

Mr Stevenson
9 Buckstone Gardens
Edinburgh
EH10 6QD

Decision date: 30 March 2023

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

Change of use from private residential to short term commercial letting.
At Flat 20 89 Holyrood Road Edinburgh EH8 8BA

Application No: 22/04909/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 29 September 2022, 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;

Conditions:-

1. No conditions are attached to this consent.

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 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.

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:

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 Benny Buckle directly at benny.buckle@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
Flat 20 89 Holyrood Road, Edinburgh, EH8 8BA

Proposal: Change of use from private residential to short term commercial letting.

Item – Local Delegated Decision
Application Number – 22/04909/FUL
Ward – B11 - City Centre

Recommendation

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

Summary

The change of use of this property to an STL will have an unacceptable impact on neighbouring amenity. The loss of the residential accommodation has not been justified. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of tourist accommodation in this case it does not outweigh the adverse impact on residential amenity or the loss of residential accommodation.

The proposal does not comply with the Development Plan policy NPF 4 policy 30(e) and LDP 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 relates to a first floor, one-bedroom flat at F20, 89 Holyrood Road. Access is gained via a communal entrance and stairwells, used by a further seventy-nine flats. The further development is residential in character.

The property is located within the Old Town Conservation Area and World Heritage Site.

Description Of The Proposal

The application is for retrospective planning permission for the change of use from residential to short term let.

Relevant Site History

No relevant site history.

Other Relevant Site History

No further relevant site history.

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 17 October 2022

Date of Advertisement: 21 October 2022

Date of Site Notice: 21 October 2022

Number of Contributors: 11

Section B - Assessment

Determining Issues

Due to the proposed development falling within a conservation area, this report will first consider the proposals in terms of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997:

- Is there a strong presumption against granting planning permission due to the development conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?
- 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

To address these determining issues, it needs to be considered whether:

a) 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 Old Town Conservation Area Character appraisal states: *"The Old Town is the historic heart of Edinburgh and is interwoven with the narrative of Scotland's past. A unique quality of the Old Town is the clarity of its historical plan form against the background of a spectacular landscape. The plan of the Old Town has retained much of its ancient pattern and distinctive character. It is an environment of enclosed streets and dramatic changes of level with numerous framed distant views. The skilful use of land contours, the careful siting and design of individual buildings and groups of buildings, and the use of local stone, combine to create an intricate and varied character. It is a microcosm of urban development, reflecting a long history from the earliest needs for shelter and protection, though cycles of intensification and expansion, with consequent phases of improvement, conservation or re-development."*

There are no external alterations and the development preserves both the character and appearance of the conservation area. The change of use from a residential premises to a short-term let will not have any material impact on the character of the conservation area. The change of use would preserve the appearance of the conservation area.

Conclusion in relation to the conservation area

The proposals are acceptable with regard to Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) 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 NPF4 Policy 7.

The non-statutory Guidance for Business 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.

Conservation Area

The impact on the character and appearance of the conservation area has been considered above in section a). It was concluded that the change of use would not have any material impact on the character of the conservation area and would preserve the appearance of the conservation area.

The proposal complies with NPF4 Policy 7.

World Heritage Site

The proposed change of use as a short stay let does not affect the reasons for the inscription of the World Heritage Site.

The proposal complies with NPF4 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 (b) and (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 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.

In connection to short term lets it states, "The Council will not normally grant planning permission in respect of flatted properties where the potential adverse impact on residential amenity is greatest".

Amenity

The property is located within an entirely residential block that is accessed via a main entrance, shared gardens with a communal lift access.

The use as a STL would allow multiple parties of visitors to come and go from the premises for inconsistent periods of time on a regular basis throughout the year in a manner dissimilar to that of permanent residents. When staying at the property, guests can come and go frequently throughout the day and night impacting on the amenity of immediate residential occupants. Temporary visitors are likely to have less regard for the local amenity. Furthermore, guests can also access a shared communal garden which has the potential to further impact on neighbouring amenity.

The proposed use would increase the ambient background noise levels beyond what residents would reasonably expect within the immediate and local area. The increase in frequency of movement to the flat at unpredictable hours would damage the amenity of the immediate neighbours and adjacent properties.

The proposal will have an unacceptable impact on the living conditions and amenity of nearby residents. 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 property will only be supported where the economic benefits of the proposals are 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.

However, having the property in residential use would also contribute to the economy, through the use of a variety of local services and employment opportunities across the City. Long term residents also have the ability to make consistent and long-term contributions to the local community.

