



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 100638476-001

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.

Applicant or Agent Details

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

Applicant Agent

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Craig"/>	Building Number:	<input type="text" value="1"/>
Last Name: *	<input type="text" value="Grice"/>	Address 1 (Street): *	<input type="text" value="1"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Admiral Terrace"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH10 4JH"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

73B LEAMINGTON TERRACE

Address 2:

VIEWFORTH

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH10 4JT

Please identify/describe the location of the site or sites

Northing

672355

Easting

324728

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)

Application No : 22/06071/FULSTL This small main door basement flat has been used as a successful short term holiday let for over 7 years without any issues . There is an excellent relationship with the local residents in the same block and adjacent properties. The property has been refurbished to a high standard is is maintained externally to a high standard enhancing the appearance of the building.

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.

I disagree with Reason 1 (Policy Hou 7). In view of the compact size of this main door basement flat, it would not be suitable for full time residential living. The bedroom area is very small and narrow with a folding entrance door due to lack of space to manoeuvre. There is a lack of suitable storage for everyday living. A site visit would allow for the compact living space to be witnessed first hand. The inconspicuous basement site and main door access minimises disturbance to any residents.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Supporting statement from neighbours above property at 73 Leamington Terrace : Julian Rowntree and Lynne Taylor Link to property listing: www.airbnb.co.uk/rooms/10532540?sug=50 The web listing contains excellent reviews indicating the very high standard to which this small, successful, locally owned business has been run. This purpose designed, central property is being used by local residents for extended family visits, university/work stays in addition to other visitors to Edinburgh.

Application Details

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

22/06071/FULSTL.

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

29/11/2022

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

28/07/2023

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

A site visit to the property will highlight its suitability as a short term rental, with minimal impact on the surrounding neighbours. The property is set back off the road and has its own main door entrance creating minimal disturbance to local residents. The size of the property and its suitability for full time residential occupation can also be ascertained. Only by visiting the property will a true "feel" for its suitability for short term rental purposes be realised.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Craig Grice

Declaration Date: 01/09/2023

We have lived in the flat immediately above 73B Leamington Terrace for 30 years. When 73B was converted to a holiday let we were initially concerned, but our experience of it since has been wholly positive.

This is largely due to the owners, Caroline and Craig Grice, who live very close by and keep a daily eye on the property. They maintain it in first-class condition inside and out, and have always willingly contributed to shared building repairs when they have been required. They are clearly sensitive to the possible impact on ourselves and other neighbours of a holiday let, and keep in regular contact with us, and always discuss changes/work etc that may need doing before embarking on it. This is in marked contrast to another flat in the building which is a longer-term residential let with an absentee landlord, and managed by a letting company, where they show no care for the building, will only carry out repairs when forced, and have no consideration for neighbours. So from our point of view, the current use of 73B as a holiday let by the current owners, is very satisfactory.

73B is very small and only suitable for singles and couples. It therefore does not attract groups of 'partying' visitors, nor is it suitable as a 'party' venue. We have never had any noise or disturbance from those staying there. Also 73B has its own external entrance and this coupled with the fact that it only sleeps two, means visitors' coming and going is largely invisible and certainly has no impact on ourselves or the rest of the property.

Lynne Taylor, Julian Rowntree
09 August 2023


