of the city.

Part of this journey for the owners, who continue to use the house on an ongoing basis, has included sharing it with a wide range of guests from different cultures and backgrounds. And consequently, being able to continue to maintain and improve the quality of the building fabric and standard of accommodation within.

The property has over the current period of its use, had no observable or measurable negative impact on the character of the area, and exhibits demonstrable local economic benefits. The proposed validation of the holiday letting use therefore complies with 'Policy NPF 4 30(e)' and 'The Edinburgh Local Development Plan.'

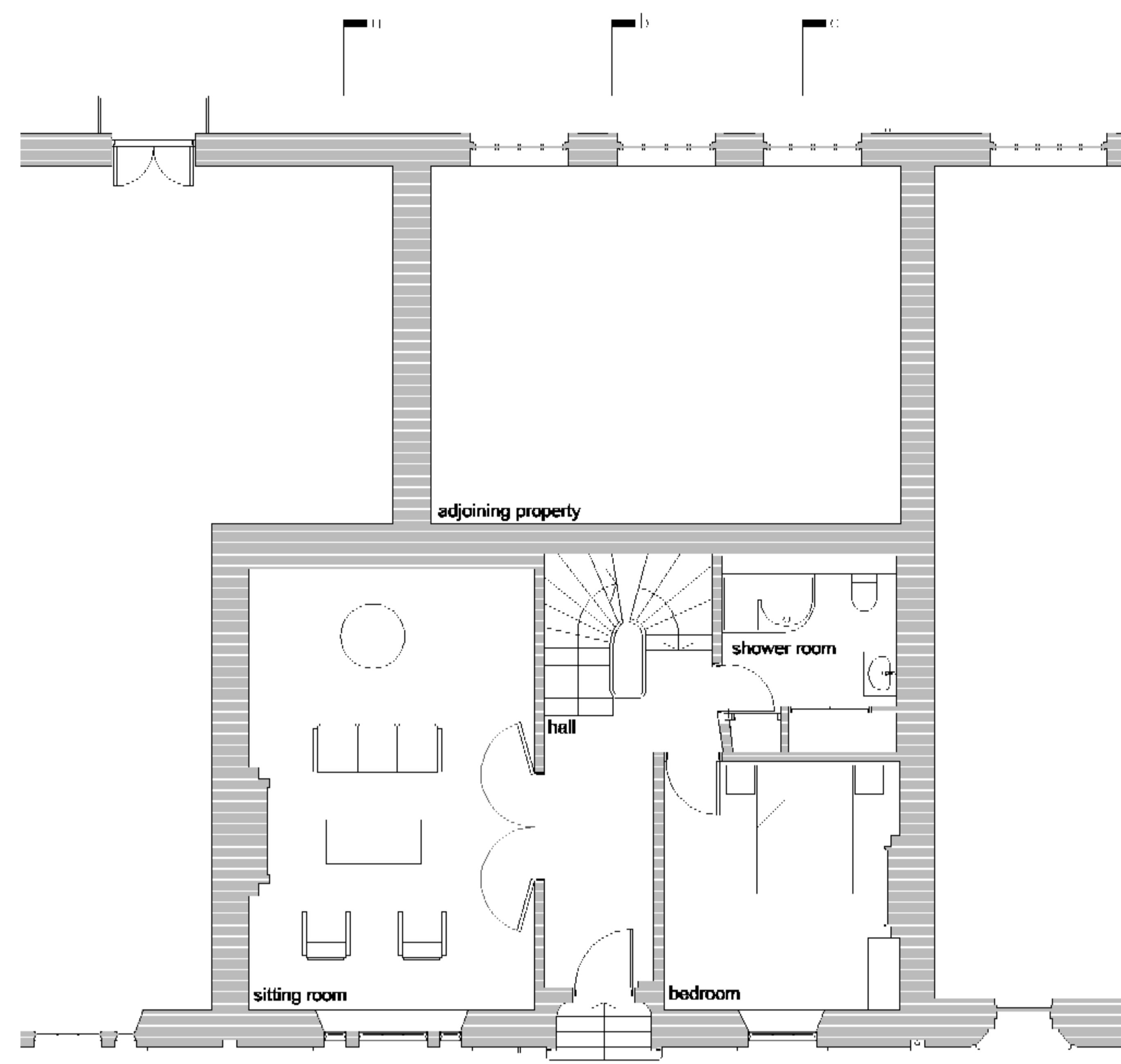
Amongst other factors, this is due to the mixed use nature of Young Street, the presence of nearby similar accommodation and bars, and the character of the house and consequently guests who do not exhibit characteristics associated with antisocial behaviour. Rather, they appear to contribute positively to the cultural landscape of the neighbourhood.

