

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 100627153-005

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:	Ian Forbes Architect		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Ian	Building Name:	The Station Masters Office
Last Name: *	Forbes	Building Number:	
Telephone Number: *	01313311041	Address 1 (Street): *	Station Master's Office
Extension Number:		Address 2:	Station Road
Mobile Number:		Town/City: *	South Queensferry
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH30 9JP
Email Address: *	ian@ianforbesarchitect.com		

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

Individual Organisation/Corporate entity

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"/>
First Name: *	<input type="text" value="Nic"/>	Building Number:	<input type="text" value="6"/>
Last Name: *	<input type="text" value="Wood"/>	Address 1 (Street): *	<input type="text" value="Albyn Place"/>
Company/Organisation	<input type="text" value="Signature Pubs Group"/>	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="Lothian"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH2 4NL"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

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="4 WEMYSS PLACE MEWS"/>
Address 2:	<input type="text" value="NEW TOWN"/>
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="EH3 6DN"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="674101"/>	Easting	<input type="text" value="324753"/>
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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)

23/01733/FUL | Change of use from office to apartment hotel unit, new exhaust vents.

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 the attached Supporting Documents.

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)

The supporting documents are as follow: Request for Review Statement, 101-Location Plan & 102C Existing and Proposed Drawings.

Application Details

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

23/01733/FUL

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

20/04/2023

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

25/08/2023

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

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 Ian Forbes

Declaration Date: 06/11/2023

Request a Review



**Request a Review Statement
on the Decision Notice for
4 Wemyss Place Mews, Edinburgh, EH3 6DN
(23/01733/FUL)
Reference Number: 100627153-005**

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1. Background Information

1.1. Application Details:

Change of use from office to apartment hotel unit, new exhaust vents.

4 Wemyss Place Mews Edinburgh EH3 6DN

Ref. No: 23/01733/FUL

Received: Thu 20 April 2023

Validated: Wed 03 May 2023

Decision Date: Fri 25 August 2023

Status: Application Refused

Report of Handling Date: 23 August 2023

Case Officer: Lesley Porteous

Authorising Officer (mRTPI) Elizabeth McCarroll

1.2. Address:

4 Wemyss Place Mews, Edinburgh, EH3 6DN

1.3. Applicant:

Mr Nic Wood, Signature Pubs Ltd.

6 Albyn Place,

Edinburgh,

EH2 4NL

1.4. Architect:

Ian Forbes Architect Ltd.

The Station Masters Office

Dalmeny Station

South Queensferry

EH30 9JP

2. Request a Review Details

2.1. Refusal Details

The building is currently classed as office use and is located at the rear of The Signature Pub Group's Head Office, 6 Ably Place. Our client wishes to change the mews building into a serviced hotel apartment as part of the Rutland Hotel Serviced Apartments. We are seeking a review of the application on the basis that the decision to refuse the planning application for a change of use is not justifiable.

Based on the information provided from the Report of Handling for the Planning Permission application for 4 Wemyss Place Mews the reasons for refusal are as follow.

Reason for Refusal

As noted on page 7 of the report, the reasons for refusal are as follow:

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 property 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 4 Policy 30(e)(i) in respect of Local Amenity as the use of this dwelling as a short term let will result in an unacceptable impact on local amenity.

2.2. Assessment of the Reason for Refusal:

We would like clarification on the above noted reason for refusal and expect the decision to be amended to an approval. The decision to refuse the planning application for 4 Wemyss Place Mew is incongruous with your decision to approve a Planning permission and change of use for a neighbouring property, in spite of the same policies.

The application we are referring to is:

Address: 8 & 9 Albyn Place, Edinburgh, EH2 4NG

Application Number: 22/01636/FUL

Proposal: Change of use from English language school to form 20 No. commercially managed short term let apartments including a rear extension and internal alterations.

The application was referred to committee and the date of the Development Management Sub-committee Report dated 11 January 2023.

Noted in the report:

- Page 3: number 8 is: basement converted into three short term let units; accessed from existing basement doors; one with private garden area to rear.
- Page 3: The proposal for number 9 is: basement converted into four short term let units; one unit will have private external space in flagged basement; accessed from existing basement doors; two units will have private garden area to rear of building.

