

QB Wood Architects.
FAO: Sarah Brown
QB Wood Architects
The Station Masters Office
Station Road
South Queensferry
EH30 9JP

Mr & Mrs Elwyn Soutter.
60 Artlone Road
Randalstown
Co Antrim
BT41 3HX

Decision date: 17 May 2023

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

Change of use to Short Term Let (in retrospect).
At Flat 5 20 Timber Bush Edinburgh EH6 6QH

Application No: 22/06243/FULSTL

DECISION NOTICE

With reference to your application for Planning Permission STL registered on 19 December 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;

Conditions:-

1. No conditions are attached to this consent.

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.

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.



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 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.

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.

Report of Handling

**Application for Planning Permission STL
Flat 5 20 Timber Bush, Edinburgh, EH6 6QH**

Proposal: Change of use to Short Term Let (in retrospect).

**Item – Local Delegated Decision
Application Number – 22/06243/FULSTL
Ward – B13 - Leith**

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 (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 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 second storey, two-bedroom flat at F5 20 Timber Bush. Access is gained via shared stair and communal front door entrance. The property is located within the Leith conservation area.

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 NPF4

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: 17 May 2023

Date of Advertisement: 6 January 2023

Date of Site Notice: 6 January 2023

Number of Contributors: 1

Section B - Assessment

Determining Issues

Due to the proposed development falling within a conservation area, this report will first consider the proposals in terms of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997:

- Is there a strong presumption against granting planning permission due to the development conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?
- 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 character or appearance of the conservation area?

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

"In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The Leith Conservation Area Character appraisal states: *"The Leith Conservation Area Character Appraisal emphasises the area's unique and complex architectural character, the concentration of buildings of significant historic and architectural quality, the unifying effect of traditional materials, the multiplicity of land use activities, and the importance of the Water of Leith and Leith Links for their natural heritage, open space and recreational value."*

There are no external alterations. The change of use from a residential premises to a short-term let will not have any material impact on the character of the conservation area. The change of use would preserve the appearance of the conservation area.

Conclusion in relation to the conservation area

The proposals are acceptable with regard to Sections 59 and 64 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 NPF4 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.

Conservation Area

The impact on the character and appearance of the conservation area has been considered above in section a). It was concluded that the change of use would not have any material impact on the character of the conservation area and would preserve the appearance of the conservation area.

The proposal complies with NPF4 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 (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 (update April 2023) 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.

Amenity

The property is located within a primarily residential area, accessed via a communal stair and ground floor entrance that is used by a further seven properties. The dwelling is in immediate proximity to neighbouring residential properties.

The use as a STL would allow multiple parties of visitors to come and go from the premises for inconsistent periods of time on a regular basis throughout the year in a manner dissimilar to that of permanent residents. When staying at the property, guests can come and go frequently throughout the day and night impacting on the amenity of immediate residential occupants. Temporary visitors are likely to have less regard for the local amenity.

The proposed use would increase the ambient background noise levels beyond what residents would reasonably expect within the immediate and local area. The increase in

frequency of movement to the flat at unpredictable hours would damage the amenity of the immediate neighbours and adjacent properties.

The proposal will have an unacceptable impact 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 property will only be supported where the economic benefits of the proposals are 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 in 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.

The applicant provided a statement that commented that the change of use would support the local economy via direct spending in local businesses and services within the Leith community. Further commenting that it supports the direct employment of cleaners and other services.

In this instance, it has not been 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 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 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.

c) 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 one public representations, one objection. A summary of the representations is provided below:

material considerations

- A change in use would have a detrimental effect to immediate neighbouring properties. This has been discussed within section B.

non-material considerations

- The change of use would be outwith the properties title deeds.

Conclusion in relation to other material considerations

The proposals do not raise any issues in relation to other material considerations identified.

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: 19 December 2022

Drawing Numbers/Scheme

01 - 02

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Benny Buckle, Assistant Planning Officer
E-mail: benny.buckle@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.

Comments for Planning Application 22/06243/FULSTL

Application Summary

Application Number: 22/06243/FULSTL

Address: Flat 5 20 Timber Bush Edinburgh EH6 6QH

Proposal: Change of use to Short Term Let (in retrospect).

Case Officer: Improvement Team

Customer Details

Name: Mr Andrew Waldie

Address: Flat 6, 17 Timber Bush Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application does not elaborate what is precisely meant by a change of use to "Short-term Let". However, given that residential tenancies would not be a change of use, and the reference to a "HMO Licence" in the Location Plan submitted in support of the application - I infer that the applicants wish to validate retrospectively their operation of an Airbnb or other form of holiday letting business at Flat 5, 20 Timber Bush ("the Property"). My wife and I - as joint proprietors and residents of a neighbouring flat - object to this application on the following grounds:

1) the operation of a holiday letting (or other form of short-term letting) business at the Property is likely to cause noise and disturbance to the residents of neighbouring flats in what is a purpose built residential development. Indeed, there has already been one recent occasion when a largish group - who appeared to have taken a "short-term let" in one of the 20 Timber Bush flats - gathered noisily, late in the evening, outside the doorway of 20 Timber Bush to talk and smoke.

