

Suzanne McIntosh Planning Limited.
45C Bath Street
Edinburgh
EH15 1HB

Dr Hobday.
40 Our Haven Way
Georgetown
Grand Caymen
Caymen Islands

Decision date: 29 August 2023

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

For use as a short term let (in retrospect).
At 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Application No: 23/01840/FULSTL

DECISION NOTICE

With reference to your application for Planning Permission STL registered on 8 June 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 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 of 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 proposal complies with sections 64 and 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will preserve or enhance the character or appearance of the conservation area, and does not harm the character of the listed building, its setting, or the setting of neighbouring listed buildings.

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 Sean Christie directly at sean.christie@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
4 Spylaw House, 25 Spylaw Street, Edinburgh**

Proposal: For use as a short term let (in retrospect).

**Item – Local Delegated Decision
Application Number – 23/01840/FULSTL
Ward – B08 - Colinton/Fairmilehead**

Recommendation

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

Summary

The proposal complies with sections 64 and 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will preserve or enhance the character or appearance of the conservation area, and does not harm the character of the listed building, its setting, or the setting of neighbouring listed buildings.

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 property comprises an upper ground floor, two-bedroom flatted dwelling at Spylaw House, 25 Spylaw Street, Colinton. The property has private main door access. There are other residential units located above and below the property.

Spylaw House is situated within Spylaw Public Park and is bordered by dense woodland and open parkland. The Water of Leith is located directly to the rear of the building. The only neighbouring units are within Spylaw House itself.

The site is within the Colinton Conservation Area. The application property forms part of a Category B listed building - 25 Spylaw Street, Spylaw House, LB28124, 14/07/1966.

Description Of The Proposal

Planning permission is sought for the retrospective change of use from residential to short term let (sui generis). No internal or external works are proposed.

Supporting Information

- NPF4 Supporting Planning Statement

Relevant Site History

No relevant site history.

Other Relevant Site History

No other relevant site history.

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 29 August 2023

Date of Advertisement: 16 June 2023

Date of Site Notice: 16 June 2023

Number of Contributors: 27

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
 - (i) harming the listed building or its setting? or
 - (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?

- b) 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 listed building and its setting?

The following HES guidance is relevant in the determination of this application:

- Managing Change in the Historic Environment: Guidance on the principles of listed buildings
- Managing Change in the Historic Environment: Setting

Managing Change in the Historic Environment: Interim Guidance on the principles of listed building consent sets out the principles for assessing the impact of a development on a listed building.

Managing Change in the Historic Environment: Setting sets out the principles that apply to developments affecting the setting of historic assets or places including listed buildings and conservation areas. It includes factors to be considered in assessing the impact of a change on the setting.

There are no external or internal alterations proposed. As such, the proposal will not have an adverse impact on or cause harm to the listed building. The setting of the listed building and the setting of neighbouring listed buildings will be unaffected by the proposal.

Conclusion in relation to the listed building

The proposal does not harm the character of the listed building, or its setting. It is therefore acceptable with regard to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) 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 Colinton Conservation Area Character Appraisal emphasises the high quality architecture, the predominant use of traditional building materials, the strong sense of place derived from the containment within a rural setting, and the prominent views to the Pentland Hills.

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.

c) 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:

- NPF4 Sustainable Places Policy 1.
- NPF4 Historic Assets and Places Policy 7.
- NPF4 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.

Listed Building, Conservation Area and 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 and therefore, 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 relates 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 application property has private main door access and forms part of Spylaw House, located within Spylaw Park. There are other residential flats located above and below the application property. There is a low degree of activity in the immediate vicinity of the property.

The applicant's supporting planning statement asserts that there will be a limited impact on local amenity due to the property's private main door access and size (two-bedroom) as well as the instructions provided by guests prior to arrival. It is also stated that there have been no complaints regarding the property's previous seven years of STL operation.

The use of the property as an STL would, however, introduce an increased frequency of movement to the property. The proposed STL use would enable visitors to arrive and stay at the premises for a short period 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.

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 disturbances, further impacting on neighbouring amenity.

This would be significantly different from the ambient background noise that neighbouring residents might reasonably expect and will have an unacceptable 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 property 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 supporting statement asserts that the use of the property for STL purposes will bring economic benefits. The statement refers to the general benefits of STL accommodation, including its contribution to Scotland's tourism economy and how the loss of such accommodation may impact the viability of the Edinburgh's festivals. It is also argued, that as the STL use is well established (having been in operation by the current owner for seven years), the change of use will not result in a loss of residential accommodation.

