



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 100662628-001

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" value="Flat 1"/>
First Name: *	<input type="text" value="jeff"/>	Building Number:	<input type="text" value="11"/>
Last Name: *	<input type="text" value="thornton"/>	Address 1 (Street): *	<input type="text" value="Mayfield terrace"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="city of edinburgh"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="eh9 1ru"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

FLAT 9

Address 2:

36 GRINDLAY STREET

Address 3:

OLD TOWN

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH3 9AP

Please identify/describe the location of the site or sites

Northing

673287

Easting

324838

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)

Change of use to short term let (in retrospect). The property has been let out as a STL since May 2017.

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 see "Planning Review Statement" submitted

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)

Application as submitted, Planning Review Statement, Report of Handling, Decision Notice, Site Plan

Application Details

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

23/05207/FULSTL

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

27/09/2023

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

28/11/2023

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

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

Please select a further procedure *

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

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

To allow the members of the Local Review Body to see the application site and environs

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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Key required to enter building

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 jeff thornton

Declaration Date: 27/02/2024

LOCAL REVIEW APPEAL AGAINST REFUSAL OF PLANNING PERMISSION, 3/05207/FULSTL , FOR CHANGE OF USE FROM FLATTED DWELLINGHOUSE TO SHORT-TERM LETTING

AT

Flat 9, 36 Grindlay Street, Edinburgh EH3 9AP



Summary of Conclusions

This proposed change of use is for a flat within a mixed use tenement which shares a common entrance/stair, however, it is presented here that the benefits of it operating as a commercial short term let still outweigh the loss of a residential property, and there will be no adverse amenity issues.

There should be no cause to come to the conclusion that the use would be detrimental to neighbouring residential properties. There should be no greater disturbance from a well-run STL than from a typical two-bedroom flat in this location.

The building that the property is situated in is not a quiet residential quiet residential building at present, but a lively mixed use building, containing a night club, a bar/diner and rehearsal studios/offices for a theatre as well as residential units.

The property has operated as a STL since 2017, many years prior to the changes in the STL legislation, and the applicant not aware of any complaints having been made during this 7 year period.

There are several points to be made clear: -

- All potential guests are carefully vetted to ensure they are suitable (more often than not they are families coming to enjoy our city centre attractions)**

- Absolutely no parties or party groups are permitted, and this is made clear in the advertising of the property and enforced via the vetting process.
- There is no rear garden in the property.
- The property does not enjoy its own car-parking space although secure public parking is available nearby on Grindlay Street Court, Castle Terrace and Semple Street. The applicant notes however that most guests arrive on public transport with Waverley and Haymarket

Edinburgh needs short term let properties, and in particular it needs to be able to provide high-quality family type self-catering properties that afford the occupants a "home from home" whilst on holiday, particularly those travelling as a family with perhaps children. The property is a high quality property that is very central to the city centre providing visiting families the chance to enjoy the city centre without having to grapple with the issues of getting public transport with children etc and from the city centre on a daily basis,

The central location is one of the property's key attractions, and the applicants have created an online guest book/house manual for the property detailing local shops, restaurants and services to assist the many visitors who pick this type of accommodation as a way to discover the city and enjoy the many local facilities available. It is highly likely that the visitors spend considerably more money in local cafes, restaurants, bars, cinemas, theatres, visitors' attractions etc than locals due to having more free time and more disposable income during their vacation period when compared with long term residents.

It is therefore hoped that the Local Review Body will reconsider this decision and grant planning permission.

There now follows the assessment that has led to the above conclusion.

The Site

The subject of this planning application is a modest top floor (third floor) self-contained 2-bedroom apartment set over a single floor and is situated on a street in the City Centre district of Edinburgh, a few yards walk from Lothian Road. The property is situated in the City Centre Council Ward. It has operated as a short-term let for visitor accommodation since May 2017.

The Decision

The reasons for the refusal are:

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 on local amenity and the loss of a residential property has not been justified"***

This report of handling summary states: -

“The change of use of this property to a Short Term Let (STL) will result in a loss of the residential accommodation and a negative impact to neighbouring amenity. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of visitor accommodation in this case it does not outweigh the loss of residential accommodation or the impact to neighbouring amenity. The proposal does not comply with Development Plan policy NPF4 policy 30(e) and LDP plan policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable”.