2) This application for change of use contravenes the applicants' obligations as owners under the Burdens section of their title deeds:

a) Section 7.3 "No Dwellinghouse shall be sub-divided or used or occupied otherwise than as a dwellinghouse for one family only."

b) Section 7.5 "No Dwellinghouse shall be used or occupied without [the Owners' Association's] Consent for the purpose of carrying on any trade, business or profession or used in any manner unreasonably to the annoyance of any other Proprietor..."

To the best of my knowledge, the applicants have not obtained the consent of the Owners' Association to carry out a holiday letting business or any other form of "short-term let" business at the Property.

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 100610176-003

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:

QB Wood Architects

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Sarah

Building Name:

QB Wood Architects

Last Name: *

Brown

Building Number:

Telephone Number: *

Address 1 (Street): *

The Station Masters Office

Extension Number:

Address 2:

Station Road

Mobile Number:

Town/City: *

South Queensferry

Fax Number:

Country: *

UK

Postcode: *

EH30 9JP

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="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr & Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Elwyn"/>	Building Number:	<input type="text" value="60"/>
Last Name: *	<input type="text" value="Soutter"/>	Address 1 (Street): *	<input type="text" value="Artlone Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Randalstown"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Co Antrim"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Northern Ireland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="BT41 3HX"/>
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="FLAT 5"/>
Address 2:	<input type="text" value="20 TIMBER BUSH"/>
Address 3:	<input type="text" value="NORTH LEITH"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH6 6QH"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="676585"/>	Easting	<input type="text" value="327274"/>
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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 to Short Term Let (in retrospect)

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 Appeal supporting statement

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)

We have addressed the use of a Policy which was adopted 4 days prior to our decision date. The application was also not assessed during the 8 week determination date and only started the process of assessing the application 16 weeks after the original submission date.

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)

22069 - Planning Application 22069 - E01 Location Plan 22069 - P01 Floor Plan 22069 - Planning Statement (A) 22069 - Planning Refusal Notice 22069 - Supporting document for Planning Appeal 22069 - Email from Planner

Application Details

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

22/06243/FULSTL

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

12/12/2022

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

17/05/2023

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 Sarah Brown

Declaration Date: 15/08/2023

City of Edinburgh Council
Local Review Body
Waverley Court
4 East Market Street
EDINBURGH
EH8 8BG

14 August 2023
22069 / 3.1 / CL140823-00

Dear Sirs,

20/5 Timber Bush, Leith
Ref: 22/06243/FULSTL

We write the following supporting statement to accompany the Local Review Body appeal for the above which has been submitted within 3 months of the determination date (17th May 2023).

We feel that the reasons stated in the Planning Refusal Notice were addressed in our original Planning Statement Revision A dated March 2023. In addition to this statement, we would like to add further comments to address the reasons given 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.*

The application was refused despite an attentive landlord who responded to an early isolated complaint immediately and rectified this by adjusting their stay policy for guests and introduced a no children policy. This Short Term Let has been operating for 8 years with no further complaints. There appears to be only one neighbour objection (17 Timber Bush) to the Planning Application which is not in the same common stairwell as 20 Timber Bush. It appears as though the consideration of the length of time this Short Term Let has been running and the landlord's response to any complaints have not been part of the consideration. If the Short Term Let had a detrimental effect on the living conditions and amenity of nearby residents, then we would have been expected to be a significant amount of objections to this Planning application.

Local Development Plan Policy Hou 7 states *This policy will be used to assess proposals for the conversion of a house or flat to a House in Multiple Occupation (i.e. for five or more people) which suggests that a HMO could be applied for 1 - 4 occupants (generally students) without the need for this policy to be applied. The normal occupancy for this Short Term Let is 1 - 4 (max) guests staying at one time. Therefore there is not an excessive amount of people staying in the flat at any one time.*

- 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.*

We would like to emphasise that the applicant has no intention of selling this flat, they use this solely for themselves for 6 weeks of the year and the remainder of the time it would be left vacant which unfortunately removes any financial benefit from the local community from visitor income.

The Planning application was submitted on 12th December 2022 and wasn't registered until 21st December 2022. This application had a determination date of 17th February 2023 which was 4 days after the NPF4 Policy was adopted by the council on 13th February 2023. A supporting statement for NPF4 was requested on 28th February 2023 (11 days after determination date). The application had not been assessed during the initial 8 week determination period, this is evident as the Planning officer sent us an email to advise us that they had just been allocated this case on 31st March 2023. The application wasn't determined until 17th May 2023 citing the same reasons for refusal as many of the Short Term Let properties applications that had been submitted in response to the new STL requirements. Many of which were delayed due to high volume of applications which also coincided with the adoption of the NPF4 policy that was applied to all Short Term Let applications.

