

Mr Craig Grice.
1 Admiral Terrace
Edinburgh
EH10 4JH

Decision date: 28 July 2023

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

Change of use from residential to short term let.
At 73B Leamington Terrace Edinburgh EH10 4JT

Application No: 22/06071/FULSTL

DECISION NOTICE

With reference to your application for Planning Permission STL registered on 23 January 2023, 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;

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 term 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 term let will result in an adverse 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:

The change of use of this property to a Short Term Let (STL) will have an adverse 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.

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.

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Report of Handling

**Application for Planning Permission STL
73B Leamington Terrace, Edinburgh, EH10 4JT**

Proposal: Change of use from residential to short term let.

**Item – Local Delegated Decision
Application Number – 22/06071/FULSTL
Ward – B10 - Morningside**

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 adverse impact on neighbouring amenity. The loss of the residential accommodation has not been justified. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of tourist accommodation in this case it does not outweigh the adverse impact on residential amenity or the loss of residential accommodation.

The proposal does not comply with the Development Plan policy NPF 4 policy 30(e) and LDP policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable.

SECTION A – Application Background

Site Description

The application site relates to a one-bedroom, basement flat at 73 B Leamington Terrace. The property is accessed via an exterior stair leading down to a main door. Adjacent to stair is the ground floor entrance. The flat forms part of a three-storey flatted terrace with basement.

The immediate area is predominantly residential with the exception of the Bruntsfield Evangelical Church situated opposite the site.

The proposal site is located within the Marchmont, Meadows & Bruntsfield conservation area.

Description of The Proposal

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

Supporting Information

- NPF4 Planning Statement

Relevant Site History

No relevant site history.

Other Relevant Site History

No further relevant site history.

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 28 July 2023

Date of Advertisement: 27 January 2023

Date of Site Notice: 27 January 2023

Number of Contributors: 29

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 Marchmont, Meadows and Bruntsfield conservation area character appraisal emphasises character by: *"the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links."*

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 (b) and (e) specifically relate to STL proposals.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas), seeks to protect residential amenity.

The non-statutory Guidance for Businesses states (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 accessed via a stair and main door at basement level. This access is situated beside the ground floor stair that provides access to the other residential properties at 73 Leamington Terrace. The dwelling is in proximity to neighbouring residential properties, and its access is overlooked by residential properties above.

The use as a short term let would allow 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 a permanent resident. A transient visitor may also have less regard for neighbours' amenity than individuals using the property as a principal home. The

use as a short term let is not consistent with the existing neighbouring residential uses or the character of the immediate area.

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 adverse 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.

The applicant provided a planning statement which stated that the proposed property was not suitable to full time living due to its small size. It further states that a change of use would economically benefit the local community by creating direct and indirect employment, supports guests to spend money at local businesses and promotes cultural exchange.

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.

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 adverse 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.

Independent economic impact assessment

An independent economic impact assessment was commissioned by the Planning Service, and this resulted in a report on the Economic Impact of Residential and Short-Term Let Properties in Edinburgh (the Economic Report). This was reported to Planning Committee on 14 June 2023. The Committee noted that the findings of the report are one source of information that can be considered when assessing the economic impacts of short-term let planning applications and that given the report is considering generalities rather than the specifics of an individual case, it is likely that only limited weight can be attached to it as a material consideration when making planning application decisions. The study considered the economic impact of various types of properties in Edinburgh if used as a residential property as opposed to being used for short-term holiday lettings.

The Economic Report shows that there are positive economic impacts from the use of properties for both residential use and short-term let use. The Report found that in general the gross value added (GVA) effects are greater for residential uses than short-term lets across all property types and all areas. However, given it is considering generalities rather than the specifics of this individual case, only 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 twenty nine public representations, twenty eight objection and one neutral.

A summary of the representations is provided below:

material considerations

- The proposal would reduce the long-term residential housing stock in Edinburgh which currently has a critical housing shortage. This has been discussed in section b).
- The proposal would have a detrimental effect on the residential amenity of the immediate and local area. This has been discussed in section b).
- Concern that a change of use would diminish the quality of the conservation area. This has been discussed within section a).
- The proposed change of use would add parking pressure to Leamington Terrace. Parking provision has been discussed in section b).

non-material considerations

- The change of use would decrease the value of neighbouring properties.