The effect of the loss of residential accommodation from holiday letting is not significant, since in this example it does not measurably displace other accommodation. The owners have a flexible approach to their use of their house, which is structured around and complementary to the demands of visiting guests.

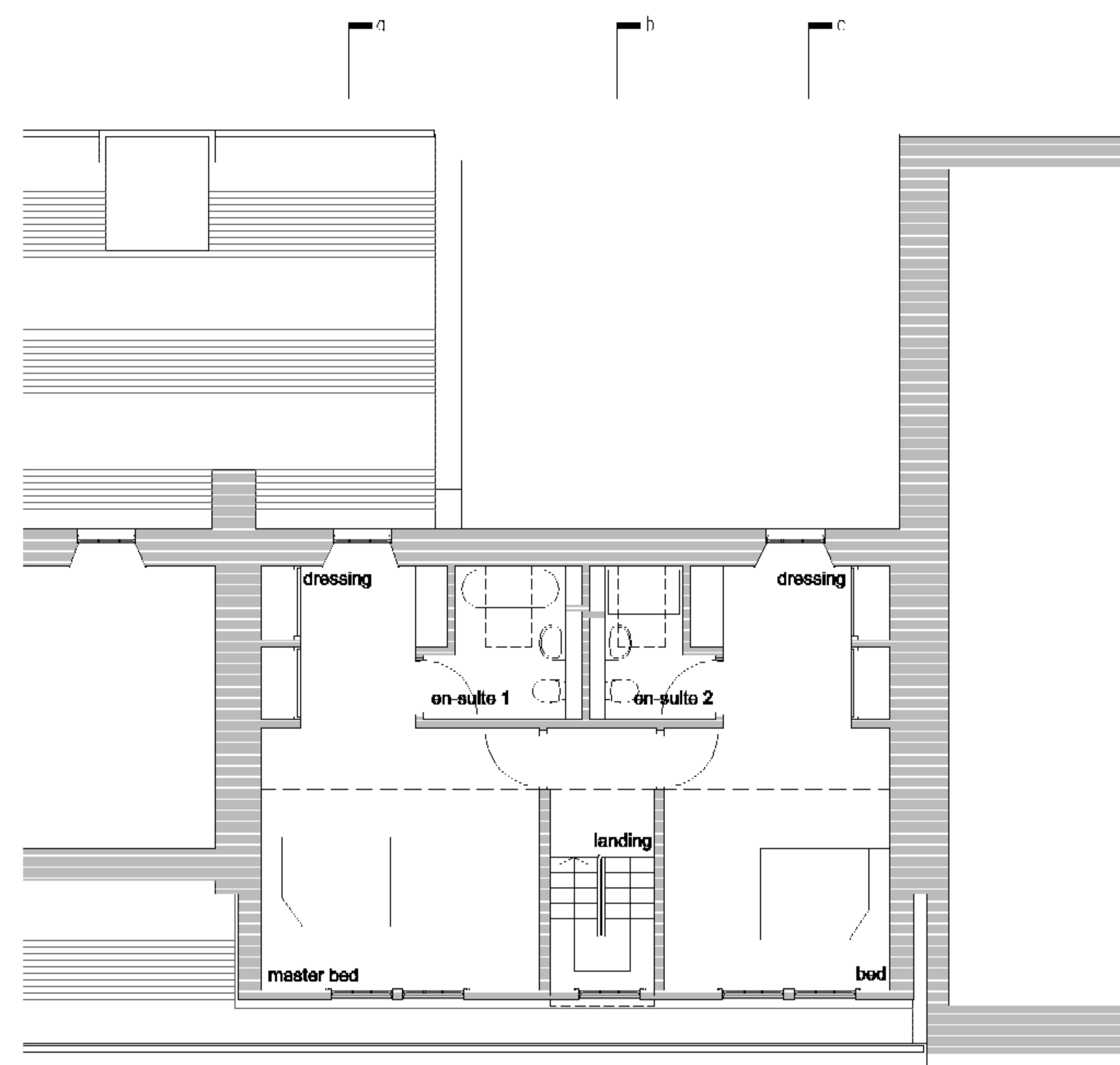
Financially, the economic benefits of holiday letting of this house for the city are clear to witness. These are manifested in terms of; a) providing benefits to the local economy through direct employment to a local manager, and the use of city based service providers and trades, who assist in running and maintaining the house, b) significant local spending resulting from the profile of the guests and their economic behaviour, and c) the consequent commercial rating of the house resulting in a several fold increase in the local tax contribution.