The current lawful use of the property is, however, for residential accommodation. Consequently, the use of the property now 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.

Furthermore, residential occupation of the property also 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 arising from the STL use. 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 a 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.

d) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

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.

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

In total 27 representations were received. This included 16 supporting comments (4 of which were blank) and 11 objections. A summary of the representations is provided below:

material considerations

- The accommodation will bring economic benefit through visitor spend both locally and city-wide. Addressed in part c).
- The proposed STL unit contributes to the variety of tourist accommodation available in the city. Addressed in part c).
- The proposal complies with the relevant policies of NPF4 and the Edinburgh LDP. Addressed in part c).
- Negative impact on city-wide housing availability and affordability. Addressed in part c).
- Negative impact on local community. Addressed in part c).
- Negative impact on neighbouring residential amenity. Addressed in part c).

non-material considerations

- The STL is well managed/responsibly operated and without complaint during its previous operation. Not a material consideration.
- The property is only operated as a STL for part of the year. The property is currently operated around 40% of the year, this constitutes a material change of use and is assessed as such.
- As other forms of tourist accommodation exist, further STLs are not required. Every proposal is considered on its own merit.

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 complies with sections 64 and 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will preserve or enhance the character or appearance of the conservation area, and does not harm the character of the listed building, its setting, or the setting of neighbouring listed buildings.

The change of use of this property to a 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 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 of 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: 8 June 2023

Drawing Numbers/Scheme

01 - 02

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Sean Christie, Assistant Planning Officer
E-mail: sean.christie@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: Sean Christie

Date: 1 August 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: 29 August 2023

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Mrs Susan Bagley

Address: 28 The Maltings Haddington

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great to see responsible landlords complying with the regulations and making tourist accommodation safe and professionally run. I'm sure this will prove popular with tourists and therefore enhance the local economy.

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Mr Brian Fraser

Address: 6/11 West Mill Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are already short term lets in Spylaw House and it isn't suitable. This historic property should be used by permanent residents who care for the fabric of the building and its environs.

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Ms Joan McAuley

Address: 34 Rankin Drive Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application for a short term let to be a valuable and fair share of housing/commercial accommodation within an area where there is space for all types to exist fairly.

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Ms Audrey Kelman

Address: 32 Williamstone Court NORTH BERWICK

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Using property for short term lettings, denies people setting up homes for permanent living, a chance to buy property in order to do so.

A M KELMAN

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Mrs Nicola Allan

Address: 26 Bridge Road Edinburgh

Comment Details

Commenter Type: Neighbour-Commercial

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This STL isn't operational 100% of the year, it is responsibly operated and used by the owner's family & friends first & foremost. Each guest is rigorously vetted, the safety, security & amenity of the clients & neighbours is of paramount importance & it has operated without incident for 5 years & no one has complained. I believe that this application should be granted as it meets the terms of the guidance & NPF4 as it contributes also to the Edinburgh tourism economy & offers a niche choice in accommodation in the Colinton area.

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Mr Daniel McGrogan

Address: 7/4 Ritchie Place Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The last thing Edinburgh needs is more short term rentals.

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Mr Harris Keillar

Address: 13 Swanston Park Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Retrospective permission should not be given. The house should not be used for short term lets but either for sale or rent

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Ms Suzanne Turner

Address: 14 Western Gardens Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: George gardner

Address: 14 Spylaw Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't think this adds anything to our village neighbours with no skin in the game and non contributors to our much needed tax revenue

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Dr Daryl Whitehall

Address: 16/7 Falcon Avenue Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further short term lets not required. Dishonest practice of trying to keep application secret and threatening people online with legal action if shared.

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Mr Kyle Hamilton

Address: 44 colinton mains crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Enough short term lets and hotel accommodations in Edinburgh and this local area this is not what residential property should be used for.

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Ms Angela Gallacher

Address: Comiston road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I really do feel for the people that live here on a permanent basis. I hope the planning officers listen to the other owners. With the number of new hotels in Edinburgh there is a real need for another airbnb.

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Dr A Smith

Address: Giles Street Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Mr Ross Millar

Address: 35/2 Leith Street Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Mr Ken Geddes

Address: The Barn Midlecroft Bridge of Allan

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application should not be granted

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Mrs Stephanie Marshall

Address: 21 white dales Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Edinburgh has a housing shortage. Housing that already exists in a residential area should be residential. Short term let's hollow out communities, negatively impact the residents and benefit only the developer.