The proposal would result in the loss of residential accommodation. There is a recognised need and demand for housing in Edinburgh, therefore, it is important to retain the existing supply where appropriate.

In this instance, it has not been 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

There is no vehicle parking and no cycle parking proposed. Zero parking is acceptable as there are no parking requirements for STLs. Cycles could be parked inside the property.

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

Conclusion in relation to the Development Plan

The change of use of this property to an STL will have an unacceptable impact on neighbouring amenity. The loss of the residential accommodation has not been justified. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of tourist accommodation, in this case, it does not outweigh the adverse impact on residential amenity or the loss of residential accommodation. The proposal does not comply with the Development Plan policy NPF 4 policy 30(e) and LDP policy Hou 7.

c) 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.

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

The application received eleven public representations, all of which were objections.

A summary of the representations is provided below:

material considerations

- Damage to the residential amenity regarding noise and lack of care for communal spaces within the residential block. This has been covered within section B.

non-material considerations

- The title deeds state that the properties shall be used and occupied for private residential purposes only.
- Concerns related to waste management.
- Concerns to raising insurance premiums.

Conclusion in relation to other material considerations

The proposals do not raise any issues in relation to other material considerations identified.

Overall conclusion

The change of use of this property to an STL will have an unacceptable impact on neighbouring amenity. The loss of the residential accommodation has not been justified. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of tourist accommodation, in this case, it does not outweigh the adverse impact on residential amenity or the loss of residential accommodation. The proposal does not comply with the Development Plan policy NPF 4 policy 30(e) and LDP 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;

Conditions

1. No conditions are attached to this consent.

Reasons

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 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.

Background Reading/External References

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

Further Information - [Local Development Plan](#)

Date Registered: 29 September 2022

Drawing Numbers/Scheme

01 - 02

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Benny Buckle, Assistant Planning Officer
E-mail: benny.buckle@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.

Comments for Planning Application 22/04909/FUL

Application Summary

Application Number: 22/04909/FUL

Address: Flat 20 89 Holyrood Road Edinburgh EH8 8BA

Proposal: Change of use from private residential to commercial letting.

Case Officer: Local1 Team

Customer Details

Name: Dr Edwin van Beek

Address: 89 Holyrood Road Flat 3 Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are major issues with AirBnB and other short term lets within this building already. This is a block of 79 residential properties, with communal usage areas and related charges.

As things stand, almost half are already let out, leading to increasing nuisance, abuse and damage to the property's communal areas and increase in charges, such as common insurance policy.

I have to object, as living in this development is increasingly difficult due to noise issues, lack of care of communal areas, damage to facilities (such as lifts and corridors) and lack of security due to abuse of access points (this should be a locked building, but keys are not looked after and people just walk in without notification).

Comments for Planning Application 22/04909/FUL

Application Summary

Application Number: 22/04909/FUL

Address: Flat 20 89 Holyrood Road Edinburgh EH8 8BA

Proposal: Change of use from private residential to commercial letting.

Case Officer: Local1 Team

Customer Details

Name: Dr Graeme Abel

Address: Flat 34 89 Holyrood Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 89 Holyrood Road is a residential building comprising 79 flats. There are 2 designated commercial properties attached to the building, but for the residential flats the Land Register Title deeds (MID15278) clearly state that "each dwellinghouse shall be used and occupied for PRIVATE residential purposes only " - section 4..1

Furthermore the title Deeds state " The proprietors of Dwellinghouses are expressly prohibited from carrying on therein or therefrom any trade, business or profession which involves the receipt or delivery of goods or persons visiting a Dwellinghouse. " - section 4.8.

When I purchased my flat in 2014; it was made very clear to me prior to purchase, that the flat could not be used for short term letting as it was a residential property.

Unfortunately contrary to the stipulations mentioned above in the title Deeds, many properties have been used for short term letting, and residents are becoming increasingly affected by noise and disturbances related to these short term lets. Some areas of the building now appear to be run as an unofficial apparthotel, with the extent that residents are being subject to continual noise and damage to the fabric of the building. Occupiers of short term lets are generally unaware of refuse disposal and recycling facilities in the building to the extent that bagged rubbish is often left lying in communal areas, which has to be removed by residents.

Most flats have balcony areas which are increasingly used by occupiers of short term lets for drinking and partying often very late at night again creating noise and disturbance to residents.

In summary my objections to this application are

- 1) it is contrary to the Title Deeds for the property.
- 2) change of use will create loss of privacy for residents
- 3) residents will be subject to increased and further noise and disturbance if there is an additional short term letting property.