The Appeal Review Response:

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”***

The building that plays host to 36/9 Grindlay Street, also houses the Rehearsal Studio and Office of the Royal Lyceum Theatre (1st Floor), a bar/diner (Bucks Bar) below at street level and a late bar/nightclub (Bar 4042) also at street level. Bucks Bar has storage facilities that can only be accessed from the common stair of the building and these can be accessed at any time during and before/after their opening hours.

The is no rear garden in the property and the property does not enjoy its own car-parking space.

Within the adjacent blocks at ground floor, there are numerous commercial/hospitality businesses (Cuckoo’s Bakery, Gloss House Hair Salon, China Red Buffet Restaurant, Bucks Bar bar/diner, 4042 Nightclub & bar, Spirit of Thai Restaurant, Nando’s Restaurant). Additionally, there are no residential neighbours directly across the road, with the north side of Grindlay Street dominated by Royal Lyceum Theatre and Usher Hall.



A view of the property and adjacent premises



External Seating area directly below the Flat 9, 36 Grindlay Street



The Royal Lyceum Theatre directly opposite the building entrance

This high concentration of hospitality/commercial properties (the majority of which operate late into the evenings) mean that the street and the building are vibrant, often noisy places at night due to their clientele arriving/leaving in taxis/cars, and standing/gathering/smoking outside the premises as well as crowds leaving the theatres opposite.

Prior to the property being used as a STL (in 2017) the applicant let the property as a long term let. This however proved problematic with a high turnover of tenants, usually leaving as soon as the tenancy agreements allowed, usually raising issues of street noise meaning that they were often unable to get a decent nights sleep because of this noise (despite all windows of the property being fully double glazed). This is particularly an issue for long term

residents, with who it is unacceptable situation if they need to go to work or place of study the next morning.

Whilst this noise/disturbance proves very difficult for long term tenants to live with, guests staying only for a handful of days are more willing to accept this as a trade off for being in such a central location for the few days they are visiting the city. Despite the potential for night time street noise being highlighted in the property advertisements, the applicant regularly receives adverse comments from guests regarding this noise.

In view of the busy nature of the block and the immediate area (as noted above) the movements/activities of SLT guests would have negligible impact on the living conditions and amenities of local residents and this is unlikely to add to the substantial frequency of movement and likely disturbance for neighbours and would be no more than full-time tenants occupying the flat. Generally, guests will vacate the premises for sight-seeing etc during the day and return later in the day before exiting again to patronise one of the local cafes/restaurants. This frequency is not dissimilar to that of long term residents who will generally leave the premises during the working day before returning and then often existing later in the evening for social, sport and leisure type activities. The cleaning/linen changing between lets occur during the times of 10am and 3pm and would not create disturbance.

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 on local amenity and the loss of a residential property has not been justified”*

As noted above, the applicant previously let the property as a long term let. This however proved problematic with a high turnover of tenants, usually leaving as soon as the tenancy agreements allowed, often raising issues of street noise meaning that they were often unable to get a decent nights sleep because of this noise (despite all windows of the property being fully double glazed). This is particularly an issue for long term residents, with whom it is an unacceptable situation if they need to go to work or place of study the next morning.

Whilst this noise/disturbance proves very difficult for long term tenants to live with, guests staying only for a handful of days are more willing to accept this as a trade off for being in such a central location for the few days they are visiting the city. Despite the potential for night time street noise being highlighted in the property advertisements, the applicant regularly receives adverse comments from guests regarding this noise.

It is therefore reasonable to suggest that this property is not a ideally suited for long term letting but better suited for STL.

NPF4 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. This site is very accessible being extremely well situated for public transport connections, local services and facilities, being within the historic heart of Edinburgh, ideal for tourists who will bring revenue to the local economy. It is in a very sustainable location.