This is a fabulous house in a great location in a great city, and is ideally suited for short term holiday lets. In being used to host valued visitors to the city, it makes a significant contribution to both it's economic and cultural well-being, whilst exhibiting no discernible downsides.

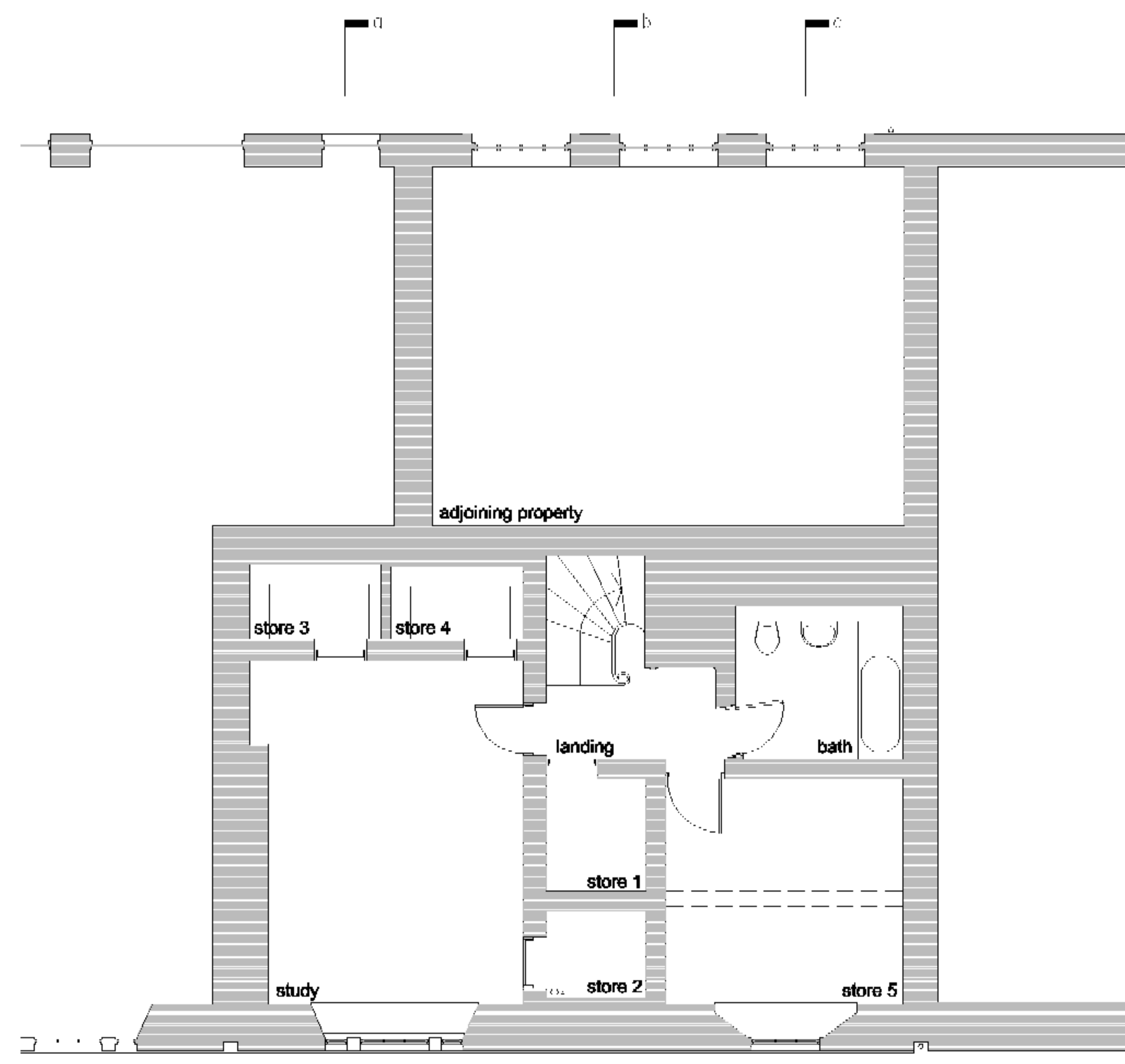
Sarah and Graham Mitchell (owners)



