

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 100612370-001

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:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Simon	Building Number:	221
Last Name: *	Paget-Tomlinson	Address 1 (Street): *	Webstersland
Company/Organisation		Address 2:	
Telephone Number: *	[REDACTED]	Town/City: *	Edinburgh
Extension Number:		Country: *	Midlothian
Mobile Number:		Postcode: *	EH1 2RU
Fax Number:			
Email Address: *	[REDACTED]		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

221 WEBSTER'S LAND

Address 2:

TOLLCROSS

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH1 2RU

Please identify/describe the location of the site or sites

Northing

673269

Easting

325182

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)

I wish to continue using 221 Websters Land as a 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.

The refusal states that proposal will have a negative impact on the area, but the property has already operated as an STL without upset for almost 8 years. The only objection from a Websterland resident was to Air BnB flats in general, and was not case specific. If the wording of LDP Policy Hou7 is to be used as sole grounds for a refusal then no STL properties would be allowed in the city. When I agreed to the £600 application fee I was told it was a case by case assessment, not a set criteria.

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)

Please review original application and documentation and consider the fact that my STL has operated with great care and consideration to the local community for close to 8 years and in that time there have been no issues with my neighbours.

Application Details

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

22/04588/FUL

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

27/09/2022

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

22/12/2022

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

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)

The exterior of the apartment complex is gated so in order to access the site someone would need to open the gate.

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 Simon Paget-Tomlinson

Declaration Date: 09/01/2023

Proposal reference – 100597371-001

Dear Sir / Madam,

I am writing this covering letter to accompany my planning application for change of use from residential to short-term let at 221 Webster's Land, Edinburgh, EH1 2RU.

221 Webster's Land is a self contained 1 bedroom flat (approximately 35m2 in size) within a residential development that sits between West Port and King Stables Lane. Apart from cosmetic upgrades and a new heating system, I have not altered the interior of the property. The external appearance has not been changed in any way and is still in keeping with the look and feel of the surrounding area.

I purchased the property in June 2015. Since then the property has been let on a short term basis. I keep to a maximum occupancy of 2 people, with a minimum stay of 5-14 nights (depending on time of year). For over 7 years the flat has been used in this way, during which time there have been no complaints from neighbours, or instances of excessive noise or disturbance. This is likely down to the fact that my guests tend to be couples in the 40-65 age bracket who come to the city for sight seeing. The external walkways that lead to the property also help minimise the sound of guest's arrivals & departures. I advertise and let the flat via an online platform which allows me to only accept bookings from verified users with positive feedback and good ratings, I personally manage all bookings and arrivals and ensure that guests understand the importance of respecting neighbouring residents and following house rules, this is written into my booking agreement which also states that only paying guests are allowed access to the property.

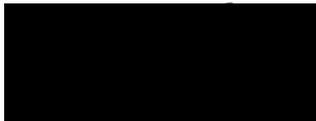
I have always taken care to keep good relations with the neighbours and ensure that my impact on the neighbourhood and environment is a positive one. I take an active roll in chasing up the factors regarding common repairs and maintenance as well as doing my bit to keep the communal areas clean, tidy and looking nice.

As a lifelong Edinburgh resident (living just 10 minutes cycle from Webster's Land) I love the city, and fully understand the importance of preserving it's soul and cultural identity, I therefore take great care to run my small local business in a way that is sympathetic to that cause. I am Self-Employed and a significant portion of my income is made by short-term letting 221 Webster's Land (my only STL property). All earnings from the flat go through my books and are taxed accordingly.

As 221 Webster's Land has been used as a short-term let for over 7 years, I am confident that granting me permission to continue operating would not have a direct negative impact on the current available housing stock in the area, nor would it adversely effect the residential community.

I hope that the information included in the application and this supporting letter is acceptable and will ultimately allow planning permission to be giving. I will be happy to provide further details on any points if required and look forward to hearing from you soon.