The City relies on a supply of good quality self-catering family accommodation. Not all families want to, or can afford to, stay in a hotel, and prefer the freedom to remain in family type accommodation. We need to maintain this element of choice. This property is very well located for local amenities, public transport, being located in the very heart of the City Centre of Edinburgh and all of the associated tourist attractions. It is therefore argued that the loss of the problematic residential unit is not an appropriate reason for refusal on its own, and that the benefits of the STL use outweigh the loss of a residential unit. The change of use can therefore be justified

36/9 Grindlay Street, Edinburgh – Planning Application Accompanying Notes



Change of use: Residential to short-term let visitor accommodation (sui generis):

1.1.2. The proposed visitor accommodation is considered a sui generis use. The residential use of the flat is also sui generis. The recent Town and Country Planning (Short-term Let Control Areas) (Scotland) Regulations 2021 confirm that in short term let control areas, planning permission will be required for such a change. Given all of Edinburgh is now incorporated within such an area, the current application is being made to formalise this change and secure the benefit of planning permission.

1.1.3. The Planning Committee meeting of 23 February 2022 which approved the extent of Edinburgh's short-term let control area considered a Committee report and accompanying Statement of Reasons background report which both stressed that the formalisation of the Short-term let control area did not amount to a 'blanket ban' on short term lets and that each application for change of use would be dealt with on its own merits. The papers were clear that the key assessment criteria would be assessing whether such proposals would have a 'materially detrimental effect on the living conditions of nearby residents. The subject property at 36/9 Grindlay Street is considered to meet this assessment test as noted below.

1.1.4. The change of use proposed under this application will result in no physical changes to the interior or exterior of this building necessitating planning permission or listed building consent.

1.1.5. The purpose of these notes is firstly to set out the context for this planning application by describing the property, its history and setting, and then looking at how the property is currently managed as visitor accommodation.

1.1.6 The applicant believes proposed change of use of this property will provide it with a sustainable function going forward that can contribute to Edinburgh's important tourist

economy and reputation as a business destination. Such a change is considered appropriate today both to the character of the building and the character of the neighbouring area.

2. Property Description, Surroundings and likely impact of the Change of Use

2.1.1. The subject of this planning application is a modest top floor (third floor) self-contained 2-bedroom apartment set over a single floor and is situated on a street in the City Centre district of Edinburgh, a few yards walk from Lothian Road. The property is situated in the City Centre Council Ward. It has operated as a short-term let for visitor accommodation since May 2017.

2.1.2 There is no external amenity area associated with the property.

2.1.3. At street level adjacent to the property to the west is a night club (4042 Night club and Bar) and to the east is a bar/diner (Buck's Bar). To the rear is an NCP public car park.

2.1.4 In the building that plays host to 36/9 Grindlay Street, an Airbnb short term let apartment occupies the 2nd floor space directly below and below this on 1st floor is the Rehearsal Studio and office of the Royal Lyceum Theatre (access via separate street level main door), with a bar/diner (Bucks Bar) below at street level meaning that all property on the front eastern side of the block are commercial in nature

2.1.5. Within the adjacent blocks at ground floor premises are commercial (Cuckoo's Bakery, Gloss House Hair Salon, Royal Lyceum Theatre Rehearsal and Practice Rooms, China Red Buffet Restaurant, Bucks Bar bar/diner, 4042 Nightclub & bar, Spirit of Thai Restaurant, Nando's Restaurant). Additionally, there are no residential neighbours directly across the road, with the north side of Grindlay Street dominated by Royal Lyceum Theatre and Usher Hall; (making the property very popular among theatre/concert goers) and The Lyceum "Stage Right" bar/restaurant.

2.1.6. Commercial development in the form of custom-built office buildings comprise the dominant use on Castle Terrace in the next street to the north with the NCP car park on Castle Terrace playing host to a weekly farmers market. Across Lothian Road from the junction with Grindlay Street is Festival Square, the Sheraton Hotel and bars and restaurants on the north side of the square. It is understood that there are several other properties operated as short-term let visitor accommodation elsewhere on Grindlay Street.

2.1.7. The wider area surrounding the property has a distinctive character that has largely been informed by the presence of Lothian Road, one of the key arterial routes leading south from the city centre, with much of the space to the west of Lothian Road to provide important commercial office space for the city today. It is considered that these influences have been important in establishing the area immediately around the property as a key entertainment district for the city with numerous theatres, exhibition spaces, cinemas, restaurants, cafes, bars and saunas in evidence.