We feel that most, if not all, Short Term Lets in flatted accommodation have been refused based on being a flat despite good reputation as a landlord, length of time that the Short Term Let had already been running and the number of objections from neighbours.

We ask that this application is reviewed to take all evidence into account.

Yours faithfully,



Sarah Q Brown
For
QB Wood Architects

Planning Permission
for
Change of use to Short Term Let
at
20/5 Timber Bush, Leith, EH6 6QH

Application no: 22/06243/FULSTL
Our ref: 22069 / Planning Statement
March 2023

A: 02/03/23 Alterations from Client comments

section 1 | policy

1.1 This planning statement was requested on 28th February 2023 to support the planning application to show how the Applicant's proposal complies with the policies as noted in 1.2.

1.2 NPF 4 contains a specific policy on short term lets, Policy 30(e) states:

e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or

ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

section 2 | background

2.1 The property is located within Leith which is located in the North East of Edinburgh and within a short walking distance from the Water of Leith. This is a popular tourist area due to the diverse cafés, restaurants, bars and the historic port where the Royal Yacht Britannia and Ocean Terminal shopping are situated.

2.2 The flat is a two bedroom flat situated on the 2nd floor and is accessed via a common stair which has an entrance buzzer to the flat.

2.3 The flat has been operating as a short term let since April 2015. The occupants of flat 20/3 immediately beneath the applicants flat did complain some years back about children crying and running around all day. (One of the occupants works from home). The Applicants therefore introduced the no children rule. The occupants of 20/3 are content with this. No other complaint has been received in the 7 years the property has been used as a short term let.

2.4 The flat is not large enough to host a group of people and therefore does not generate large sound levels. Children under 13 are not allowed to stay. The main purpose of this house rule is to ensure that other residents are not disturbed by crying or children running about and making unacceptable noise.

2.5 The flat is currently used by the Applicants for about 6 weeks of the year. It is available to rent for the remainder of the year and is normally occupied by guests (between 1 and 4 max) staying between 3 and 7 nights who eat out and spend a lot in the local economy. (Over 200 nights in the 2022/23 financial year, a total of about 650 bed nights). That makes a significant contribution to the local economy.

2.6 Guests staying are contributing to the local economy by eating in the local restaurants and cafes and visiting local attractions. An information guide is provided in the flat which details all the public transport options, local restaurants, museums etc.

2.7 The flat has 2 allocated parking spaces therefore parking is not an issue. The Applicants' experience is that 75% of the visitors do not have a car and use taxis and public transport. The flat is adjacent to the new Shore tram stop (due to open in a couple of months' time) and getting to and from the airport by public transport will then become even easier.

- 2.8 In the event of the property not being available to let, the Applicants would simply use it themselves for 6 weeks a year and the financial benefits to the local economy from visitor income would be lost entirely. The property would not be offered for sale therefore would not add a new residential property to the market.
- 2.9 By using the flat as a short term let, the Applicants are providing steady employment for two local cleaners. Should the application not be approved, then this will eliminate a significant proportion of their regular income.

section 3 | addressing policy

3.1 In referencing Section 2 we address the policy in 1.2 as follows:

3.2 *i. An unacceptable impact on local amenity or the character of a neighbourhood or area;*

Leith is already a popular tourist area in Edinburgh. The applicants' property is a two bedroom flat and therefore does not attract large groups of people coming into the communal parking area or the building itself. It is generally used by families with teenage children or by two couples. The communal entrance is secured by a door to which guests have a key. The public cannot otherwise enter the premises.

As the flat is only two bedrooms it restricts the number of guests staying and therefore there is little risk of large groups of people arriving at the flat or noise issues from them staying there.

Guests mostly use public transport and only about a quarter bring a car. Many guests who do bring a car tend to leave the car during their stay in the car park and use public transport.

The Applicants are easily accessible by neighbours and in the 7 years that the flat has been used for Short Term Let there has only been one isolated complaint about children, from the occupant of the flat immediately beneath the Applicants. The complaint has been addressed by not allowing children under 13 to stay. There have been no other complaints.

3.3 *ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.*

The flat generates about 650 bed nights a year. The guests who stay are going to local museums, using local shops, restaurants, pubs and public transport which makes a major contribution to the local economy.

Providing short-term let accommodation creates regular employment for 2 cleaners as well as income for utility professionals in the area (annual gas checks etc).

