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EH8 8DZ

Decision date: 5 October 2023

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

Change of use from dwelling to short term let.
At 16 Abbeyhill Crescent Edinburgh EH8 8DZ

Application No: 23/03871/FULSTL

DECISION NOTICE

With reference to your application for Planning Permission STL registered on 23 August 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 property 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 4 Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this property as a short term 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, 03, 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 proposal is acceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will preserve the character or appearance of the conservation area.

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 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 Lesley Porteous directly at lesley.porteous@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
16 Abbeyhill Crescent, Edinburgh, EH8 8DZ**

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

**Item – Local Delegated Decision
Application Number – 23/03871/FULSTL
Ward – B11 - City Centre**

Recommendation

It is recommended that this application be **Refused** subject to the details below.

Summary

The proposal is acceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will preserve the character or appearance of the conservation area.

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 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 is a one bedroom flat on the ground floor of a four-storey block at 30 Abbeyhill Crescent. The property has its own main front door.

Abbeyhill Crescent is an entirely residential street located off the east end of Calton Road and is in close proximity to the Royal Mile. The Royal Mile is a busy city centre location with mixed uses. Public transport links are easily accessible from the site.

The site lies within the Old Town Conservation Area and the World Heritage Site.

Description Of The Proposal

The application is for a change of use from residential to short term let (sui generis). No internal or external physical changes are proposed.

Supporting Information

Planning Statement.

Relevant Site History

No relevant site history.

Other Relevant Site History

No other relevant planning site history.

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 30 August 2023

Date of Advertisement: 8 September 2023

Date of Site Notice: 8 September 2023

Number of Contributors: 9

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 Old Town Conservation Area Character Appraisal emphasises the survival of the original medieval street pattern; the wealth of important landmark buildings; the survival of an outstanding collection of archaeological remains, medieval buildings, and 17th-century town houses; the consistent and harmonious height and mass of buildings; the importance of stone as a construction material for both buildings and the public realm; the vitality and variety of different uses; and the continuing presence of a residential community.

There are no external changes proposed. 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 Section 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 policies to be considered are:

- NPF 4 Sustainable Places Policy 1.

- NPF 4 Historic Assets and Places Policy 7.
- NPF 4 Productive Places Tourism Policy 30.
- LDP Housing Policy Hou 7.
- LDP Transport Policies Tra 2 and Tra 3.

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering historic assets.

The non-statutory 'Guidance for Businesses' (2023) is a material consideration that is relevant when considering change of use applications.

Conservation Area and Edinburgh World Heritage Site

There are no external or internal works proposed and as such there will not be a significant impact on historic assets and places. The proposal complies with NPF 4 Policy 7.

Proposed Use

With regards to NPF 4 Policy 1, the proposals do not involve operational development. 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 (2023) states 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 front door of the application property is accessed via a shared footpath. The property is on the ground floor of a four storey tenement and there are residential properties on upper floors. The street in which the property sits is entirely residential.

The applicant's planning statement asserts that there will be minimal impact on residential amenity as there are no alterations planned for the property, the flat is accessed by a common footpath and the tenure for the STL use would be a minimum of seven days.

The use of this property as a short term let would have the potential to introduce an increased frequency of movement to the flat and shared footpath at unsociable hours. The proposed one bedroom short term use would enable visitors to arrive and stay at

the premises for short periods of time on a regular basis throughout the year in a manner dissimilar to that of permanent residents. There is no guarantee that guests would not come and go frequently throughout the day and night and transient visitors may have less regard for neighbours' amenity than individuals using the property as a principal home. This could also have a negative effect on community cohesion and safety.

The additional servicing that operating a property as an STL requires compared to that of a residential use is also likely to result in an increase in disturbance, further impacting on neighbouring amenity. However, this would be of lesser impact as it is likely that servicing would be conducted during the daytime.

The potential for noise described above would be significantly different from the ambient background noise that neighbouring residents might reasonably expect and will have a significantly detrimental effect 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 accommodation, this will only be supported where the loss is 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.

The applicant's planning statement highlights that the STL use would provide good quality accommodation for tourists in the city allowing them to spend money and bring benefits to the local economy. The statement also asserts that this one bed STL use would be maintained to a high standard and will have a minimal negative impact on housing loss in the city.

The current lawful use of the property is for residential accommodation. Consequently, the use of the property as an STL would result in a loss of residential accommodation, which given the recognised need and demand for housing in Edinburgh is important to retain, where appropriate.

Further, it is important to recognise that residential occupation of the property contributes to the economy, in terms of providing a home and the spend in relation to the use of the property as a home, including the use of local services and resultant employment, as well as by making contributions to the local community.

In this instance, it has not been sufficiently 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).