2.1.8. The property does not enjoy its own car-parking space although secure public parking is available nearby on Grindlay Street Court, Castle Terrace and Semple Street. The applicant notes however that most guests arrive on public transport with Waverley and Haymarket

Stations, as well as Edinburgh's bus station all less than 1 mile from the property. The nearest tram stop to the property is less than half a mile away, offering simple, direct access to Edinburgh airport. In addition, Lothian Road is one of the key bus routes in the city offering bus-stops for local, regional, and national services only yards from the front door of the property.

2.1.9. As noted above, the character of the immediate district is as a dynamic, mixed-use area, recognised in the Adopted Local Development Plan 2016 as forming part of the capital's city centre. A short distance to the south, the junction of Lothian Road and Bread Street marks the beginning of the Tollcross area recognised as a 'Town Centre' in the Adopted Local Development Plan, characterised by "traditional shop units under tenements located on main roads with good bus services". The property is approximately 150 metres from the start of this area where further shops and services can be found. Accordingly, this property can perhaps best be considered as being sited within the city centre on the edge of an area with a defined city centre function.

2.1.10. Exact details are unavailable for the exact breakdown of local spend by those staying at the property. However its central location is one of the property's key attractions, and the applicants have created an online guest book/house manual for the property detailing local shops, restaurants and services to assist the many visitors who pick this type of accommodation as a way to discover the city and enjoy the many local facilities available. It is highly likely that the visitors spend considerably more money in local cafes, restaurants, bars, cinemas, theatres, visitors' attractions etc than locals due to having more free time and more disposable income during their vacation period when compared with long term residents.

2.1.11 The aforementioned street level bar/diner to the east (Buck's Bar) has a storage facility that only has access through the common staircase. This results in the bar's staff members accessing this storage facility to retrieve stock during the opening hours of the bar. These operations already create a certain degree of noise/disturbance within the staircase, and it is likely that the continued use of 36/9 Grindlay Street as a short term let is unlikely to add to the frequency of movement and likely disturbance for neighbours and would be no more than from full-time tenants occupying the flat. Generally, guests will vacate the premises for sight-seeing etc during the day and return later in the day before exiting again to patronise one of the local cafes/restaurants. This frequency is not dissimilar to that of long term residents who will generally leave the premises during the working day before returning and then often existing later in the evening for social, sport and leisure type activities.

2.1.12 The operations of a number of the catering/bar facilities within the adjacent blocks result in customers smoking on the pavement outside their doors. In particular this is the case from the two establishments within the same block as 36/9 Grindlay Street: 4042 Bar/Nightclub has a dedicated smoking area directly on the pavement adjacent to 36 Grindlay Street and Bucks Bar bar/diner which has an external seating and dining area on the pavement directly below 36/9/ Grindlay Street. The late-night opening hours of these businesses result in significant street noise from their clientele arriving/leaving in taxis/cars,

and standing/gathering/smoking outside the premises. Indeed, the disturbances from 4042 Nightclub/bar have been the subject to numerous complaints from residents of the block to the CEC Environmental Officer on numerous occasions in the past years.



(A view of the premises and neighbouring premises)



(External Seating area adjacent to premises)



(Example of smoking area outside premises)

Additionally, significant crowds enter/exit from the theatres on the opposite side of the street (Royal Lyceum Theatre and Usher Hall.)

All of these items result in significant noise levels outside the block.



(A view from the front door of the premises)

It is likely that with the continued use of 36/9 Grindlay Street as a short term let is unlikely to add to the substantial frequency of movement and likely disturbance for neighbours and would be no more than full-time tenants occupying the flat. Generally, as noted above, guests will vacate the premises for sight-seeing etc during the day and return later in the day before exiting again to patronise one of the local cafes/restaurants. This frequency is not dissimilar to that of long term residents who will generally leave the premises during the working day before returning and then often existing later in the evening for social, sport and leisure type activities.