In the event of flat not being available to rent, its use would drop to just 6 weeks of the year (by the Applicants themselves) and the visitor income would be lost. The property would not be offered for sale therefore would not add any new residential accommodation to the local area.

section 4 | conclusion

4.1 The scale of the flat and location should be taken into account when assessing this application.

The flat's size limits the number of guests, and children under 13 are not accepted which controls possible noise issues. Most guests use public transport but there are 2 no. car park spaces and a bike shed for those who need those facilities, so no additional impact on parking is created.

The location of the flat within Leith means that it is already located within a busy tourist area and the property is close to local amenities, many of which are within walking distance, which would benefit from the guests staying.

In conclusion, the property would not cause a detrimental effect on the local amenity or character of the neighbourhood and would occupy an otherwise empty flat for most of the year.

Proposal Details

Proposal Name	100610176
Proposal Description	Change of use to Short Term Let
Address	FLAT 5, 20 TIMBER BUSH, NORTH LEITH, EDINBURGH, EH6 6QH
Local Authority	City of Edinburgh Council
Application Online Reference	100610176-001

Application Status

Location Plan	complete	
Form	complete	
Main Details	complete	
Certificate of Ownership	complete	
Checklist	complete	
Declaration	complete	
Supporting Documentation	complete	
Email Notification	complete	
Fee	complete	600.00
Payment Method	complete	Credit/Debit Card

Attachment Details

Planning Permission	System	A4
Location Plan	Attached	A4
22069 - P01	Attached	A3
Planning_Permission-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Planning Permission-001.xml	Attached	A0



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 100610176-001

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)

Chang of use to Short Term Let

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)
Previously used as Short Term Let

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:	QB Wood Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Sarah	Building Name:	QB Wood Architects
Last Name: *	Brown	Building Number:	
Telephone Number: *		Address 1 (Street): *	The Station Masters Office
Extension Number:		Address 2:	Station Road
Mobile Number:		Town/City: *	South Queensferry
Fax Number:		Country: *	UK
		Postcode: *	EH30 9JP
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr & Mrs	Building Name:	
First Name: *	Elwyn	Building Number:	60
Last Name: *	Soutter	Address 1 (Street): *	Artlone Road
Company/Organisation		Address 2:	Randalstown
Telephone Number: *		Town/City: *	Co Antrim
Extension Number:		Country: *	Northern Ireland
Mobile Number:		Postcode: *	BT41 3HX
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

Easting

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * Yes No

Site Area

Please state the site area:

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)

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

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: Sarah Brown

On behalf of: Mr & Mrs Elwyn Soutter

Date: 12/12/2022

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 principal 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. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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: Mrs Sarah Brown

Declaration Date: 12/12/2022

Payment Details

Online payment: 6708440664196274304248;

Payment date: 12/12/2022 11:21:00

Created: 12/12/2022 11:21

QB Wood Architects.
FAO: Sarah Brown
QB Wood Architects
The Station Masters Office
Station Road
South Queensferry
EH30 9JP

Mr & Mrs Elwyn Soutter.
60 Artlone Road
Randalstown
Co Antrim
BT41 3HX

Decision date: 17 May 2023

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

Change of use to Short Term Let (in retrospect).
At Flat 5 20 Timber Bush Edinburgh EH6 6QH

Application No: 22/06243/FULSTL

DECISION NOTICE

With reference to your application for Planning Permission STL registered on 19 December 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;

Conditions:-

1. No conditions are attached to this consent.

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.

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.