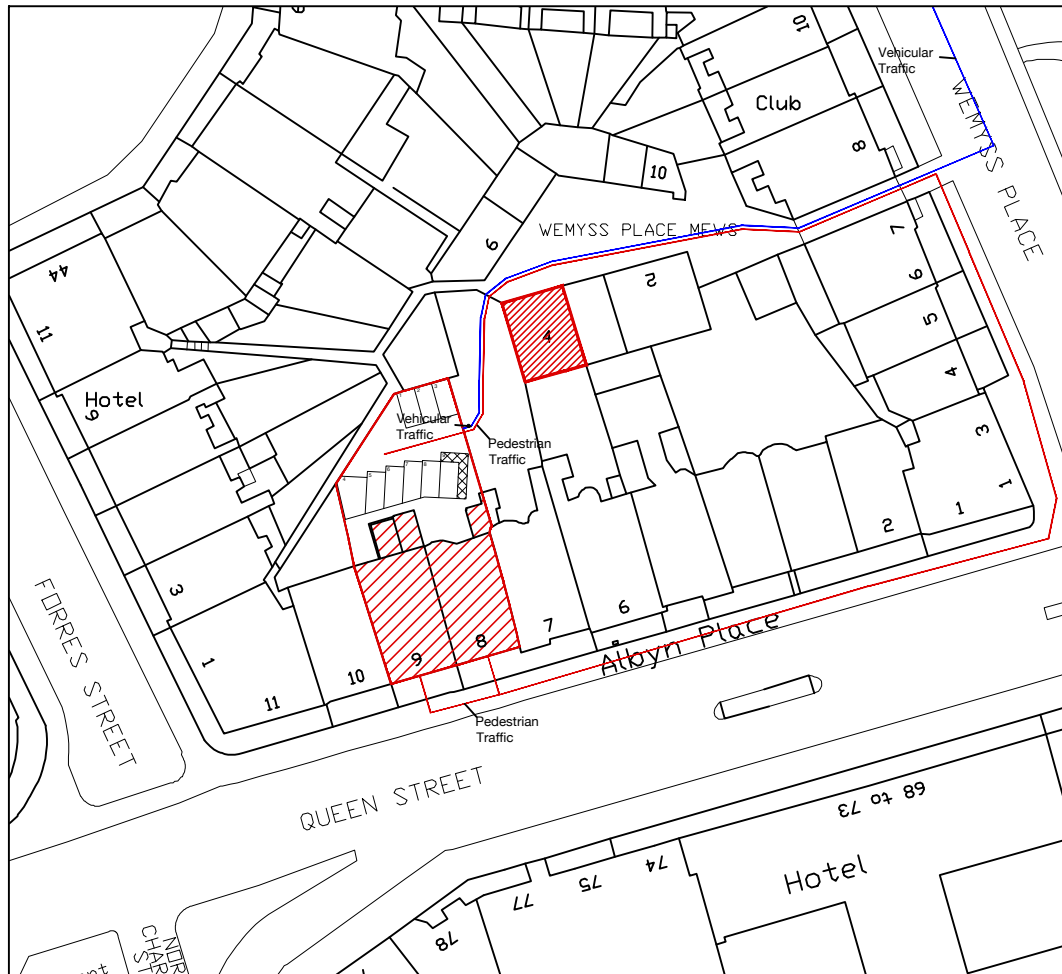
To be clear, we are aware that just two flats will be accessible via Wemyss Place Mews and not internally through 8 & 9 Albyn Place. In addition to this we are also aware that a Non-Material Variation application was submitted on 13 April 2023 and the decision was VARIED on 19th July 2023. There were variations to the layout of the two basement short term let units but they are still only accessed via Wemyss Place Mews. In addition to this, the total parking space was reduced from 10 to 9.

Our client's application was refused on the basis of the above mentioned policies (LDP Policy Hou 7 and NPF4) when two short term let units were previously approved in the same Residential Area? Our Handling Report states that LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) seeks to protect residential amenities: my client's application will not amend the detrimental effect the residential amenity, as the Planning Department already permitted two short term let units to the area.

We also must note that your Handling Report states in the Amenity section:

'As the area is predominantly residential there is a fairly low ambient noise level and the introduction of an STL use in this location will have a negative impact on the amenity of the surrounding area. Although it has its own main door access, the use of this property as a short term let would have the potential to introduce an increased frequency of movement to the dwelling at unsociable hours.'

- This assessment of Wemyss Place Mews is not factually correct. There are residential properties on the Mews and parking for the business on Albyn Place and Wemyss Place. Because the planning permission for 8-9 Albyn Place (including the STL units) was already approved, the Mews should be considered mixed as short term let units are already allowed in the area.
- The Handling Report noted increased traffic as means to refuse our client's application. This decision is unjustified as a change of use for a neighbouring property has previously allowed two short term let units to the Mews along with a change of use for the parking of the development. The approved application for 8-9 Albyn Place increases the frequency of vehicular traffic as the parking will be used for the hotel management staff (one space) and the remaining eight spots will be used by hotel guests (noted in the Design Statement). Pedestrian traffic will increase because the occupants of the two STL units can only be accessed via the Mews. It also must be noted that remaining parking spots will be used by the hotel occupants. The only way for these people to get access to the hotel is via Wemyss Place Mews, along Wemyss Place and Albyn Place.