3. Ongoing Management of the Property

3.1. Ongoing management measures

3.1.2. The modestly sized property has 2 bedrooms meaning in practice that guest numbers are limited to 4 people. There is a sofas bed situated in the living rooms which allows family groups to include a 5th person, usually a child. The restricted numbers ensure that the practical functioning of the property is very similar to that of a conventional residential dwelling. The slightly more flexible internal space however does allow family groups to enjoy the property together in a manner that is difficult to find in conventional hotels.

3.1.3. The applicant is a superhost on the Airbnb platform and has an overall rating of 4.64 based on 216 reviews. On the booking.com platform the property has a rating of 8.1 based on 45 reviews. Typical length of stay at 36/9 Grindlay Street is 3 nights.

3.1.4. The applicant takes potential impacts on neighbouring residential properties very seriously and sets great store in maintaining good relations with the immediate neighbours. In over 6 years of operation as a short term let, not a single complaint has been registered from any of the neighbouring residential properties.

3.1.5. In practice, the applicant considers that the marketing, pricing and décor of the property may in part explain why there have never been any issue with undesirable guests. The predominant demographic of guests is either couples attending nearby cultural venues (Royal Lyceum, Usher Hall, Traverse Theatre), or families with children, who appreciate the pricing and flexibility of the property versus hotel family rooms.

3.1.6. Guest feedback clearly indicates that while couples are attracted by the hotel-suite like facilities, the improved pricing and the degree of privacy afforded by the property is not available in nearby hotels.

Family groups meanwhile are most appreciative of the pricing of the property versus hotels, in the context of being a relative dearth of affordable family rooms in hotels across the city. For this group the ability to prepare healthier children's meals at more flexible times of day is also greatly appreciated and ensures that they are not reliant on hotel room service to deliver such essential functions.

3.1.7. The practical matter of servicing the property is undertaken by a well-recognised local cleaning and servicing company. The changeover routine for the property means that servicing is always restricted to the hours of 10am to 3pm, while all cleaning equipment is stored within the property. The delivery and collection of linens and towels (which are all cleaned and dried off-site), take place in the visit by the cleaning staff. In this way, 'user conflict' between those servicing the flat and the occupiers of any neighbouring properties can be minimised.

3.1.8. These measures have meant that in over 6 years of operation, there have been no complaints to the City of Edinburgh Council requiring any enforcement activity since the property has operated as short-term let visitor accommodation. Similarly, there have been

no callouts from Police Scotland in relation to this property since May 2017 when it began to be operated as a short-term let.

4. Planning Policy and the Change of Use Impact on Neighbours and Local Environment

4.1. While the property has been operated as a permanent short-term let since 2017, at the time of writing its planning status is as a residential property.

4.2. Edinburgh Local Development Plan (LDP)

4.2.1. The policy in the Adopted LDP which is considered most relevant to this application at this time is policy HOU7 'Inappropriate uses in residential areas'. This notes:

“developments, including changes of use, which would have a materially detrimental effect on the living conditions of nearby residents, will not be permitted”

4.2.2. The policy explains that its intention is to “preclude the introduction or intensification of non-residential uses incompatible with predominantly residential areas and secondly, to prevent any further deterioration in living conditions in more mixed-use areas which nevertheless have important residential functions.

4.2.3. As noted in section 2 above, the area immediately surrounding the property at 36/9 Grindlay Street is considered as performing a mixed-use function, and many businesses evident in the local neighbourhood encourage relatively high-footfall uses such as Class 1 retail, Class 3 food and drink, Class 4 Business, Class 7 Hotels and Hostels, Class 10 Non-residential Institutions, Class 11 Assembly and Leisure, and sui generis uses such as public houses and hot food takeaways. Given this context, it is considered that the area can be characterised under the second categorisation as a more mixed-use area which nevertheless retains residential functions.

4.3. Council Guidance

4.3.1. City of Edinburgh Council's Guidance note “Guidance for Businesses” notes the following in terms of short-term commercial visitor accommodation: “The change of use from a residential property to short term commercial visitor accommodation may require planning permission. In deciding whether this is the case, regard will be had 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.