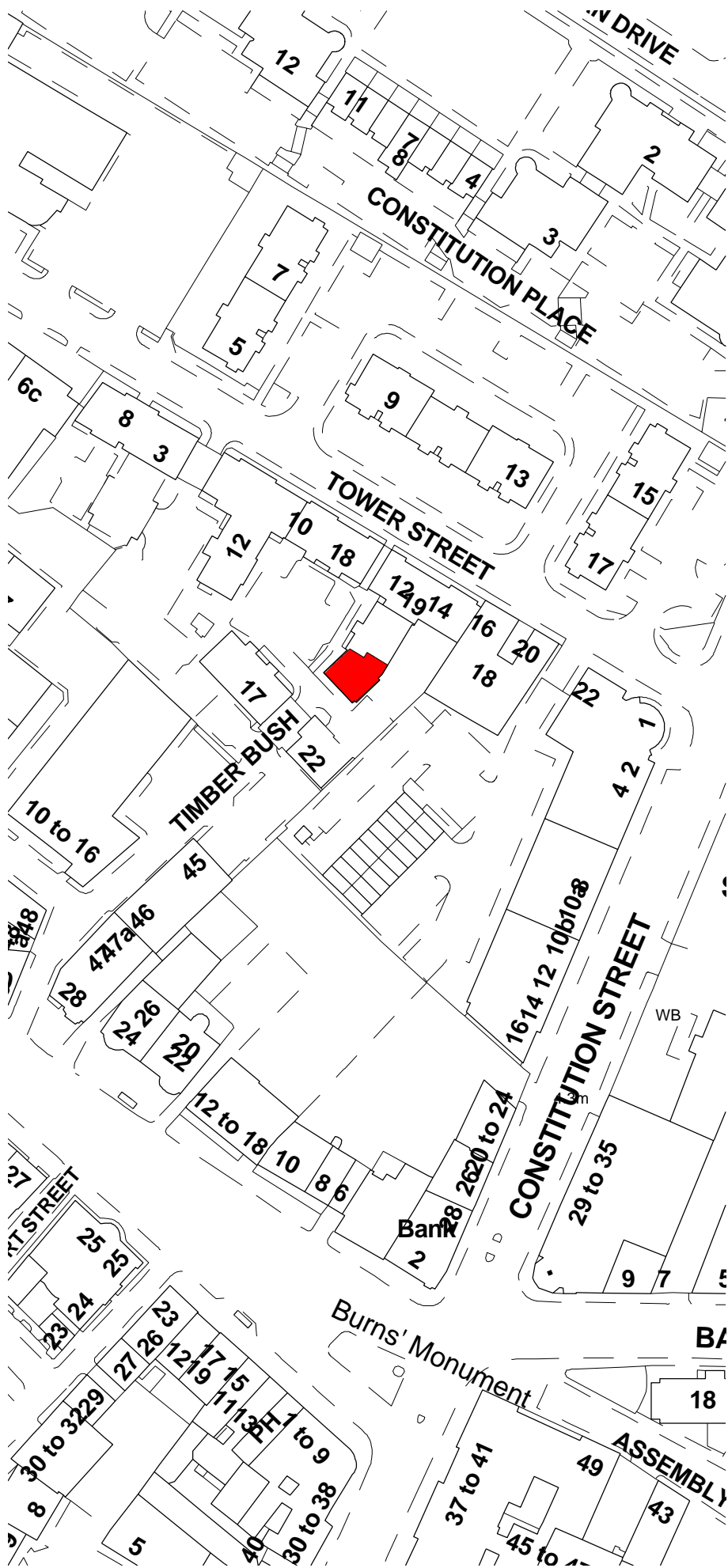


Chief Planning Officer
PLACE
The City of Edinburgh Council

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 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.

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.



20 (5) Timber Bush, Leith

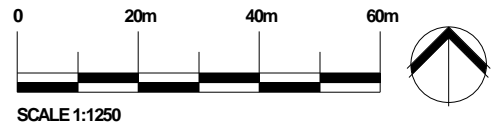
Location Plan

HMO LICENCE

22069 -E01

1 : 1250 [A4]

ref. SW



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All works to comply with the relevant Codes of Practice and British Standards and shall be carried out to the highest standard of craftsmanship by skilled and qualified persons of the respective trades and in accordance with good building practice.

The contractor shall be responsible for making contact with the respective statutory authorities and establish the location of all existing services. The contractor shall ensure compliance with the Local Authority regulations.

Do not scale from this drawing at any time. Use figured dimensions only. All setting out dimensions are to be confirmed prior to the commencement of any associated works, with any discrepancies reported to the architect immediately.

All dimensions are to the structure and exclude any plaster / plasterboard finishes.













Location Plan
[1 : 1250]