Comments for Planning Application 22/04909/FUL

Application Summary

Application Number: 22/04909/FUL

Address: Flat 20 89 Holyrood Road Edinburgh EH8 8BA

Proposal: Change of use from private residential to commercial letting.

Case Officer: Local1 Team

Customer Details

Name: Mr George Gilbert

Address: 89/76 Holyrood Road Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Park was intended as a high-quality residential complex in the heart of the Old Town of The City of Edinburgh.

The title deeds for each property in the complex reflect this requirement in that they limit the use of the properties to pure residential use in order to encourage the re-establishment of communities within the City Centre.

The prohibitive cost of legal challenges to owners abusing the title deeds in terms of using their properties for 'holiday rental' purposes has prevented legal action from being taken.

The recent recognition by the planning system of the erosion of City Centre residential communities by the inappropriate use of properties within private residential complexes is welcomed.

These 'holiday lets', on balance, cause elevated levels of disturbance, both short and long term, to the amenity associated with residential communities.

This use category should be restricted to locations in which established residential communities are not adversely affected.

Comments for Planning Application 22/04909/FUL

Application Summary

Application Number: 22/04909/FUL

Address: Flat 20 89 Holyrood Road Edinburgh EH8 8BA

Proposal: Change of use from private residential to commercial letting.

Case Officer: Local1 Team

Customer Details

Name: Ms OLD TOWN ASSOCIATION

Address: 1 Trunks Close, 55 High Street, Edinburgh EH1 1SR

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application should be refused as the use of a residential house for short-term letting means loss of residential accommodation. Short-term lets in a tenement results in noise and other disturbance for the other inhabitants, especially where there is shared access or shared space. Short-term lets as a whole destroy communities and lead to a sense of insecurity amongst remaining residents.

Comments for Planning Application 22/04909/FUL

Application Summary

Application Number: 22/04909/FUL

Address: Flat 20 89 Holyrood Road Edinburgh EH8 8BA

Proposal: Change of use from private residential to commercial letting.

Case Officer: Local1 Team

Customer Details

Name: Dr Ewelina Lacka

Address: 89/74 HOLYROOD ROAD EDINBURGH

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 89 Holyrood Road is a residential apartment block consisting of 80 individual flats. As such, the applicant is not the sole owner of all the land.

The change of the flat use from residential to commercial may have an impact on the property insurance, which most likely will also have to be changed from residential to commercial. As such residents of the development will have to pay higher insurance rates.

The residents of the development long suffered from antisocial behaviors of people who rent flats short term via Airbnb or booking.com. Shared communal areas are being destroyed, there is a significant noise issue. As a resident and a property owner, I oppose this application.

Comments for Planning Application 22/04909/FUL

Application Summary

Application Number: 22/04909/FUL

Address: Flat 20 89 Holyrood Road Edinburgh EH8 8BA

Proposal: Change of use from private residential to commercial letting.

Case Officer: Local1 Team

Customer Details

Name: Mr Neville Colegrove

Address: Flat 17 The Park , 89 Holyrood Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Park ,89 Holyrood Road is a residential development which has 79 flats and two commercial properties (Dentist & Office).

The Land Register Title Deeds (MID 15278) clearly state that each dwelling shall be used and occupied for " Private" residential use only -Section 4.1.

The deeds specifically state " The proprietors of dwellings are expressly prohibited from carrying on therein or therefrom any trade, business or profession which involves receipt or delivery of goods or persons of visiting a dwellinghouse - Section 4.8.

We bought our flat in 2002 and our solicitor made it very clear to us that the flat could not be used for short-term letting as it was a residential property.

Several flats are now short term lets with people coming and going damaging the fabric of the building and regularly leave bin liners with rubbish in hallways/ landings/staircases and adjacent to lifts.

Residents are regularly disturbed by the noise coming from these flats and also late at night from people on the balconies that are on holiday, partying and drinking.

In summary our objections are:

- 1) Contrary to The Title Deeds.
- 2) Change of use will create loss of privacy for residents.
- 3) Residents will be subject to increased noise and disturbance from short term let property.

Best regards

N Colegrove

Comments for Planning Application 22/04909/FUL

Application Summary

Application Number: 22/04909/FUL

Address: Flat 20 89 Holyrood Road Edinburgh EH8 8BA

Proposal: Change of use from private residential to commercial letting.

