

Development Management Sub Committee

Report returning to Committee - Wednesday 23 October 2019

**Application for Planning Permission 19/02722/FUL
At 221 Ferry Road, Edinburgh, EH6 4NN
Proposed change of use from Class 7 hotel to 19 bedroom
(maximum 30 person occupancy) house of multiple
occupation and associated internal and external alterations
(as amended).**

Item number

Report number

Wards

B12 - Leith Walk

Recommendations

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

Background information

This application was continued by the Development Management Sub-Committee on 11 September 2019 for a hearing. The site was visited by the Committee on 18 September 2019 and two additional issues were raised which are now considered below.

Main report

At the visit, the Committee asked about two issues - the concentration of Houses in Multiple Occupation (HMOs) in the ward and whether the property meets the HMO Scotland standards for the occupiers of the property.

HMOs in the Ward

In terms of HMOs, planning permission is only required for this change of use if there are more than five unrelated people living in the property. A HMO licence is required if there are three or more unrelated people living in the property but this is separate from the planning system and the planning use remains as residential if there are five or less unrelated people living in the property.

A search has been done for all applications for planning permission for HMO use in the current Leith Walk ward. Since the current ward was established in May 2017, there has only been one other planning application for HMO use. Between 2006 and 2017, there were three HMOs granted. The number of properties with planning permission for HMO use is therefore very small.

HMO Scotland Standards

The HMO licence is a separate regulatory regime from the planning permission and is not a material planning consideration.

In terms of the process of obtaining a HMO licence, the property must meet the required standards and also have a building warrant approval for any alteration works carried out. The building warrant approval will cover all technical elements such as lighting, ventilation, heating and fire safety. Once the property has a planning and building warrant approval and the work has been carried out then a HMO licence can be applied for. The HMO officer will then come out and inspect the property along with a fire safety officer and a public safety officer. If the property meets all their requirements then a HMO licence will be granted.

The HMO standards cover a number of factors including safe location, condition of the property and amenities that the property provides (including kitchen and sanitary facilities). The applicant has confirmed all these standards will be met.

Links

Policies and guidance for this application

LDPP, LHOU07, LHOU10, LEN04, LEN06, CRPVIC, LTRA02, LTRA03, NSG, NSBUS, NSLBCA,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=PSOGIOEWIG400>

Or Council Papers online

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Nancy Jamieson, Team Manager

E-mail:nancy.jamieson@edinburgh.gov.uk Tel:0131 529 3916