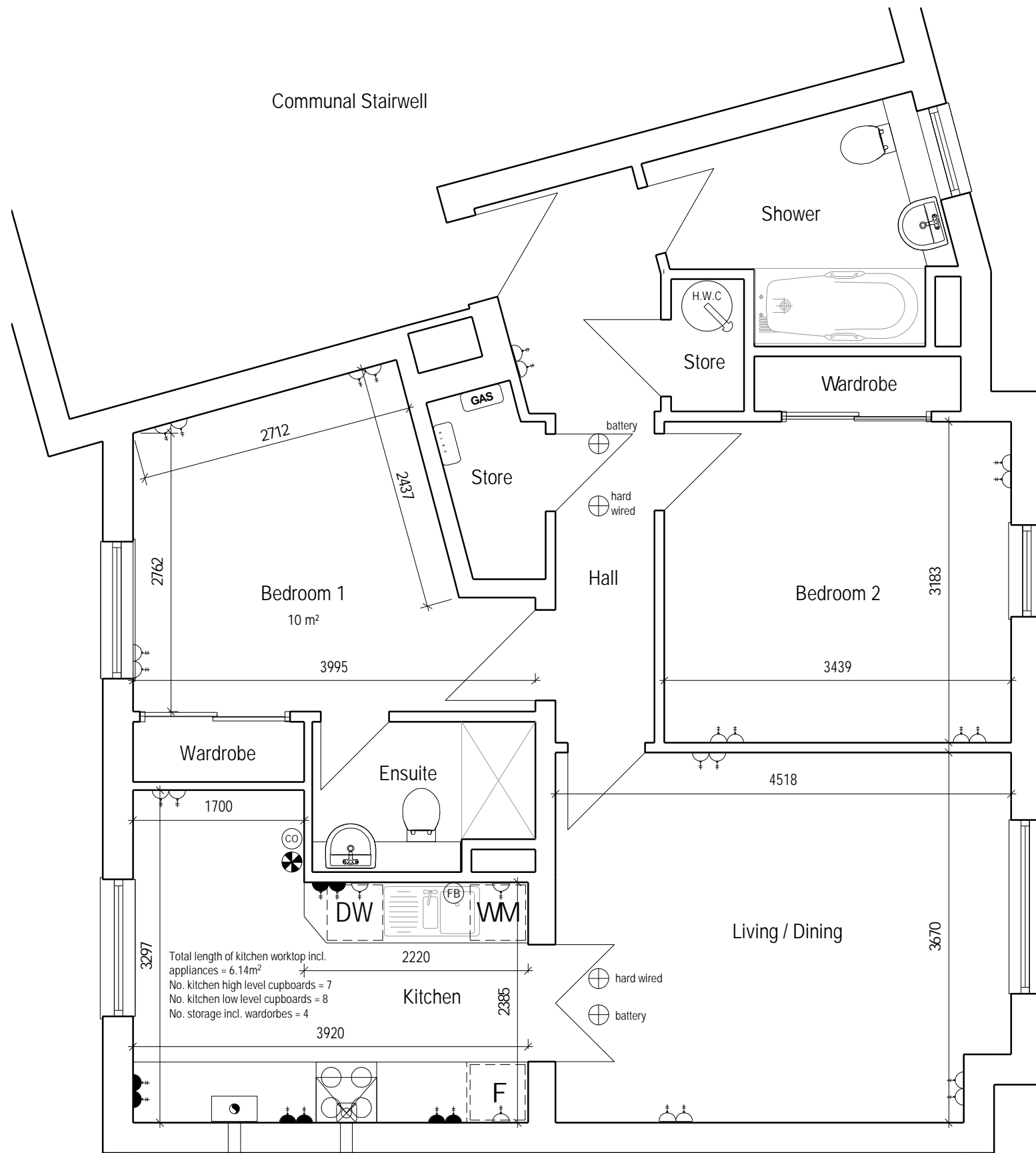
QB Wood | architects

The Station Master's Office,
Dalmeny Station,
South Queensferry, EH30 9JP

Tel: 0131 319 1260
E: info@qbwoodarchitects.com
www.qbwoodarchitects.com

Electrical Legend:

-  13 Amp two gang socket
-  13 Amp two gang socket located 150mm above worktop level
-  Application spur
-  Extract fan
-  Smoke detector
-  Mains powered heat detector
-  Mains powered carbon monoxide (CO) detector
-  Boiler
-  Electrical meter & distribution boards
-  Gas meter
-  Fire blanket
-  Hot water cylinder



20 (5) Timber Bush, Leith

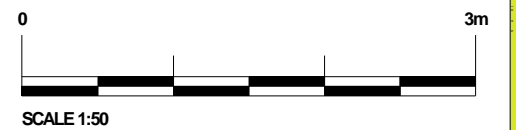
Floor Plan

SHORT TERM LET

22069 -P01

1 : 50 [A3]

ref. SW



Floor Plan
[1 : 50]