4.3.2. The same section then goes on to examine amenity in greater detail than LDP policy HOU7 as an issue that will need to be considered for such applications. It states:

“proposals for a change of use will be assessed in terms of their likely impact on neighbouring residential properties. Factors which will be considered include background noise in the area and proximity to nearby residents...In the case of short stay commercial leisure apartments, the Council will not **normally** grant planning permission in respect of flatted properties where the potential adverse impact on residential amenity is greatest”.

This statement does not call for a blanket ban and the applicant believes that by the good practice management of the STL business as noted in Section 3 above, and the absence of any noticeable adverse impact as noted in Section 2 above shows there is no noticeable impact on residential amenity.

4.3.3. A further statement specifically on flatted properties is made on page 7 of the document where it notes:

“Change of use in flatted properties will **generally** only be acceptable where there is a private access from the street” –

The statement does NOT preclude ALL flatted properties sharing a stair and the applicant believes that 36/9 Grindlay Street is one such property that should be approved given the very busy nature of street outside (as noted in item 2.1.12 above) and the stair from it’s use by the neighbouring bar/diner (as noted in item 2.1.11 above) and given the negligible increase in noise from use of 36/9 Grindlay Street as a STL as noted above and as shown by the absence of a single complaint to either CEC or Police Scotland in over 6 years of operation as a SLT business.

4.3.4. For the reasons already noted in relation to policy HOU7, it is not considered that there are any potential adverse impacts on residential amenity that would warrant an overall assessment that such a use was unacceptable.

4.4. National Planning Policy

4.4.1. Several National Planning Policy documents note and recognise the importance of tourism to the Scottish economy.

NPF3 represents a spatial expression of the Scottish Government’s aspirations for sustainable economic growth in Scotland over the next 20-30 years. It sets out at the national level, the Scottish Government’s strategy for the country’s development, in terms of how we are to develop our environment and includes development proposals identified as schemes of national importance. Whilst it is not prescriptive, NPF3 will form a material consideration when determining applications and, as such, will be a consideration in determining the application for any proposed development.

Of particular relevance to this proposal therefore is paragraph 1.7 of the document which recognises tourism as one of Scotland’s key economic sectors, as well as page 12 of the document which states that “Edinburgh is one of Europe’s most important centres for financial services and tourism, and the world’s foremost festival city”. Further, page 13 of the

document goes on to note that “Within Edinburgh, the city centre, the waterfront, West Edinburgh and South-East Edinburgh will be a focus for growth. The city centre is the civic, cultural, tourism and commercial hub, with its world-renowned built heritage as a key asset”. Finally, in the section ‘Further key actions’, the document notes that “Planning authorities will support VisitScotland’s Tourism Development Framework in their development plans”.

Scottish Planning Policy (SPP) recognises tourism as one of the “key sectors for Scotland with particular opportunities for growth”.

Whilst 36/9 Grindlay Street is a small self-contained unit, it helps to fill a gap in the tourism accommodation market that is left by the traditional hotels, guest houses hostels etc. The property helps allow for couples and families to access affordable city centre self contained facilities that they otherwise would not. If such facilities were not available a proportion of these visitors to the city may not come, resulting in an adverse economical effect on the city and Scotland.

Conclusion

The regulatory context for STL in Scotland has recently changed and policy makers look to see the sector become better regulated. This is a move that is supported by the applicant who has successfully run short-term letting from this property since May 2017.

The recent changes to the short-term let licensing regime confirm that planning permission for change of use is a necessary pre-condition to securing a licence. The City of Edinburgh Council’s adopted LDP policy HOU7 and its supporting Guidance, means that few of the city’s currently operating short-term let properties appear likely to be able to secure planning permission, and therefore a licence. However that the City of Edinburgh Council has also stressed that this does not amount to a blanket ban, and proposals for change of use for properties that meet important qualifying criteria should be supported.