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Miss Lynsey Gilroy

Address: 95/1 St. Katharine's Crescent Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have helped manage Dr Hobday's holiday let for the past 4 years. In that time it has operated without incident and we have never had a complaint from any of the neighbours. Dr Hobday is a responsible operator and we help ensure that any guests who stay at the property are respectful of the neighbours and their surroundings. The flat has its own front door and there is ample parking for guests without inconveniencing residents. I fully support this application as responsible operators like Dr Hobday help provide jobs for people like myself, their property provides a positive impact on the Edinburgh tourism economy and it offers a niche choice in accommodation for Edinburgh and in particular Colinton.

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Miss Annmarie Brady

Address: 40/4 Oxfords Avenue Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I live in the local area and am one of the housekeepers employed to look after Dr Hobday's property. I depend on having this local work as I have young children to look after so living and working in the local area is very important for me. Dr Hobday is a very responsible operator who ensures that guests visiting her property treat the flat with respect and care as it is first and foremost a base for her and her family to use with many personal furnishings and items in the flat. I, my colleagues and Dr Hobday do everything in our power to ensure that neighbours are never inconvenienced by guests staying and in over 4 years of working at Dr Hobday's flat there has never been any negative incidents. The flat has its own front door so access to the flat is direct and simple for guests with no inconvenience to neighbours. The property also contributes to the Edinburgh tourism economy and offers a homely and peaceful environment for tourists wishing to stay in Edinburgh. I fully support Dr Hobday's application.

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Mrs Janis allan

Address: 26 Bridge Road Edinburgh

Comment Details

Commenter Type: Neighbour-Commercial

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I manage Dr Hobday's property for her. This STL is not operational 100% of the year. It is responsibly operated and used by the owner's family and friends first and foremost. There is a minimum age for guests renting the flat, we do not take large groups, we state in our house rules that the flat cannot be used for any parties or events and that neighbours are not to be disturbed in any way as the safety, security and amenity of our guests and neighbours is of paramount importance. In the last 5 years that I have managed the bookings on this property, it has operated without incident and no neighbours have ever complained. The application should be granted as it meets the terms of the guidance and NPF4 as it contributes to the Edinburgh tourism economy as well as offering a niche choice in accommodation in the Colinton area.

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Mrs Kerry Turton

Address: 15 Jeffrey Avenue Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I agree with the planning support document for the following reasons:

The proposal has been in operation for 7 years without the alleged impacts the council fears

It makes a contribution to the Edinburgh tourism economy and provides a unique setting and form of accommodation

The proposal complies with NPF4 and the Edinburgh LDP.

It appears there is no evidence to support why planning should not be granted and the operators who have been operating

responsibly for 7 years, the property has low levels of occupancy, it does not have any shared accommodation with other flats, and there have been no complaints in the 7 years the property has been operating

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Mrs Jillian Baird

Address: 1 Capelaw Road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Spylaw house is a beautiful building and an ideal location for people looking for a short term let. When let, the property would bring income to Colinton with visits to the local pubs (Spylaw, Colinton Inn), restaurants (Dantes, Osteria) The Pizza place and the Coop are all in prime position to benefit from visitors spending.

Each guest will add to the tourist economy by way of using public transport, theatre visits, tourist attraction visits etc.

The impact on the area would be much the same whether this property is let in the short term or long term.

Also Spylaw house is a small flatted development, this let would have a minimal impact.

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Mr Sam Todd

Address: 22 Joycliffe Ride Newell Green Bracknell

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having stayed at the property numerous times, I see no reason as to why the property cannot continue to be used as a short term let. The use of the flat and its impact on the area is negligible & no more than if it were a permanently occupied flat/ long lease. The flat is in a quiet location with minimal impact on neighbours - I have not come across another neighbour during my times staying. Whenever we come to stay, we eat and shop in the local area and Edinburgh city itself and enjoy all of the local amenities, further contributing to the local economy. If the property was unable to continue as self catering accommodation then I believe it would be vacant for most of the year, contributing minimally to the local economy.

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Miss Kim Anderson

Address: 3 Spylaw House 25 Spylaw Street Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 23/01840/FULSTL

Application Summary

Application Number: 23/01840/FULSTL

Address: 4 Spylaw House 25 Spylaw Street Edinburgh EH13 0JU

Proposal: For use as a short term let (in retrospect).