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 adverse 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.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

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 term 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 term let will result in an adverse 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: 23 January 2023

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.

Appendix 2

Application Certification Record

Case Officer

I have assessed the application against the City of Edinburgh Council's Scheme of Delegation (2023) Appendix 6 – Chief Planning Officer and the Statutory Scheme of Delegation (2023) and can confirm the application is suitable to be determined under Local Delegated Decision, decision-making route.

Case Officer: Benny Buckle

Date: 18 July 2023

Authorising Officer

To be completed by an officer as authorised by the Chief Planning Officer to determined applications under delegated powers.

I can confirm that I have checked the Report of Handling and agree the recommendation by the case officer.

Authorising Officer (mRTPI): Elizabeth McCarroll

Date: 27 July 2023

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Ms Margaret Hyne

Address: 71/3 Leamington Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Leamington Terrace is a residential street, and I object to a planned change to short-term let status for 73B Leamington Terrace. I object to the fact that short-term lets encourage a high turnover of lettees who may generate more noise and disruption thus significantly changing the character of the street.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mr Brian Mackie

Address: 3B CAMSTRADDEN DRIVE EAST, BEARSDEN Glasgow

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I own 71/2 Leamington Terrace and it is let out on a long term basis. This street is entirely residential in character, and a high turnover of short-term visitors would change the character of it. There is also insufficient parking and stopping space to accommodate short-term visitors.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mr Matthew Cornwell

Address: 25/2 Warrender Park Ter Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The increase in short term lets has a damaging effect on the local community. The fast turnover of people increases the chances of out of hours disturbances

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Ms Dimotsos

Address: 84 Thirlestane rd Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please no more STL

We cannot find rentals for the people who need to work and live here. No more. Edinburgh is way beyond capacity for STL

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mr Viktor Malych

Address: 57/1 Nicolson Street Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Short term lets are ruining housing for actual Edinburgh residents

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mr Milo Menzies

Address: 24/4 Ivanhoe Crescent Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is currently a shortage of residential let's available in Edinburgh and this would exacerbate the issue

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Dr Morven Baker

Address: 3f3 48 marchmont road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Converting this to a short term let is not in local residents interest especially given the lack of housing in this city. Secondary letting causes disruption, noise pollution, and has a poor effect on communities.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Miss Chloe Lyth

Address: 4 Bruntsfield Avenue Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is an extreme housing shortage in Edinburgh and rental rates are extremely high.

There is no need for more short term lets. These do not benefit the residents of Edinburgh and the continuation of short term lets and unstable housing will continue the staffing shortage.

Time should go into making affordable accessible housing.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Emma Mathews

Address: 97/2 corstorphine road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Edinburgh is in a housing crisis with a need for more residential properties and not short term lets which disrupt communities.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Dr Michael Pye

Address: 17 Simpson Loan Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Inappropriate change of use in residential area and seemingly at odds with council's own STL guidelines?

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Miss Roxine Simpson

Address: 23 Prospect Bank Place Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are in the middle of a housing crisis.. short term let is no good, will drive costs of housing up. We need permanent homes for people

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mr Rory Cotter

Address: 5 Stoneyhill Avenue Musselburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Overprovision of STL amid housing crisis, not appropriate.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Dr Alison Whyte

Address: 15 Roseneath Place Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed use of short term let accommodation does not comply with the residential nature and conservation area of Leamington Terrace.

This street and area is already over saturated with short term lets and Bed and Breakfast accommodations.

This property is also situated in the midst of a residential block.

We must at all costs protect residents safety, privacy and spaces.

The high turnover of visitors will cause extreme disturbance and the transient visitors will have an adverse effect on long standing residents and amenity.

Despite claiming to be a long serving let, this proposal should be objected immediately to help preserve our already fragile community, conservation area and resident safety and returned to residential housing.