If approved, 36/9 Grindlay Street and other approved STL properties have an important future contribution to make to the city’s tourism industry. Such properties if located in appropriate locations and settings and managed according to best practice, can play an important role in diversifying the visitor accommodation offer across the city. These can continue to complement Hotels, Hostels, Guest Houses and Bed and Breakfasts, and offer a different type of ‘authentic’ accommodation for visitors, or for whom conventional accommodation is not appropriate. It is the applicant’s contention that the property at 36/9 Grindlay Street is one such property that can make a valuable contribution in this way. This is a relatively small and self-contained property in an area that is home to a dynamic mixture of uses including retail, commercial, and residential, where occasional uses such as this can be successfully assimilated into the urban environment with minimal adverse impact on other uses.

Should this application be approved, it is considered that there will be no adverse or unreasonable impact on the amenity of existing residential neighbouring properties, or

indeed on the overall vibrancy of the area. Throughout the 6+ years that the applicant has let a short-term let business at 36/9 Grindlay Street it has successfully operated it has shown itself as being capable of assimilating with its surrounding uses with no deterioration of living conditions for any neighbours. In contrast to any likely adverse impact, it is considered that if this application is approved, 36/9 Grindlay Street will continue to be a valuable asset to the local area and the city's wider tourism landscape, especially in the context of a far smaller quantum of short-term letting accommodation being available elsewhere in the city in the coming years.

Taking all of the foregoing into account, it is hoped that Officers will be able to support this application.

Mr Jeff Thornton.
Flat 1 11 Mayfield Terrace
Edinburgh
EH9 1RU

Decision date: 28 November 2023

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

Change of use to short term let (in retrospect). The property has been let out as a STL since May 2017.

At Flat 9 36 Grindlay Street Edinburgh EH3 9AP

Application No: 23/05207/FULSTL

DECISION NOTICE

With reference to your application for Planning Permission STL registered on 28 September 2023, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this dwelling as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal is contrary to National Planning Framework Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling as a short term let will result in an adverse impact on local amenity and the loss of a residential property has not been justified.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01, 02, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The 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 result in a loss of the residential accommodation and a negative impact to neighbouring amenity. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of visitor accommodation in this case it does not outweigh the loss of residential accommodation or the impact to neighbouring amenity. The proposal does not comply with Development Plan policy NPF4 policy 30(e) and LDP plan 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 James Armstrong directly at james.armstrong@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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Report of Handling

**Application for Planning Permission STL
Flat 9 36 Grindlay Street, Edinburgh, EH3 9AP**

Proposal: Change of use to short term let (in retrospect). The property has been let out as a STL since May 2017.

**Item – Local Delegated Decision
Application Number – 23/05207/FULSTL
Ward – B11 - City Centre**

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 result in a loss of the residential accommodation and a negative impact to neighbouring amenity. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of visitor accommodation in this case it does not outweigh the loss of residential accommodation or the impact to neighbouring amenity. The proposal does not comply with Development Plan policy NPF4 policy 30(e) and LDP plan 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 two bedroom flat located on the southern side of Grindlay Street. The property shares its access to the street via a communal stairwell.

Grindlay Street is of mixed character featuring a number of commercial units as well as residential properties. Of particular relevance to the application is the Usher Hall, and the Rehearsal Studio and office of the Royal Lyceum Theatre located in close proximity to the application site, as well as two late night entertainment venues located on the

ground floor of the block of flats that the application property is located within. Public Transport links are highly accessible from the site.

The application property forms part of a category C listed building 32-42 (even nos) Grindlay Street, LB47881, 29/03/2001.

The application property is in the West End Conservation Area and Edinburgh's World Heritage Site.

Description Of The Proposal

The application is for the retrospective change of use of the property from a flatted dwelling to short term let (sui generis) (STL). No internal or external physical changes are proposed.

Supplementary Information

Supporting Statement

Relevant Site History

No relevant site history.

Other Relevant Site History

No other relevant site history was identified.

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 28 November 2023

Date of Advertisement: 3 November 2023

Date of Site Notice: 3 November 2023

Number of Contributors: 2

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 West End Conservation Area Character Appraisal emphasises that the area is characterised by mixed, residential commercial buildings. The central section of the conservation area is a major modern financial area consisting of modern offices. The Georgian and Victorian tenements within the area are mainly 4-6 storeys, and constructed of stone with pitched, slated roofs.

As stated previously, there are no external changes proposed. The change of use will not impact on the character or appearance of the conservation area.