Case Officer: Sean Christie

Customer Details

Name: Mr Kenneth Ross

Address: 5/4 Spylaw House 25 Spylaw Street Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer made comments in support of the Planning Application

Comment Reasons:


Comment: I am a direct neighbour of Dr. Hobday so one of the few directly impacted by this application for a short term let.

Dr. Hobday actively contributes to the maintenance and upkeep of Spylaw House and has proven to be someone keen to look after the welfare of the building and its grounds.

Dr. Hobday has asked for feedback if anything untoward happens when the property is let out and takes immediate action. Note in the nearly 7 years that the property has been let out there have been no significant issues.

I was initially concerned by the use of the property as a short term let as it is unsettling not knowing who is parking within the private grounds but the way Dr. Hobday runs the short term let periods has proven acceptable as most of the time the property is used by herself or her family.

I support Dr. Hobday's application as a one off but I would be concerned if multiple properties within Spylaw House followed this route.



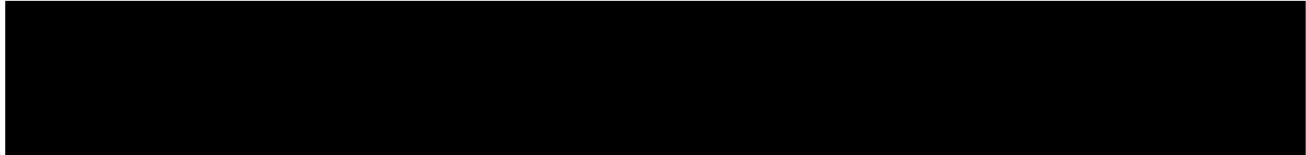
Hi there,

Can this email be added to the application case file and registered as a public supporting comment - is this something that can be done via Planning Support or is there a separate email I should use to request this?

Many thanks,
Sean

Assistant Planning Officer

Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG | Sean.Christie@edinburgh.gov.uk | www.edinburgh.gov.uk



Can you help this person please?



 External email >

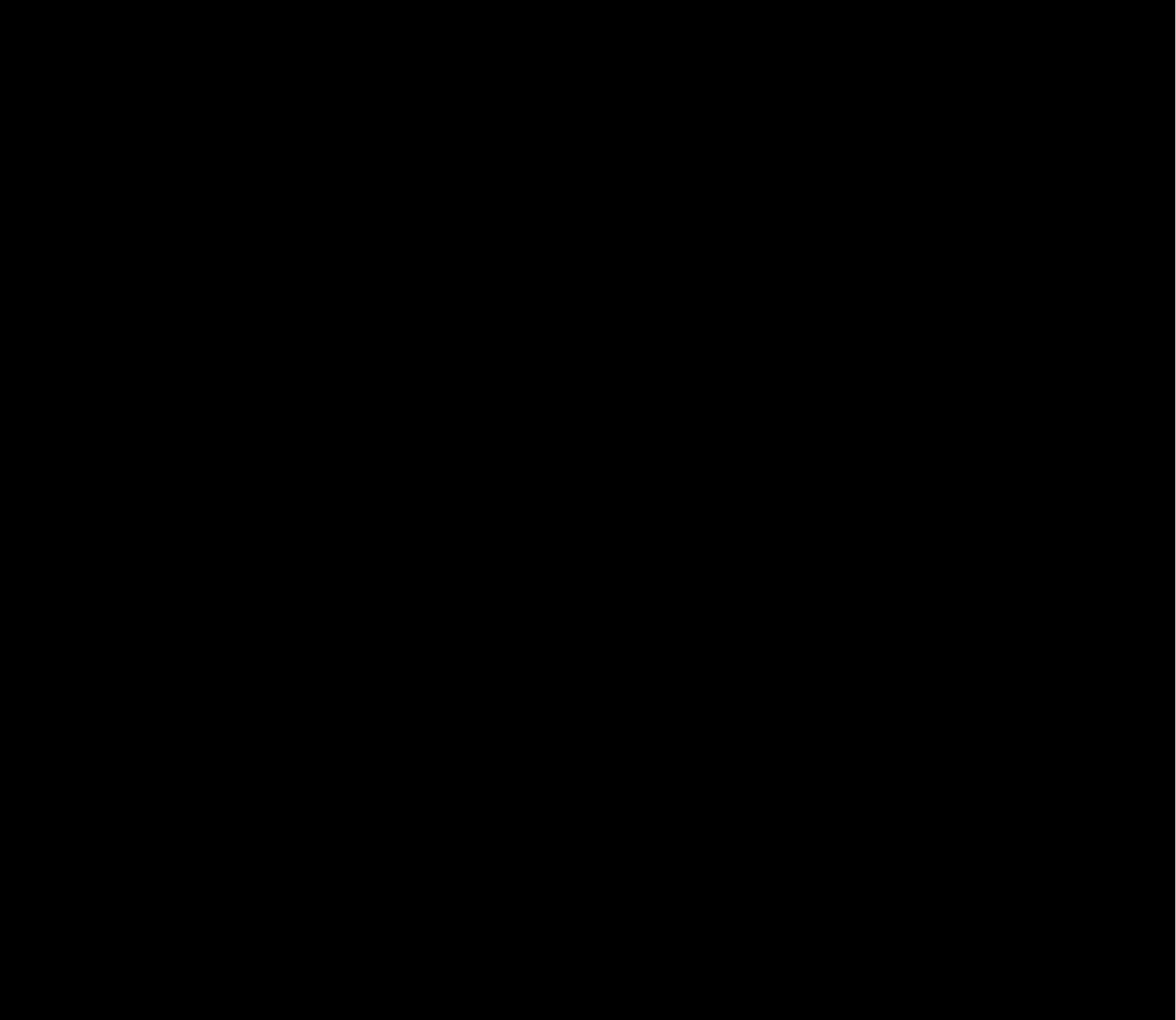
 Contains topics of a financial nature >