Car Parking

There is one car parking space allocated for this property in the car park nearby. As the site is in the Old Town car use is discouraged. The site is accessible to public transport. There are no cycle parking standards for STLs. Bikes could be parked within the property if required. The proposals comply with 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. 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.

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.

Public representations

Nine objections received. A summary of the representations is provided below:

material considerations

- Negative impact on housing stock. Addressed in b) above.
- Negative impact on residential amenity (including community cohesion and safety). Addressed in b) above.
- Will cause parking problems. Addressed in b) above.

non-material considerations

- Enough STLs in the street. Each application must be assessed on its individual merits.
- STL guests do not maintain buildings.

Conclusion in relation to identified material considerations

Identified material considerations have been assessed above and do not raise issues which outweigh the conclusion in relation to the development plan.

Overall conclusion

The proposal is acceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will preserve the character or appearance of the conservation area.

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 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;

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 property 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 4 Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this property as a short term 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: 23 August 2023

Drawing Numbers/Scheme

01, 02, 03

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Lesley Porteous, Planning Officer
E-mail: lesley.porteous@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: Lesley Porteous

Date: 3 October 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): Damian McAfee

Date: 3 October 2023

Comments for Planning Application 23/03871/FULSTL

Application Summary

Application Number: 23/03871/FULSTL

Address: 16 Abbeyhill Crescent Edinburgh EH8 8DZ

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

Case Officer: Lesley Porteous

Customer Details

Name: Mrs Joanne Strachan

Address: Abbeyhill Crescent 18/2 Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We already have at least 4 short term let's in our street of which only one has the correct permission.

Number 8 is a 3/4 bed but advertise to sleep 10 people.

Number 30 is a 3 bed and advertise for 8 people, we've already objected to this and permission wasn't granted but they are still renting it out ever week.

Number 23 is a 3 bed and advertise for 7 people, he also has 2 other properties in the area not registered for short term let's either.

Our street is being over run with short term lets and Hmos. It's becoming very disruptive and a nightmare for parking as the places that have 6-10 guests bring 2 or 3 cars each. This used to be a real community street and we are losing that. All these properties should be family homes.

Comments for Planning Application 23/03871/FULSTL

Application Summary

Application Number: 23/03871/FULSTL

Address: 16 Abbeyhill Crescent Edinburgh EH8 8DZ

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

Case Officer: Lesley Porteous

Customer Details

Name: Ms Amelie Baber

Address: 14/2 Abbeyhill Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Abbeyhill Crescent has several short term lets already in operation. We need more long term letting or owner occupied properties here to stop further eroding of our community. We regularly have visiting vehicles using residents parking here and significant problems getting in and out.

Comments for Planning Application 23/03871/FULSTL

Application Summary

Application Number: 23/03871/FULSTL

Address: 16 Abbeyhill Crescent Edinburgh EH8 8DZ

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

Case Officer: Lesley Porteous

Customer Details

Name: Mrs irene cranston

Address: 19 Abbeyhill Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The last thing we need is another short term let in this Residential street. We have multiple large short term houses housing at least 8 to 10 people at number 8, 21 and 30 and all this extra footfall, use of facilities, noise, extra cars and transportation is ruining the area. These houses some of which are not registered or have the proper accreditation, were family houses and hold be used for families who are desperate for houses. Plus the owners of these properties use the residents car park for themselves and also for any visits to their properties and this is causing a lot of arguments, some very heated, between them and the residents who need the car park. these holiday places are eroding local communities and extra traffic is eroding our roads which are in need of repair, the owners of these properties are also bringing their rubbish from other properties and filling the communal bins. These properties should be rented to people and families who need decent housing.

Comments for Planning Application 23/03871/FULSTL

Application Summary

Application Number: 23/03871/FULSTL

Address: 16 Abbeyhill Crescent Edinburgh EH8 8DZ

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

Case Officer: Lesley Porteous

Customer Details

Name: Mr Aaron Chalmers

Address: 14/1 Abbeyhill Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the property being used as a short term let. There are already 4 Airbnbs in this small street. The pressure on parking spaces is intolerable. The noise and litter caused by holiday makers enjoying themselves in a nice residential street is saddening. The transformation of this friendly neighbourhood into a holiday park and party destination is disheartening. Please do not remove another lovely house from the Edinburgh housing stock.

Comments for Planning Application 23/03871/FULSTL

Application Summary

Application Number: 23/03871/FULSTL

Address: 16 Abbeyhill Crescent Edinburgh EH8 8DZ

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

Case Officer: Lesley Porteous

Customer Details

Name: Mr Joao Rodrigues

Address: 14/1 Abbeyhill Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to register my objection regarding this application to change yet another property on our street to a short term let. There are already 4 other properties that are short term lets/airbnb. The amount of rental properties for holidays is destroying Edinburgh city centre. On our little street this brings noise, litter and pressure on local amenities. We are a close knit community that cares for one another. We are plagued with endless party goers, stag-do's and Hen parties. I implore you not to turn our community into another soulless city centre street.