Many thanks.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mr Tom Newbold

Address: 6/6 Orwell Terrace Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The increase of short term let's in this city, is a direct move against the lack of affordable housing. Let the residents of this city keep their right to live in it before we turn the place into a theme park.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Miss Elanor Buchanan

Address: 14/3 Strathearn Road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Edinburgh needs more available homes for residents in the city. Not more short terms lets.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mr Nick Munro

Address: 14/3 Roseneath Place, Midlothian Midlothian Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think it's essential for the Planning Department to refuse all applications of this nature, on the grounds of Edinburgh's Short Term Let Control Zone legislation.... I believe The proposal is contrary to Local Development Plan policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of the property as a short stay let will have a materially detrimental effect on the living conditions and amenity of nearby residents. This is a flat, in a shared stair, in a residential block.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Dr Anthony Schultz

Address: 30/7 Bryson Road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this proposed change of use.

Edinburgh is already chronically short on residential accommodation, and between increases in purpose-built student accommodation and short-term lets, many local residents are either priced out of their neighbourhoods, or simply unable to find safe and secure accommodation.

Please consider whether this proposed change is in the best interests of the local Edinburgh community.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mr Mark Thackwray

Address: 22a Rutland Square Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Stop selling off the city, there are actual people who live here. The Short term let's are open to abuse of the public and exploit people already hit hard by the cost of living crisis.

Rezoning a residential property to short term let's is a clear exploitation by landlord parasites who hoard homes and artificially raise the price through the roof. Rents in Edinburgh are out of control and the council does nothing.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Miss Sophie Tse

Address: 54/2 Bruntsfield Gardens Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think for sure we need more normal residential properties than short term lets in the neighbourhood.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mr Fergus Maxwell

Address: 5/1 thirlestane road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are in a housing crisis people can't find places to live, people shouldn't be turning them into short term let's

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mr Callum Robertson

Address: 28/4 Saughton Road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Born and raised in Edinburgh, I moved to Glasgow at age 18 and returning 5 years later found the living situation in the city completely changed by Short-Term Lets.

Housing in Edinburgh is in crisis and we live in very real danger of our city becoming entirely inaccessible for its residents. We're not a theme park, please reject the application and protect the homes in our city for the people who live there.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mr Stuart Dixon

Address: 71/1 Leamington Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As owner of an immediate neighbouring flat, I object to this proposal as this is currently a residential street, and increasing the number of short-term lets would significantly and detrimentally alter the character of the street. The inevitable influx of non-residents who would not respect the area in the same manner as residents could also decrease the value of neighbouring properties.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mr Chris Wright

Address: 156/5 Dalkeith Road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is a serious housing crisis in Edinburgh at present. Rents are exorbitant, pushed up by the lack of availability, in turn caused by the massive, unregulated increase in the short-term lets market. The Council, despite having introduced measures to regulate STLs recently, should not permit a change of use for a residential property given these considerations.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mrs Jill Smith

Address: 56 1f1 Spottiswoode Street Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Homes and community

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mrs Mairi Anne Bowen

Address: 41 Lauder Road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I have no views on this application but feel sorry for the applicant. An objector posted this application on a Facebook page with 67,000 members requesting others object.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Giorgia Kerr

Address: 1/4 Gardner's Crescent Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Edinburgh already has a housing crisis, we don't need more short term lets. If you own a property and are not living in it, rent it long-term to someone who needs somewhere to live.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Ms Maire Kilgallon

Address: 146 Greenbank Road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Air Bnbs have destroyed the private rental market in this city. They cause noise disturbance & disruption to neighbours.

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mrs Diane Murray

Address: 26 Rintoul Place Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in Stockbridge, but my family live in west Marchmont and my grandchildren are at school and nursery in the area.

Leamington is a family area and needs to be kept as such. So many areas, including my own, are suffering from a surfeit of short term lets, which I understood the Council were curbing and reducing.

So why is another family home being converted to disruptive short term lets?

Comments for Planning Application 22/06071/FULSTL

Application Summary

Application Number: 22/06071/FULSTL

Address: 73B Leamington Terrace Edinburgh EH10 4JT

Proposal: Change of use from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Derek Grimshaw

Address: 74/10 Leamington Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Until recently this property was available for short term rent on the AirBnB website (with reviews as recent as December 2022) so the assumption is that this application is retrospective.

Regardless, if the purchasers of the flats in the old Boroughmuir High School are (rightly) not allowed to let their properties on a short term basis why should owners of a flat within 300yards be allowed to?