Conclusion in relation to the conservation area

The proposals comply with 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 NPF4 and LDP 2016 policies to be considered are:

- NPF4 Sustainable Places Tackling the climate and nature crises Policy 1.
- NPF4 Productive Places Tourism Policy 30.
- NPF4 Historic Assets and Places Policy 7.
- Local Development Plan Housing Policy, Hou 7.
- Local Development Plan Transport Policies, Tra 2 and Tra 3

The non-statutory Listed Building and Conservation Area Guidance is a material consideration when considering NPF 4 Policy 7.

The non-statutory Guidance for Business (April 2023) is a material consideration that is relevant when considering LDP Policy Hou 7 and the Edinburgh Design Guidance is a material consideration when considering LDP Policies Tra 2 and Tra 3.

Listed Buildings, Conservation Area and Edinburgh World Heritage Site

The impact on the setting of the listed building and on the setting of neighbouring listed buildings has been assessed in section a) above which concluded that this would be preserved.

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 proposed change of use does not involve operational development resulting in physical changes to the property. The proposals will have a negligible impact on the global climate and nature crisis.

NPF 4 Policy 30 seeks to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland. Criterion 30 (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 use of this property as an STL would introduce an increased frequency of movement to the property through the shared stair, enabling 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.

Whilst the amenity impact of the proposed STL use to neighbouring residents living outside of the shared stair is sufficiently mitigated by the mix of uses and high ambient noise level in the surrounding area, the proposed use would have an unacceptable impact on residents that are living in the stair. The noise generated by the proposed use would be significantly different from the ambient background noise that neighbouring residents living within the building might reasonably expect, and consequently will have a significantly detrimental effect on their living conditions and amenity. There could also be a negative impact on community cohesion and residents' safety.

It is noted that the amenity impacts of the proposed use to residents to the stair is to an extent mitigated by the use of the ground floor of the stair by the bar at 32-34 Grindlay Street for storage and access to refuse and recycling facilities, however the ground floor is significantly separated from the residential units above in a way that the proposed STL use would not be. There could also be a negative impact on community cohesion and residents' 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.

On balance, 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, which is referred to by the applicant in their supporting statement, asserting that guests are likely to spend more money in local businesses than a full time resident would.

The current lawful use of the property is for residential accommodation. Consequently, the use of the property as an STL would result the loss of this residential accommodation, which given the recognised need and demand for housing in Edinburgh it 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).

Parking Standards

No parking is associated with the property. This is acceptable as there are no parking requirements for STLs.

The proposals comply with LDP Policies Tra 2 and Tra 3.

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

The following material planning considerations have been identified:

Emerging policy context

City Plan 2030 represents the settled will of the Council, and it has been submitted to Scottish Ministers for examination. As such, limited weight can be attached to it as a material consideration in the determination of this application.

Independent economic impact assessment

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

The Economic Report shows that there are positive economic impacts from the use of properties for both residential use and short-term let use. The Report found that in general the gross value added (GVA) effects are greater for residential uses than short-term lets across all property types and all areas. However, given it is considering generalities rather than the specifics of this individual case, only limited weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

Three objections were received. A summary is provided below:

material considerations in objection

Negative impact to the area's sense of place, character and the local community. Assessed in section b) and c).

The proposal results in the loss of residential accommodation. Assessed in section c).

non-material considerations

The proposed use would not pay council tax.

Conclusion in relation to identified material considerations

The 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 Short Term Let will result in a loss of the residential accommodation and a negative impact to neighbouring amenity. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of visitor accommodation in this case it does not outweigh the loss of residential accommodation or the impact to neighbouring amenity. The proposal does not comply with Development Plan policy NPF4 policy 30(e) and LDP plan 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 term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal is contrary to National Planning Framework Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling as a short term let will result in an adverse impact on local amenity and the loss of a residential property has not been justified.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 28 September 2023

Drawing Numbers/Scheme

01, 02

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: James Armstrong, Planning Officer
E-mail: james.armstrong@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: James Armstrong

Date: 27 November 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): Paul Devaney

Date: 28 November 2023

36/9, Grindlay Street, Edinburgh, EH3 9AP