Hello, I have tried to find the area on the portal to make my comments to no avail. Please pass on the copy of my email to Councillor Arthur , Ward 8 to the case officer involved.

With thanks
Shamim Arbab



Dear Councillor Arthur



It is no secret that the village's small independent shops are fast disappearing due to a lack of local demand, and that the area's nature walks and special scenery are things that will go unnoticed to Edinburgh visitors unless properties like Ginny's flat are made available for short stays. I'm not sure how many visits you have made to the property but if you were to take a look you would notice that it is secluded and private with little potential noise/vehicle impact to nearby neighbours. In the time my family were residents of the village we were witnesses to the takeover of independent businesses by big chains particularly in the hospitality sector, and there is little possibility for this problem being eradicated if flats like Ginny's are not made as available resources for visitors to explore the village and contribute financially. In fact, cutting off this kind of tourism entirely only perpetuates the problem and only redirects tourism to other more subscribed, better financed areas of the city.

I would urge you to reconsider the stance you have taken on this issue and to engage with the situation with an eye to all perspectives. I write this as a long-term Edinburgh citizen who feels strongly about keeping the city accessible for visitation, especially under-explored and comparatively disadvantaged areas such as Colinton Village, as such visitation contributes to the local economy.



[REDACTED]
Sent: 5 Jul 2023 14:22:51 -0600
To: Planning Support
Subject: #4 Spylaw House 25 Spylaw St. Edinburgh

 External email >

 First time sender >

To Whom It May Concern

My family (5) and I had the pleasure of staying at #4 Spylaw House on 25 Spylaw Rd, Colinton, Edinburgh EH13 OJU, during the month of May of the current year. We found the flat to be comfortable, well kept, well maintained and very secure, meeting every need for our family holiday. The private entrance meant that there was no inconvenience to neighbors in the building and the few we interacted with were very friendly and happy to see the flat in use.

The location in Colinton and next to the beautiful Spylaw Park allowed us to enjoy the unique Waters of Leith walks including an appreciation of the Colinton Tunnel community project and its importance to local arts, heritage and citizenship and community development. We used the Lothian bus line service daily to travel all around the city. We especially appreciated the convenience of arriving at the property with ease on the Skylink route from the airport as well as the easy access to Edinburgh's bus and rail stations for travel to other cities. We visited restaurants and shops both local to the village and in the city, Usher Hall, Murrayfield Stadium, Edinburgh Castle, museums, gardens, city bus tours and many other historical sites with ease due to the convenient location of this property.

We feel our contribution to the local economy of no less than £5000 in the two weeks we were in Edinburgh was made possible by having access to this lovely and accessible property. We would choose this property for a future visit to Edinburgh.

Sincerely,

[REDACTED]
Managua

Nicaragua