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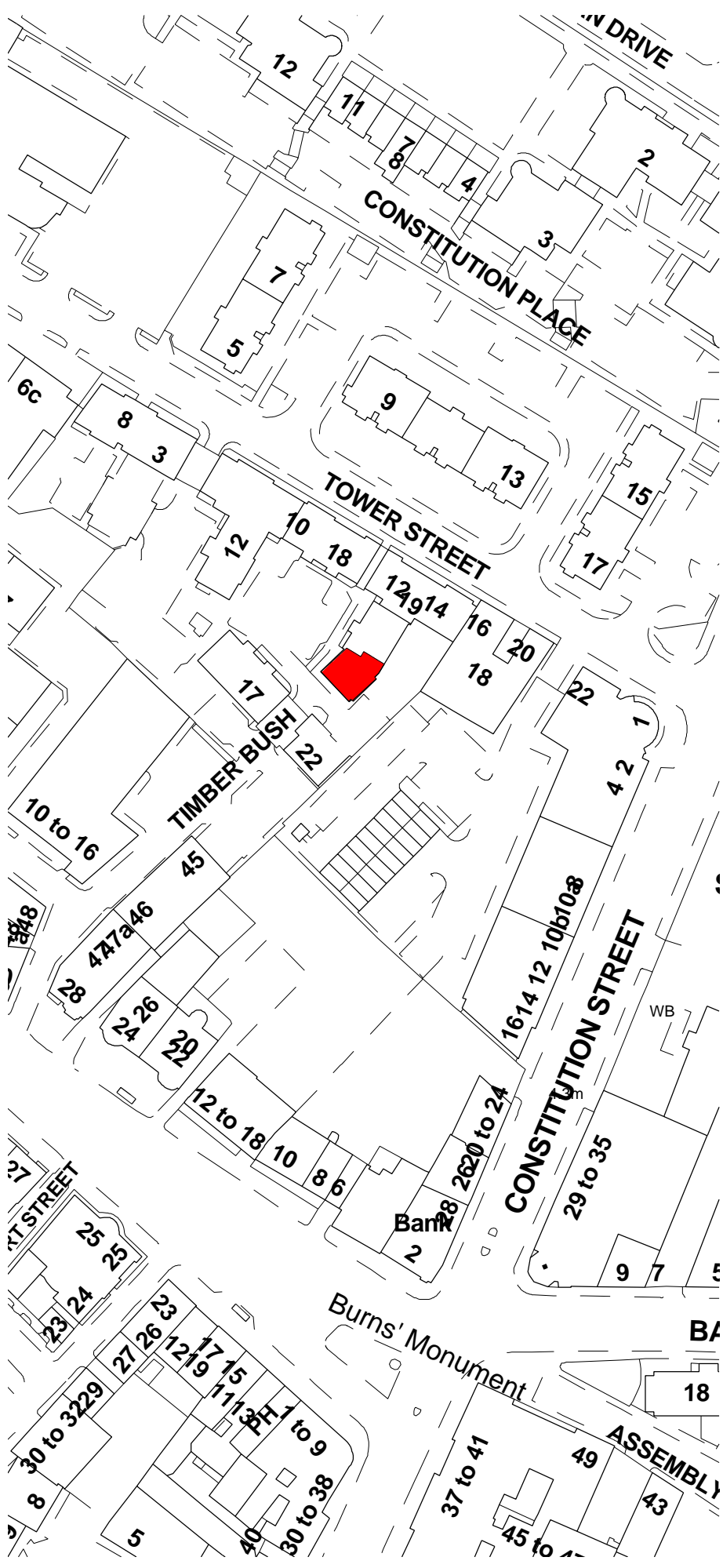
All works to comply in every respect with the current Scottish Building Standards Regulations (Scotland) Regulation 2004, as amended 2021.

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All dimensions are to the structure and exclude any plaster / plasterboard finishes.



20 (5) Timber Bush, Leith

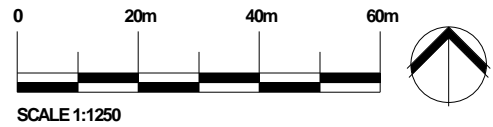
Location Plan

HMO LICENCE

22069 -E01

1 : 1250 [A4]

ref. SW



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All dimensions are to the structure and exclude any plaster / plasterboard finishes.

Location Plan
[1 : 1250]

Sarah Brown

From: Benny Buckle <Benny.Buckle@edinburgh.gov.uk>
Sent: 31 March 2023 08:48
To: Sarah Brown
Subject: RE: 22069 20/5 Timber Bush - Ref: 22/06243/FULSTL

Hi Sarah

Thank you for your email, I have just been allocated your case. We are experiencing high volumes of Short Term Let applications which has created significant delays. I cannot give an update on the specific timeline, though I am in the process of considering your application at this time.

Many thanks

Benny Buckle
Planning Officer

Planning and Building Standards | Sustainable Development | PLACE Directorate | The City of Edinburgh Council |
Waverley Court, **G.2**, 4 East Market Street, Edinburgh, EH8 8BG |
benny.buckle@edinburgh.gov.uk | www.edinburgh.gov.uk |

[REDACTED]

Sent: Thursday, March 30, 2023 4:21 PM
To: Benny Buckle <Benny.Buckle@edinburgh.gov.uk>
Subject: 22069 20/5 Timber Bush - Ref: 22/06243/FULSTL

Hi Benny,

We are just looking for an update on 20/5 Timber Bush (Ref: 22/06243/FULSTL). We submitted a Planning statement as requested on 2nd March but have not heard anything further since the application was registered 3 months ago.