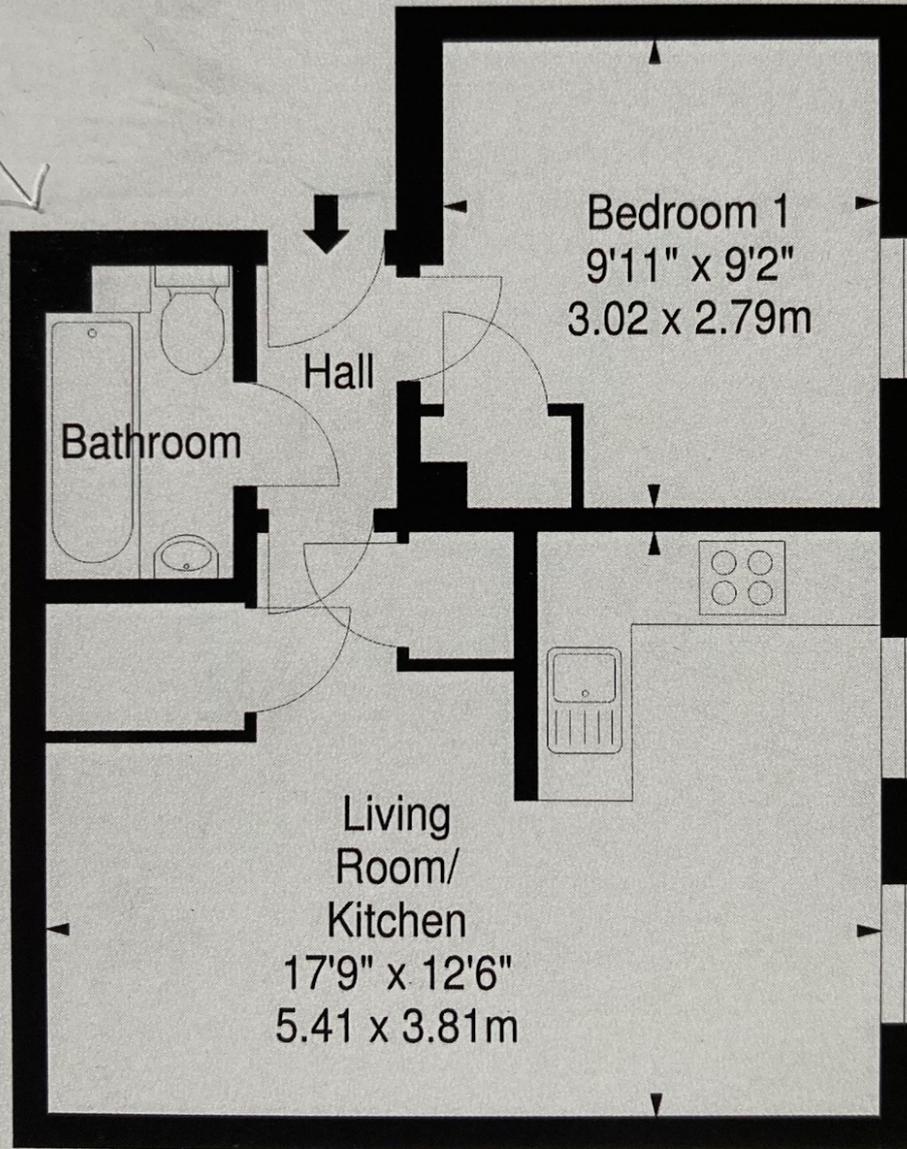
Kind regards,

A solid black rectangular box used to redact the signature of Simon Tomlinson.

