



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 100651371-001

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="john"/>	Building Number:	<input type="text" value="11"/>
Last Name: *	<input type="text" value="loudon"/>	Address 1 (Street): *	<input type="text" value="st peters place"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input style="background-color: black; color: black;" type="text"/>	Town/City: *	<input type="text" value="edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="eh3 9ph"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input style="background-color: black; color: black;" type="text"/>		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

1F

Address 2:

27 WEST MAITLAND STREET

Address 3:

NEW TOWN

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH12 5DX

Please identify/describe the location of the site or sites

Northing

673333

Easting

324152

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)

Review 27/1 west maitland street. This property has been operating long before the control area was designated. Also, the refusal conditions don't align to the realities and ground fundamentals of the property and area. Please read supporting document attached for full details

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please read supporting document attached for full review details

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)

Attached - supporting document for review

Application Details

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

23/03878/FUL

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

20/09/2023

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

03/11/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

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

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

Yes No

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

Yes No

Checklist – Application for Notice of Review

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

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

Yes No

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

Yes No

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

Yes No N/A

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

Yes No

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

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

Yes No

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

Declare – Notice of Review

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

Declaration Name: Mr john loudon

Declaration Date: 18/12/2023

Ref: John Loudon
27 1f1 west maitland street, eh12 5DX 23/03878/FULSTL

I'm writing to ask for an appeal and/ or a review into the refusal decision on the property referenced above. I'm happy to have a face to face meeting to discuss further, if needed? This property has been operating long before the control area was introduced. The refusal doesn't take this into consideration. Also, The refusal conditions don't align to the realities and ground fundamentals of this property case. By denying the short term let's to continue here, there will be little to no impact of bringing a home back into residential use

A quote from a legal hearing, in reference to short term let's

"We have to strike the right balance between promoting our visitor economy while looking after our residents who live here all year round and, having just announced a housing emergency, it's more important than ever that we find ways of bringing homes back into residential use."

1 - the use of this dwelling as a short term let will result in an adverse impact on local amenity and the loss of a residential property has not been justified.

"Loss of a residential property"

Before operating as a short let. This property has always had students living here, since my existence. Usually for an academic year, meaning it would simply sit empty for the summer until September when the students would return. It has had an hmo in place since records began and has always operated this way. If unable to operate as a short let. It will return to academic, yearly student rentals, like it was before. Therefore, there will be no difference to local residency

In the past, Families have never been interested. They were put off by the fact that students occupy the rest of the building and were rightly concerned about potential noise issues. Not to mention the noise and dangers from traffic on the street.

Working professionals were quick to move out to find a smaller, more residential property, in a quieter location. Having to share with 5 other random people. Having a constant disruption with other flat mates moving in/ out all the time. Because of this, the turn over rate was high and not effective in contributing to long term housing solutions.

2 - Policy hou 7 "Material detrimental effect on the living conditions and amenity of nearby residents"

27 west maitland street comprises of only 3 flats, including 1f1. It is located on one of Edinburgh's busiest roads. There are 2 bus stops directly outside. The tram runs past the road and there's a constant noise from commuters/ travellers from Haymarket train station. There is a pub next door and multiple commercial buildings on the road. The other 2 flats in the block are also HMO properties and are either used for short lets or for student accommodation. The direct neighbour's to the left and right are also hmo/ students. With that in mind, there will be no material impact on local residents for living conditions and amenity

Please also understand that this is a small local family business behind the scenes here. This is my lively hood. Born in Edinburgh. I've been working tirelessly for my adult life to gain the experience with student/ short term rentals, learning from the bottom and giving it my all to meet professional, demanding standards.

I don't accept stag/ hen parties. I never have done so. I have a strict no party policy set. This property has had an HMO in place from the very beginning (currently still in place) of the scheme and fully complies with licensing standards and conditions. With a short let license and hmo in place, I would be able to offer a mix of student rentals and seasonal short rentals. By refusing this there will be little to no local effect. a loss of tax, loss of income, loss of jobs and loss of an honest, hard working local family business. As mentioned before, the property has been operating short lets long before any planning requirements or designation of a control area. Making this decision unfair and illogical.

Please take time to consider these points against the conditions set by the refusal and thank you for reading

Kind regards

John Loudon