Comments for Planning Application 23/03871/FULSTL

Application Summary

Application Number: 23/03871/FULSTL

Address: 16 Abbeyhill Crescent Edinburgh EH8 8DZ

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

Case Officer: Lesley Porteous

Customer Details

Name: Mr David Strachan

Address: 18/2 Abbeyhill Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are already 7 houses and flats that I'm aware of that are short-term rentals in Abbeyhill Crescent. This has a huge impact on the availability of parking as customers bring multiple vehicles (I have two young children and at times struggle to park close to my house) as well as large numbers of people coming and going at all times of day and night. Number 16 is just below my son's bedroom window. There have also been noise issues as large groups stay in the existing properties. The proliferation of short-term lets is alarming, it forces up rent for long-term tenants and exacerbates the lack of available properties for renters to live in. Abbeyhill Crescent was built as social housing, not as a business opportunity. The sense of community is being eroded at an alarming rate and something must be done to protect the rights of the permanent residents here. Thank you.

Comments for Planning Application 23/03871/FULSTL

Application Summary

Application Number: 23/03871/FULSTL

Address: 16 Abbeyhill Crescent Edinburgh EH8 8DZ

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

Case Officer: Lesley Porteous

Customer Details

Name: Miss Lorraine Allan

Address: 12 Abbeyhill crescent Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too many short term lets in the street

Comments for Planning Application 23/03871/FULSTL

Application Summary

Application Number: 23/03871/FULSTL

Address: 16 Abbeyhill Crescent Edinburgh EH8 8DZ

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

Case Officer: Lesley Porteous

Customer Details

Name: Miss Sophie Buijsen

Address: 18/1 Abbeyhill Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this change of use for 16 Abbeyhill Crescent.

As a direct neighbour to this property, this change will affect my household very immediately.

Abbeyhill Crescent is a residential street which already boasts several short-term let properties on both ends of the street. There is therefore no shortage of places to rent short-term in this street, an additional short term let property is simply not necessary.

The reasons against this change of property is firstly that finding housing in Edinburgh is extremely difficult currently. My partner and I rent out property and struggled to find something within our budget, changing all properties to rentals for tourists and short-term stays, makes it hard for anyone to actually live in the city.

On top of this, all the houses in Abbeyhill Crescent were initially built to be social housing, and many of its residents have lived here for decades. We are surrounded on all sides by families and people who enjoy making the street a nice place for everyone. Changing each of the sold properties to be a short-term let really changes what the road was intended for when it was first built. Where the council has dropped on some of their duties to maintain the street, residents have pitched together to maintain the community green at the back of the road, planting appropriate plants, decorating, and generally tidying up any rubbish that is left. It's a space where kids play safely away from the road. 16 Abbeyhill Crescent backs immediately onto this green space, and adding a constant flow of people no one knows, adds a safety issue. Having come from London, where no one pays each other any mind and I didn't know anyone around, it has been such a heartening experience to be in a place where people genuinely care about their neighbours.

People offer to help out when someone is unwell, and pitch in together when someone is in a bind. It's made me feel so much more safe and wanting to stay in the area for much longer. Something that will be hard if all the properties are going to be short term lets.

Practically there is the issue of parking: it is a struggle to find a place to park for the residents of the street. Often the parking lots are filled up by non-residents parking their cars. Some of the

short-term lets accept groups of over 10 people, which often comes with multiple vehicles being parked in the parking lots.

I would urge the council to keep this property for its original use.

Comments for Planning Application 23/03871/FULSTL

Application Summary

Application Number: 23/03871/FULSTL

Address: 16 Abbeyhill Crescent Edinburgh EH8 8DZ

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

Case Officer: Lesley Porteous

Customer Details

Name: Ms OLD TOWN ASSOCIATION

Address: 1 Trunks Close, 55 High Street, Edinburgh EH1 1SR

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Old Town Association objects to the loss of residential in the Old Town, particularly to short-term lets (STLs). STLs take residential property out of the housing stock, exacerbating the current housing shortage. STLs adversely affect the amenity of existing housing by constant comings and goings, with heavy luggage being dragged up and down stairs and by those staying being in holiday mode and inconsiderate of neighbours. STLs make residents feel less safe in their own homes as they are always meeting strangers in their shared access and common ground.

STLs can affect the maintenance of buildings as there are fewer residents to note faults and organise repairs as required.