Simon Tomlinson

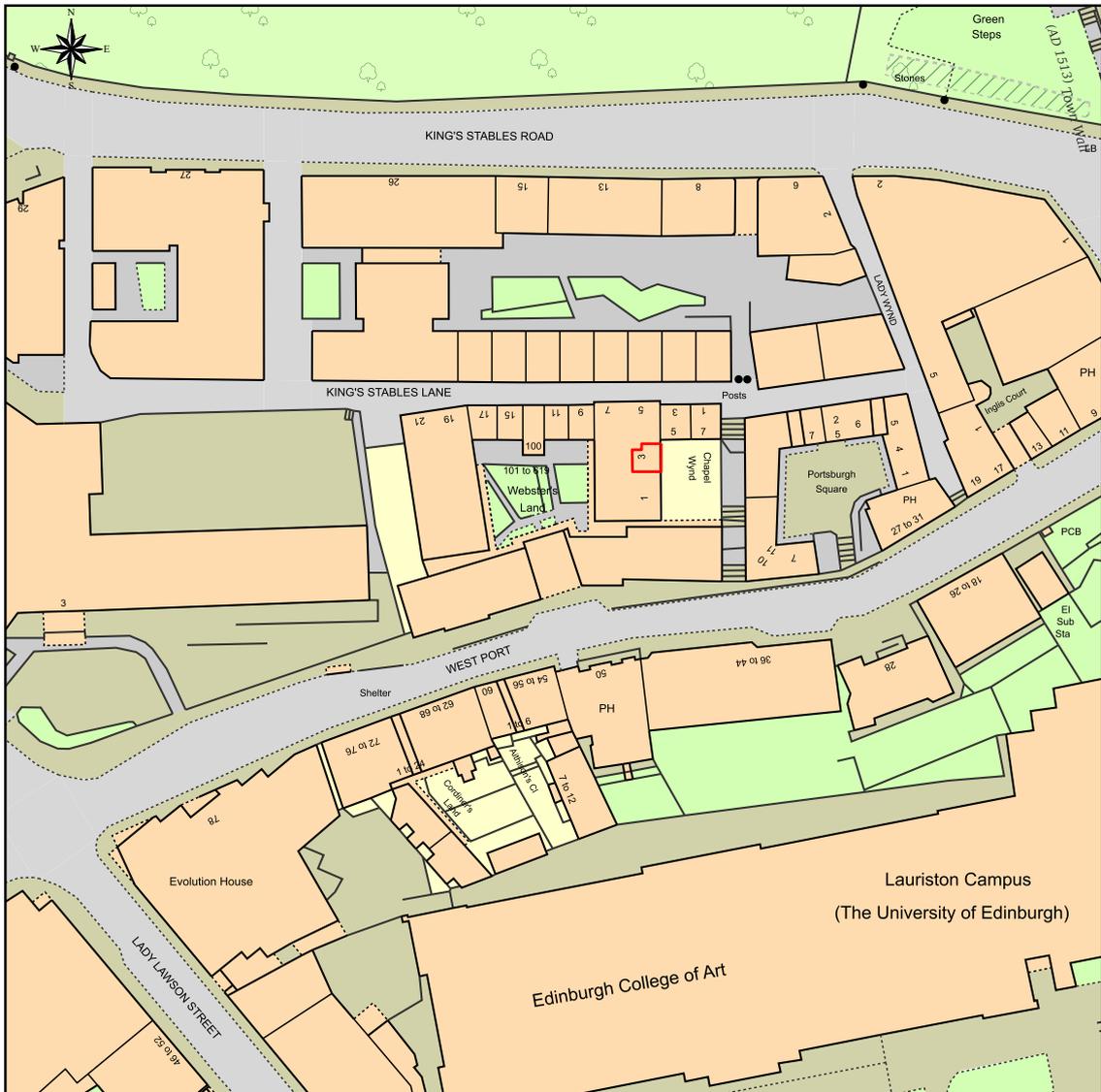
Websters Land, Edinburgh, EH1 2RU

Approx. Gross Internal Area
368 Sq Ft - 34.19 Sq M
For identification only. Not to scale.
© Square Foot Media 2015



Second Floor

Location Plan of EH12RU



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4



Prepared by: Simon Tomlinson, 04-09-2022

EDINBURGH

THE CITY OF EDINBURGH COUNCIL

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Thank you for completing this application form:

ONLINE REFERENCE 100597371-001

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.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Change of use from residential to Short-term lets (STL)

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?

Yes No

(Answer 'No' if there is no change of use.) *

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

01/07/2015

Please explain why work has taken place in advance of making this application: * (Max 500 characters)

The property has been let out on a short let basis since July of 2015, but until now i haven't been aware any requirement to apply for a change of use.

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 7"/>
First Name: *	<input type="text" value="Simon"/>	Building Number: <input type="text" value="11"/>
Last Name: *	<input type="text" value="Paget Tomlinson"/>	Address 1 (Street): * <input type="text" value="Parkside Street"/>
Company/Organisation:	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text" value="[REDACTED]"/>	Town/City: * <input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Midlothian"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="EH8 9RJ"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="[REDACTED]"/>	

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>		
Full postal address of the site (including postcode where available):			
Address 1:	<input type="text" value="221 WEBSTER'S LAND"/>		
Address 2:	<input type="text" value="TOLLCROSS"/>		
Address 3:	<input type="text"/>		
Address 4:	<input type="text"/>		
Address 5:	<input type="text"/>		
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>		
Post Code:	<input type="text" value="EH1 2RU"/>		
Please identify/describe the location of the site or sites			
<input type="text"/>			
Northing	<input type="text" value="673269"/>	Easting	<input type="text" value="325182"/>

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

35.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

The property is currently being used on a Short Term let basis.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing, Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk	
Is the site within an area of known risk of flooding? *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.	
Do you think your proposal may increase the flood risk elsewhere? *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
Trees	
Are there any trees on or adjacent to the application site? *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.	
Waste Storage and Collection	
Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes or No, please provide further details: * (Max 500 characters)	
Existing waste arrangements to remain in place. (What little general waste generated is put into the large wheely bins on site and recyclables are taken by me to the nearest recycling point)	
Residential Units Including Conversion	
Does your proposal include new or additional houses and/or flats? *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
All Types of Non Housing Development – Proposed New Floorspace	
Does your proposal alter or create non-residential floorspace? *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Schedule 3 Development	
Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.	
If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.	
Planning Service Employee/Elected Member Interest	
Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Mr Simon Paget Tomlinson

On behalf of:

Date: 09/09/2022

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Design Statement or Design and Access Statement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Flood Risk Assessment. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Drainage/SUDS layout. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Transport Assessment or Travel Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Contaminated Land Assessment. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Habitat Survey. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Processing Agreement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A

Other Statements (please specify). (Max 500 characters)

<p>Declare – For Application to Planning Authority</p> <p>I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.</p> <p>Declaration Name: Mr Simon Paget-Tomlinson</p> <p>Declaration Date: 09/09/2022</p>
<p>Payment Details</p> <p>Online payment: 6627329664106595204012; Payment date: 09/09/2022 15:14:00</p> <p style="text-align: right;">Created: 09/09/2022 15:14</p>