Case Officer: Local1 Team

Customer Details

Name: Mr Richard Enoch

Address: 9 The Park 89 Holyrood Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Park, 89 Holyrood Road is a residential development which has 79 flats and two commercial properties (Dentist & Office).

The Land Register Title Deeds (MID 15278) clearly state that each dwelling shall be used and occupied for "Private" residential use only -Section 4.1.

The deeds specifically state " The proprietors of dwellings are expressly prohibited from carrying on therein or therefrom any trade, business or profession which involves receipt or delivery of goods or persons of visiting a dwellinghouse - Section 4.8.

When purchasing my property, my solicitor made it very clear that the flat could not be used for short-term letting as it was a residential property.

Notwithstanding the above, several flats are now being used as short term lets. This has resulted in:-

- 1) Increased wear and tear on the building as visitors move in and out - damaged floor coverings, walls and lifts.
- 2) Reduction in security as essentially anyone now has access to the common areas.
- 3) Inconvenience caused by un-familiarity with the building eg. bin bags dumped in hallways/landings/staircases and adjacent to lifts.
- 4) Regularly disturbed by visitors in "holiday mode" - noise in common areas, flats and balconies including late at night partying and drinking.
- 5) Potential increase in the cost of block insurance if usage changes from residential to commercial.

Richard Enoch

Comments for Planning Application 22/04909/FUL

Application Summary

Application Number: 22/04909/FUL

Address: Flat 20 89 Holyrood Road Edinburgh EH8 8BA

Proposal: Change of use from private residential to commercial letting.

Case Officer: Local1 Team

Customer Details

Name: Mrs Elspeth Wills

Address: 3 Brown's Place Edinburgh

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The applicant provides no detail about his plans for the property. He has clearly been marketing it on Air B and B and other platforms for some time.

The Old Town Community Council wishes to object to this new applications.

Our grounds of objection are as follows:

Shortage of housing to buy or rent is a real issue throughout Edinburgh as acknowledged by both by the current and 2030 national planning guidelines. This is particularly true of the Old Town where the voters' roll has fallen to its lowest level ever and one in three properties is now a STL. The proliferation of STLs has damaging effects not only on neighbours (Hou 7) and on building maintenance but on whole communities. Judging by the neighbour notification list there are still a few residents surviving in the area.

STLs bring few benefits to the local economy or community as most visitors stay for only 2-3 nights to have fun in the city centre.

Many properties are at the heart of the World Heritage site.

Loss of income to the Council who maintains essential services such as rubbish collection free of charge. Housing should be seen as a place for people to live in not as an investment.

We urge that this and all STL applications are turned down.

Yours sincerely

Elspeth Wills

Planning - OTCC

Comments for Planning Application 22/04909/FUL

Application Summary

Application Number: 22/04909/FUL

Address: Flat 20 89 Holyrood Road Edinburgh EH8 8BA

Proposal: Change of use from private residential to commercial letting.

Case Officer: Local1 Team

Customer Details

Name: Mr Brian Fleming

Address: 89 Holyrood Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have been a long-term resident at this address. Over the last couple of years, living here has been ruined by short-term lets and Airbnb visitors. The visitors and operators show little consideration when it comes to disturbing permanent residents. Assuming this type of activity is covered by commercial letting, then I unfortunately wouldn't wish to have more of it here.

Comments for Planning Application 22/04909/FUL

Application Summary

Application Number: 22/04909/FUL

Address: Flat 20 89 Holyrood Road Edinburgh EH8 8BA

Proposal: Change of use from private residential to commercial letting.

Case Officer: Improvement Team

Customer Details

Name: Mrs Anne Jarvis

Address: 89/4 Holyrood Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Park Apartments are private residential properties. All the residents pay monthly recurring charges for communal lighting, gardening, property insurance, concierge wages, cleaning of communal areas and painting of these areas, etc. Because of this we tend to take care of the fabric of the building to a high degree. In general it is found that commercial lettings do not have the same regard for property they don't own.

Also, the noise from these lettings can be invasive, late arrivals, music, loud conversations and a general party atmosphere, which is understandable, but perhaps not acceptable to private residents

Comments for Planning Application 22/04909/FUL

Application Summary

Application Number: 22/04909/FUL

Address: Flat 20 89 Holyrood Road Edinburgh EH8 8BA

Proposal: Change of use from private residential to commercial letting.

Case Officer: Improvement Team

Customer Details

Name: Mr Alan Findlay

Address: 89 Holyrood Road Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A commercial short-term letting arrangement is not suitable for a small residential building.