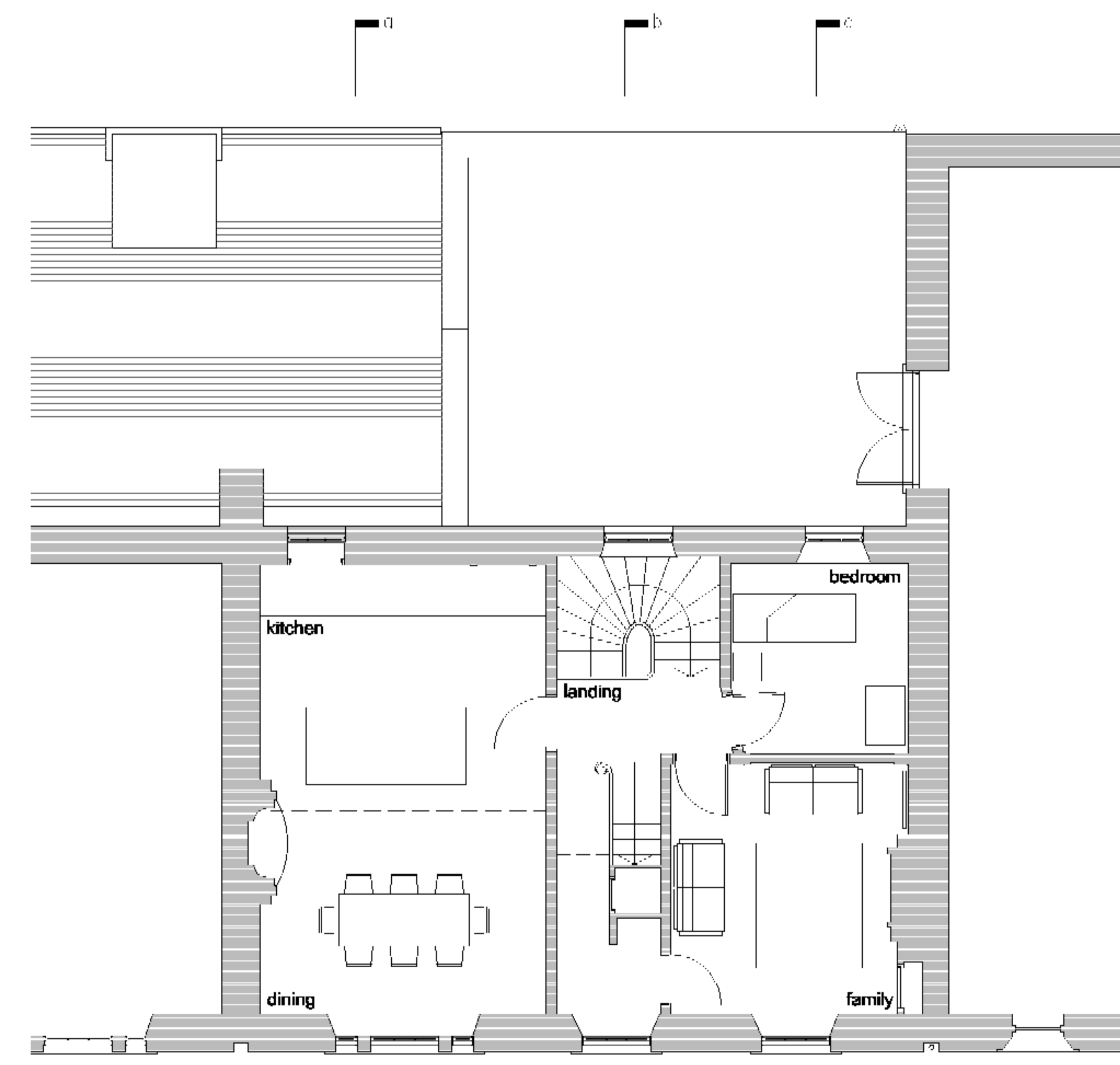
upper ground floor plan



second floor plan



lower ground floor plan



first floor plan

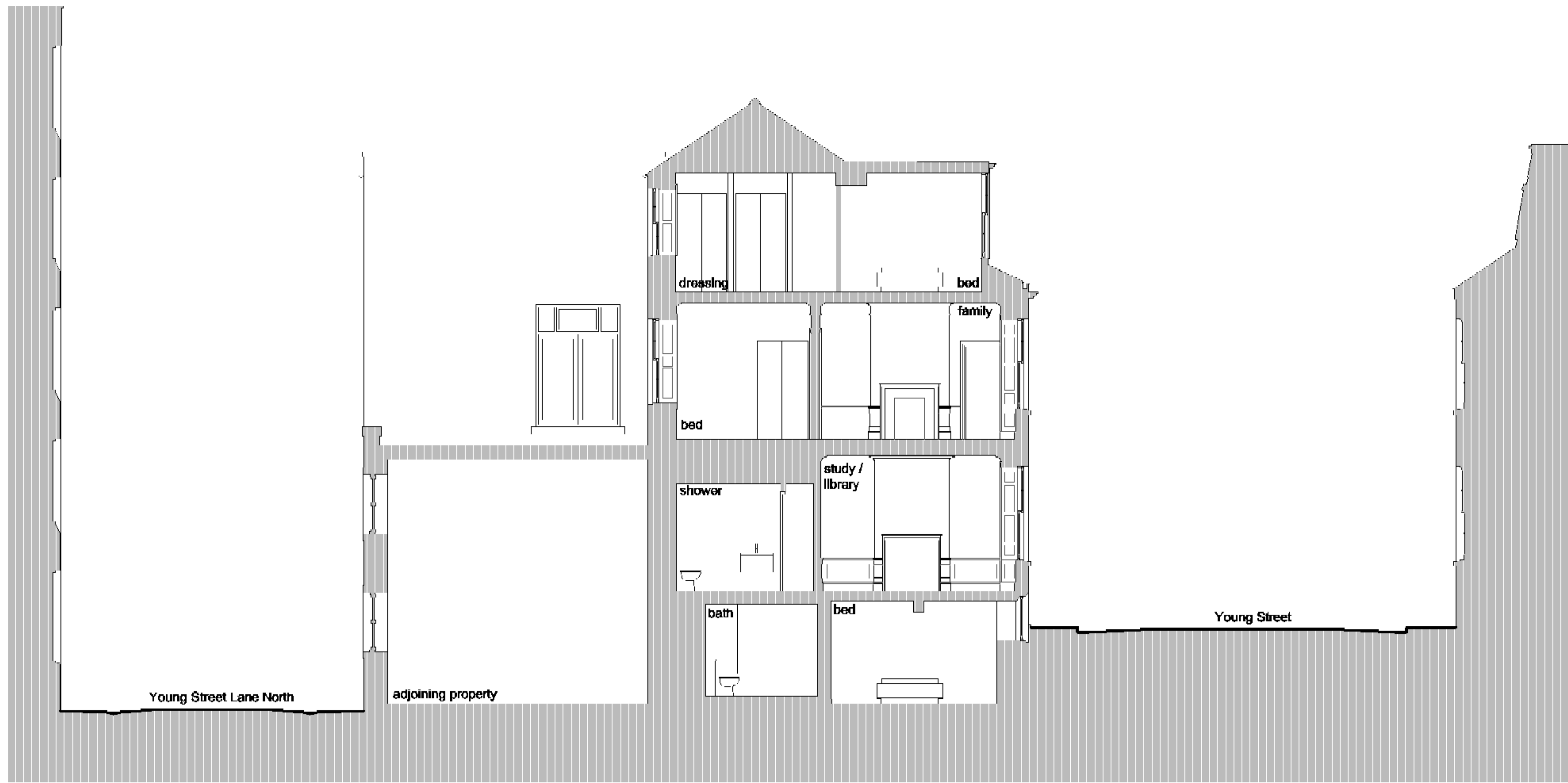
## Existing and Proposed Plans

Note: no changes proposed as part of 2022 applications for planning permission and listed building consents.

1 : 100 @ a1

**graham mitchell** architects

|  |                               |   |
|--|-------------------------------|---|
| plans  | proposed change of use        | Troupsmill Farm<br>Drumblade<br>Huntly<br>Aberdeenshire<br>AB54 6EU |
| planning   | 13 Young Street, Edinburgh    |   |
| 07.08.2022   | Graham Mitchell Architect Ltd |   |
| revision   |                               |   |
| drawing 11   | 2210                          | e: admin@gma-aberdeen.co.uk<br>w: gma-aberdeen.co.uk                |
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section a-a



section b-b



section c-c



Young Street (south) elevation



Young Street Lane North elevation

## Existing and Proposed Sections + Elevations

Note: no changes proposed as part of 2022 applications for planning permission and listed building consents.

