

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 100646883-002

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

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Yida"/>	Building Name:	<input type="text" value="Belhaven Terrace"/>
Last Name: *	<input type="text" value="Zhou"/>	Building Number:	<input type="text" value="14"/>
Telephone Number: *	<input type="text" value="07456605650"/>	Address 1 (Street): *	<input type="text" value="Flat 3"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="14 Belhaven Terrace"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="G12 0TG"/>
Email Address: *	<input type="text" value="yida.zhou@hotmail.com"/>		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Ms	
Shengyu	
Qian	
	Edinburgh
	Scotland

Site Address Details

City of Edinburgh Council	
4 WINDMILL PLACE	
NEWINGTON	
EDINBURGH	
EH8 9XQ	
672997	326072

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 of a terraced house from Residential to Short Term Let.

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 refer to submitted cover letter.

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)

Cover letter which includes supporting statement and evidence/materials etc.

Application Details

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

23/05755/FULSTL

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

09/11/2023

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

19/06/2024

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 Yida Zhou

Declaration Date: 18/09/2024

Shengyu Qian

4 Windmill Place, Edinburgh, EH8 9XQ



Planning Department
Edinburgh City Council
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

Dear Sir/Madam,

Application No: 23/05755/FULSTL - Request for Review of Refusal Decision

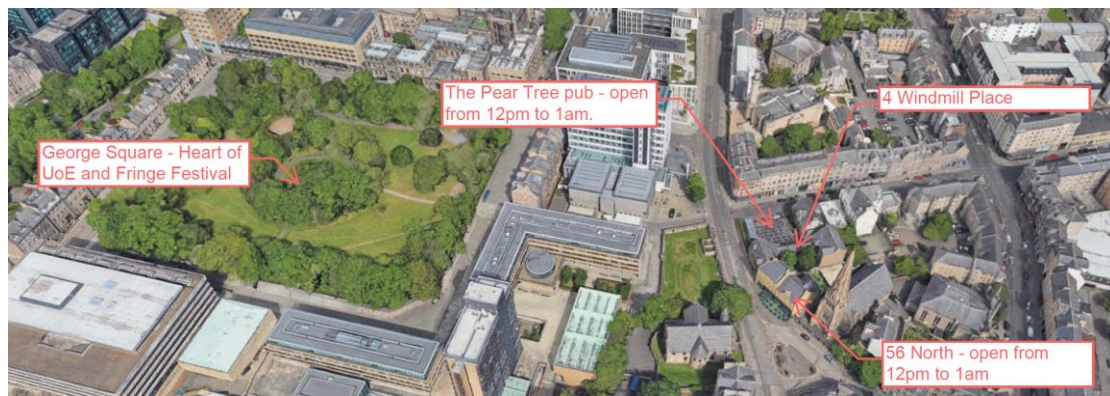
I am writing to formally request a review of the refusal decision regarding my planning application, reference number 23/05755/FULSTL. I have thoroughly reviewed the Decision Notice and would like to present further evidence and arguments to address and counter the reasons for refusal provided by the Council.

****Refusal Reason 1: Impact on Living Conditions and Amenity of Nearby Residents****

The first reason for refusal indicates that the use of the property as a short-term let (STL) will have a materially detrimental effect on the living conditions and amenity of nearby residents. I respectfully disagree with this assessment for several reasons.

Context and Location of the Property

The property, a terraced house with private access on the ground floor, is situated within the Windmill Place residential development next to Chapel Street, which is sandwiched between two pubs, which operate until late at night and attract a high level of visitors and tourists, especially during the summer months (May to September). It is located adjacent to George Square, the heart of the University of Edinburgh and a central hub during the Edinburgh Fringe Festival. Given this context, the area is inherently vibrant and bustling, particularly during the peak tourism season.



Operational History and Lack of Complaints

The STL has been in operation for the past seven years, exclusively from late May to early September, aligning with Edinburgh's summer tourism season. Throughout this period, we have not received a single complaint from neighbours regarding noise or disturbance caused by our guests. This operational history underscores our commitment to maintaining a harmonious relationship with the surrounding community.

Suitability for Short-Term Letting

The property's proximity to two noisy pubs and the high footfall during the summer months render it less suitable for long-term residential use during this

period. In the past, long-term residents have reported that the noise levels during the summer months were intolerable, impacting their ability to work and live comfortably. Conversely, tourists and short-term visitors generally have a higher tolerance for such an environment, understanding it as a temporary aspect of their stay. Furthermore, most of our guests are international visitors attending the Fringe Festival, who spend the majority of their time exploring the city rather than staying indoors.

Guest Verification and Conduct

We employ a rigorous guest verification and review system through Airbnb, ensuring that we only accept guests with good reviews and a proven track record of responsible behavior. This system has been effective in maintaining a high standard of guest conduct, further mitigating any potential impact on the local amenity. The property's central location also means that most of the attractions are within walking distance, which helped supporting a greener way of travel and contributed to meeting the net zero target.

****Refusal Reason 2: Impact on Local Amenity and Loss of Residential Property****

The second reason for refusal suggests that the STL will result in an unacceptable impact on local amenity and the loss of a residential property. I contest this assertion for the following reasons:

Positive Contribution to Residential Accommodation

Over the past seven years, we have consistently rented the property to individuals associated with the University of Edinburgh, such as students, during the academic year (September to May). This practice has ensured that the property remains in use as a residential accommodation for the majority of the year, as we understand students' struggle of renting private properties in the city as most private landlords do not consider students as their preferred tenants. We have also provided an example of a tenant who ended their tenancy in late May, illustrating the typical pattern of occupancy.

Balancing Residential and Short-Term Let Demands

By offering the property as a short-term let during the summer months, we contribute to meeting the high demand for tourist accommodation in Edinburgh, particularly during the Fringe Festival when the city experiences a significant influx of visitors. This dual-use approach not only supports the local tourism economy but also ensures that the property remains a valuable part of the residential housing stock for the rest of the year.

Conclusion

In light of the above points, I respectfully request that the Council reconsiders its refusal decision. The evidence provided demonstrates that the use of the property as a short-term let does not detrimentally affect the living conditions and amenity of nearby residents and, in fact, positively contributes to both the residential and tourism accommodation needs of the city.

Please refer to the additional evidence submitted for further details. Should you require any further information or clarification, do not hesitate to contact me.

Yours faithfully,

Demi Shengyu Qian