Kind regards,

Sarah Q Brown
Director | Architect
for

QB Wood architects



Harmeny Education Trust
Registered Charity Number SC024256
www.harmeny.org.uk/appeal

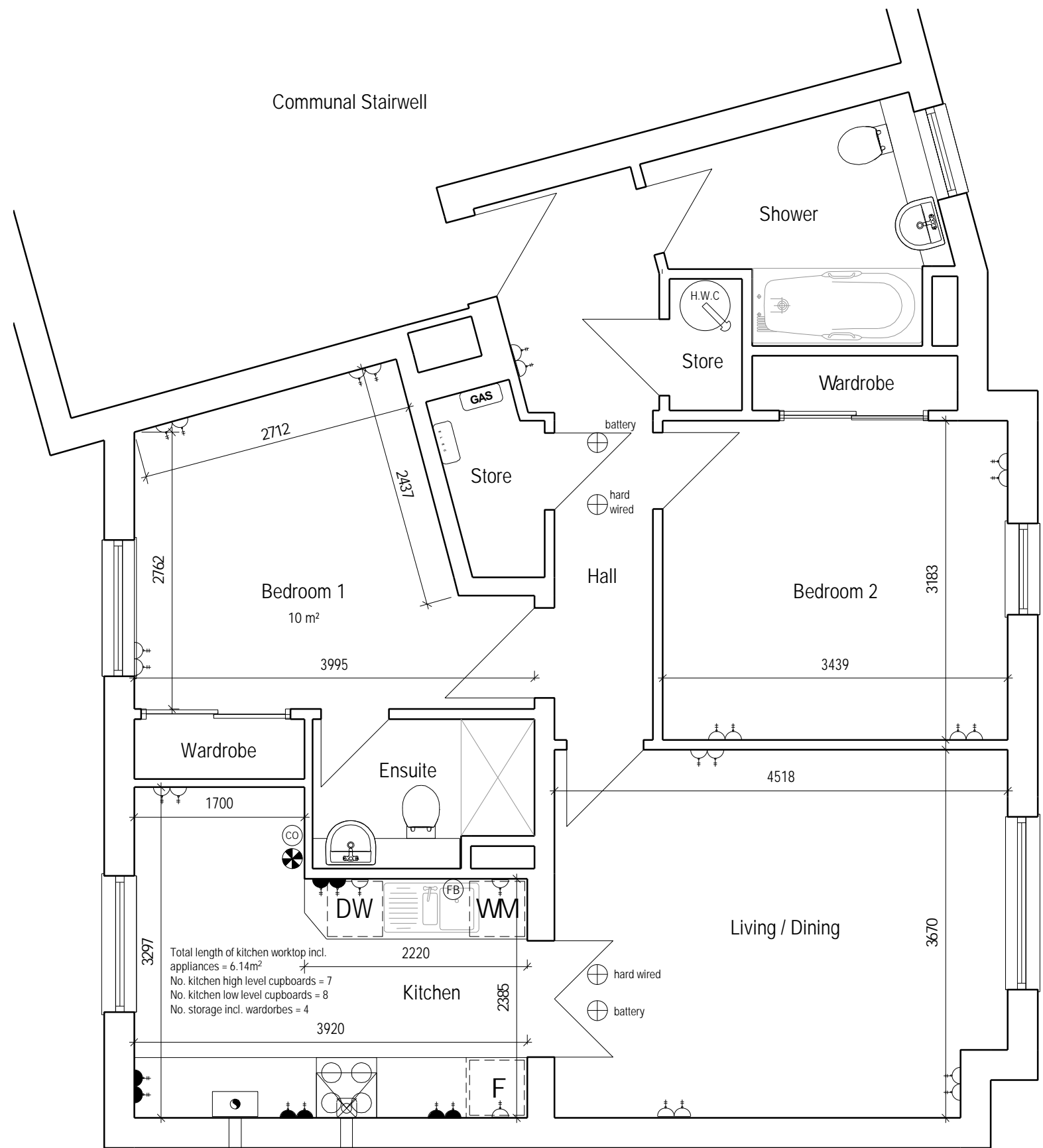
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











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Electrical Legend:

-  13 Amp two gang socket
-  13 Amp two gang socket located 150mm above worktop level
-  Application spur
-  Extract fan
-  Smoke detector
-  Mains powered heat detector
-  Mains powered carbon monoxide (CO) detector
-  Boiler
-  Electrical meter & distribution boards
-  Gas meter
-  Fire blanket
-  Hot water cylinder

20 (5) Timber Bush, Leith

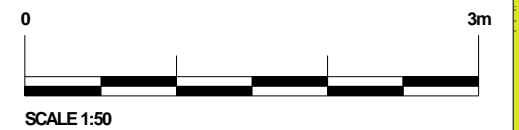
Floor Plan

SHORT TERM LET

22069 -P01

1 : 50 [A3]

ref. SW



Floor Plan
[1 : 50]

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All works to comply with the relevant Codes of Practice and British Standards and shall be carried out to the highest standard of craftsmanship by skilled and qualified persons of the respective trades and in accordance with good building practice.

The contractor shall be responsible for making contact with the respective statutory authorities and establish the location of all existing services. The contractor shall ensure compliance with the Local Authority regulations.

Do not scale from this drawing at any time. Use figured dimensions only. All setting out dimensions are to be confirmed prior to the commencement of any associated works, with any discrepancies reported to the architect immediately.

All dimensions are to the structure and exclude any plaster / plasterboard finishes.