1 : 100 @ a1

sections + elevations

planning

07/08/2022

revision

drawing 12

proposed change of use

13 Young Street, Edinburgh

Graham Mitchell Architect Ltd

2210

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Traupmill Farm

Drumblade

Hurley

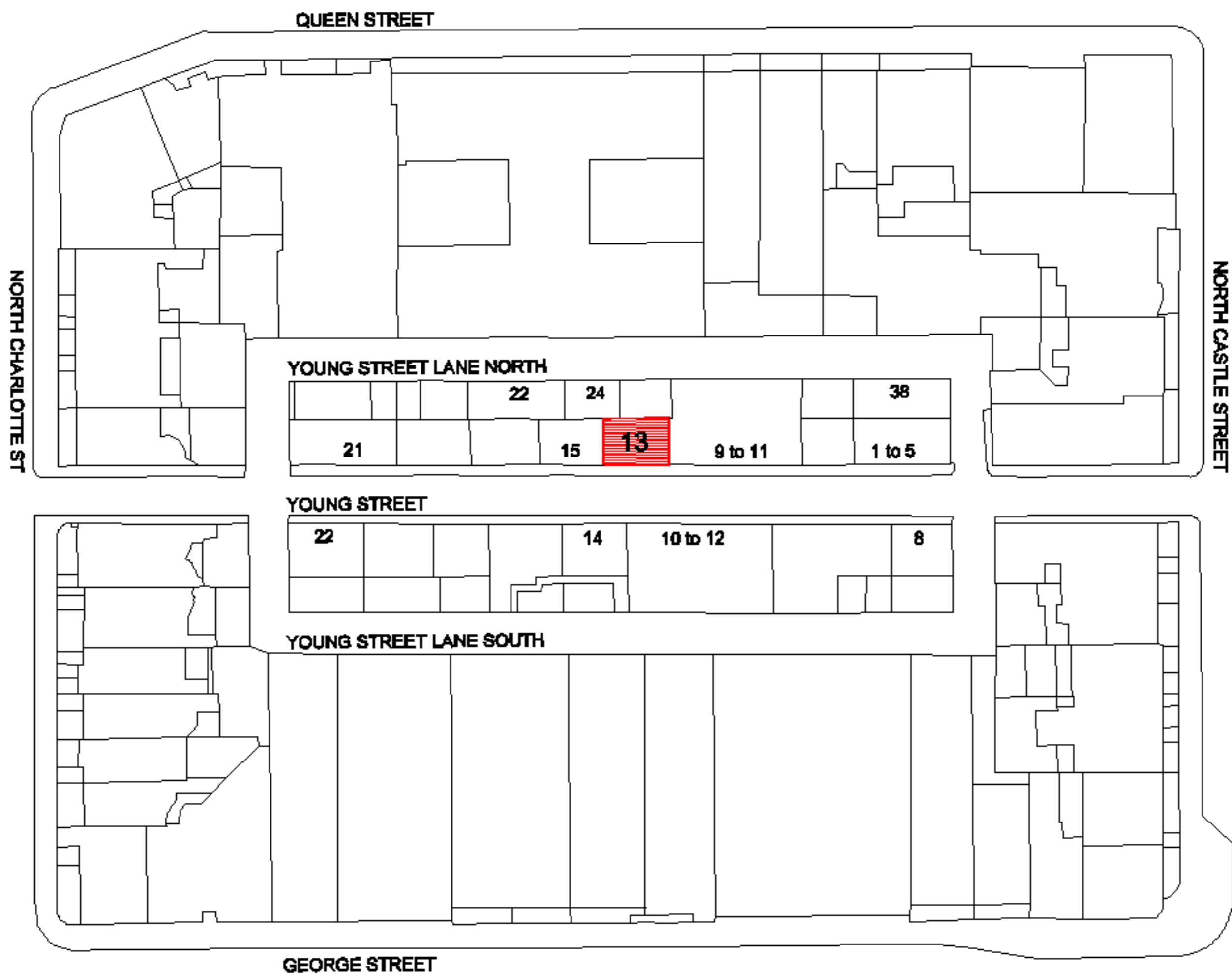
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AB54 6EU

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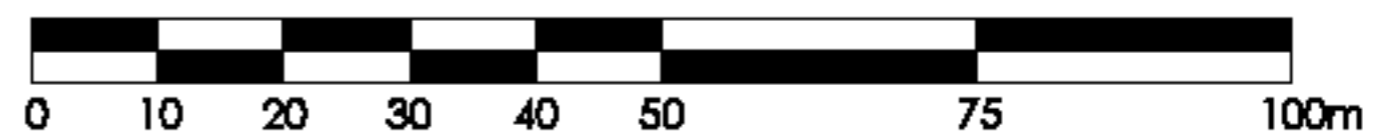
e: admin@gma-aberdeen.co.uk

w: gma-aberdeen.co.uk



location plan

scale 1 : 1250



1 : 1250 @ a4

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location plan

proposed change of use

planning

**13 Young Street, Edinburgh**

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t: 07711 503 165