2.3. Conclusion:

The decision to refuse the planning application for a change of use is not justifiable. The planning decisions should have been consistent with the decisions for the change of use at 8-9 Albyn Place and should be approved instead of refused. The change of use is from an office to a short term let therefore unlike other applications there is no loss of residential amenity. We look forward to your comments and review to your decision based on the above noted details.



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Location Plan

1:1250

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4 Wemyss Place Mews

Client
Mr Nic Wood

Address
4 Wemyss Place Mews, Edinburgh, EH3 6DH, Scotland

Description
Alterations to accommodation

Drawing Status

Stage: Planning Drawings

Subset Number: 100

Name: Location Plan

Drawing
Location Plan

Scale

Date
21/03/2023

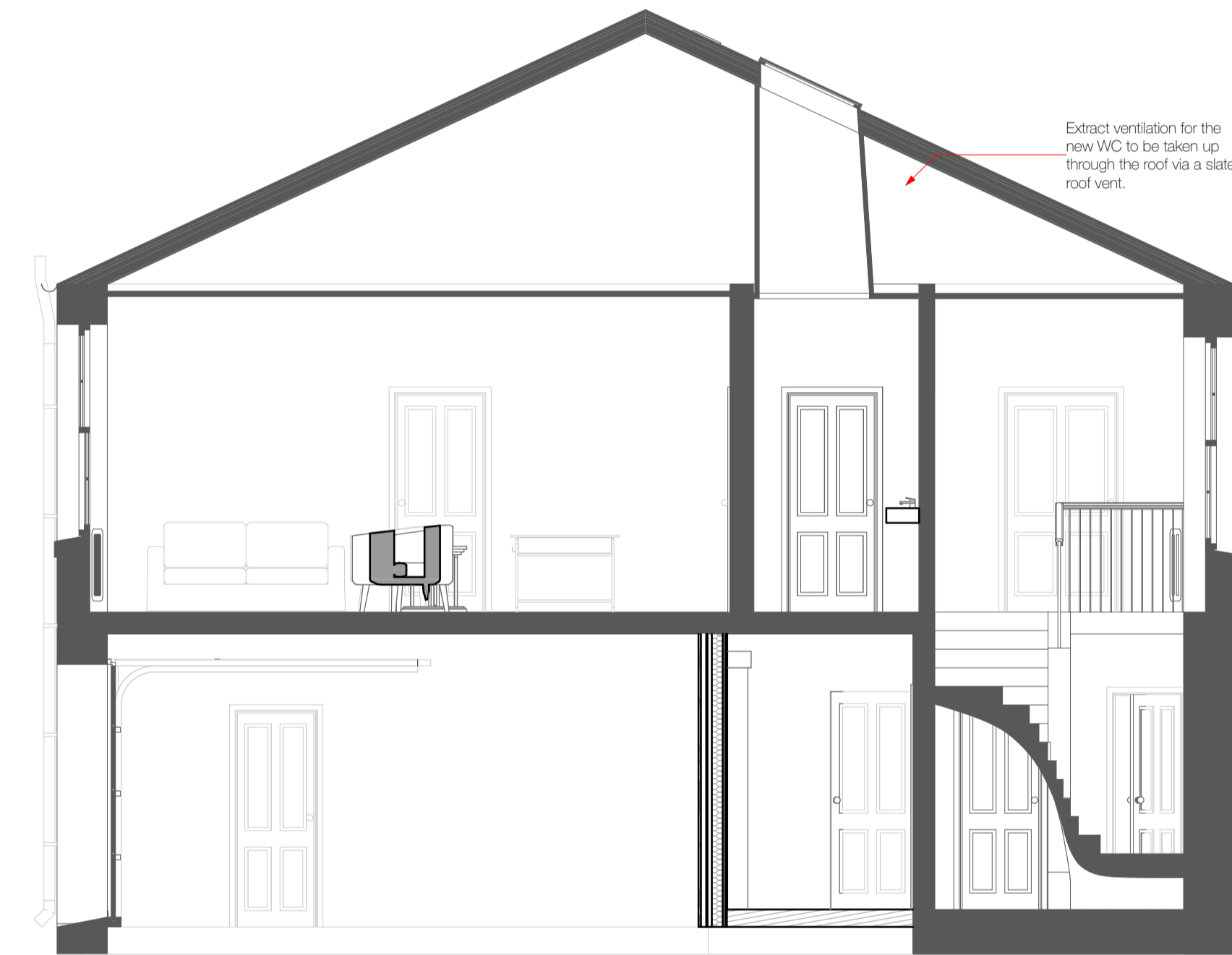
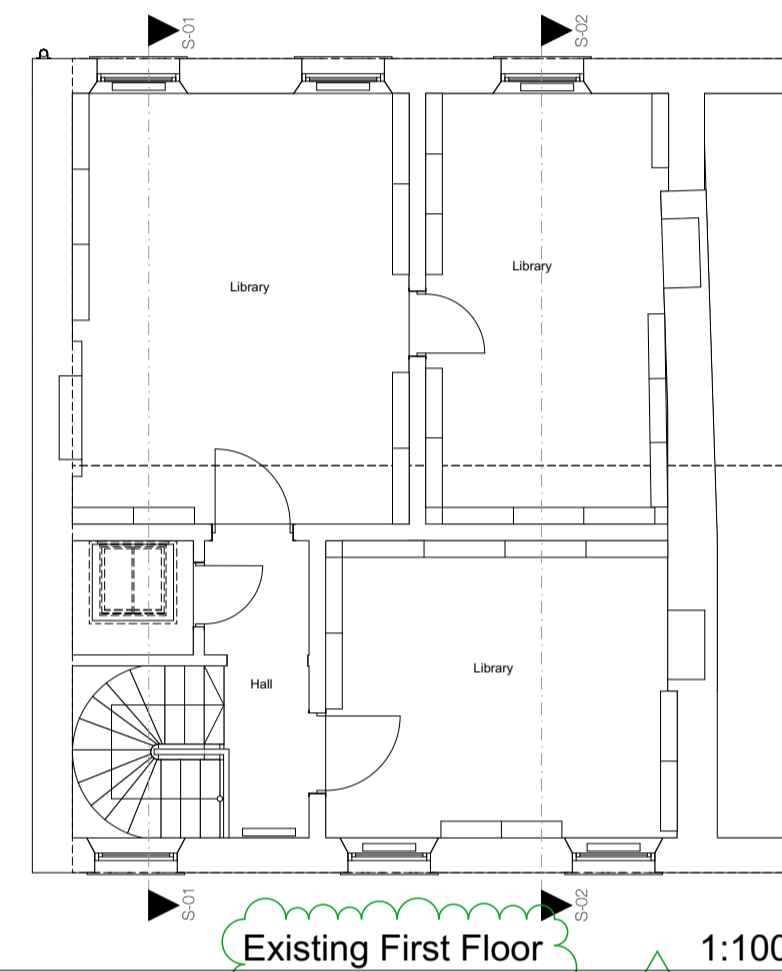
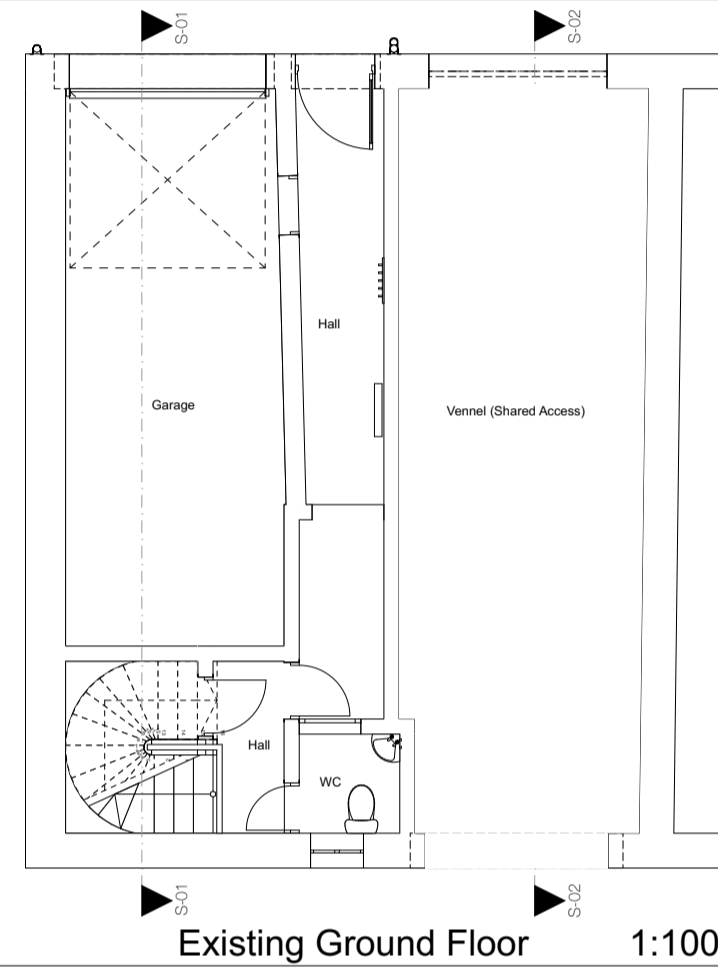
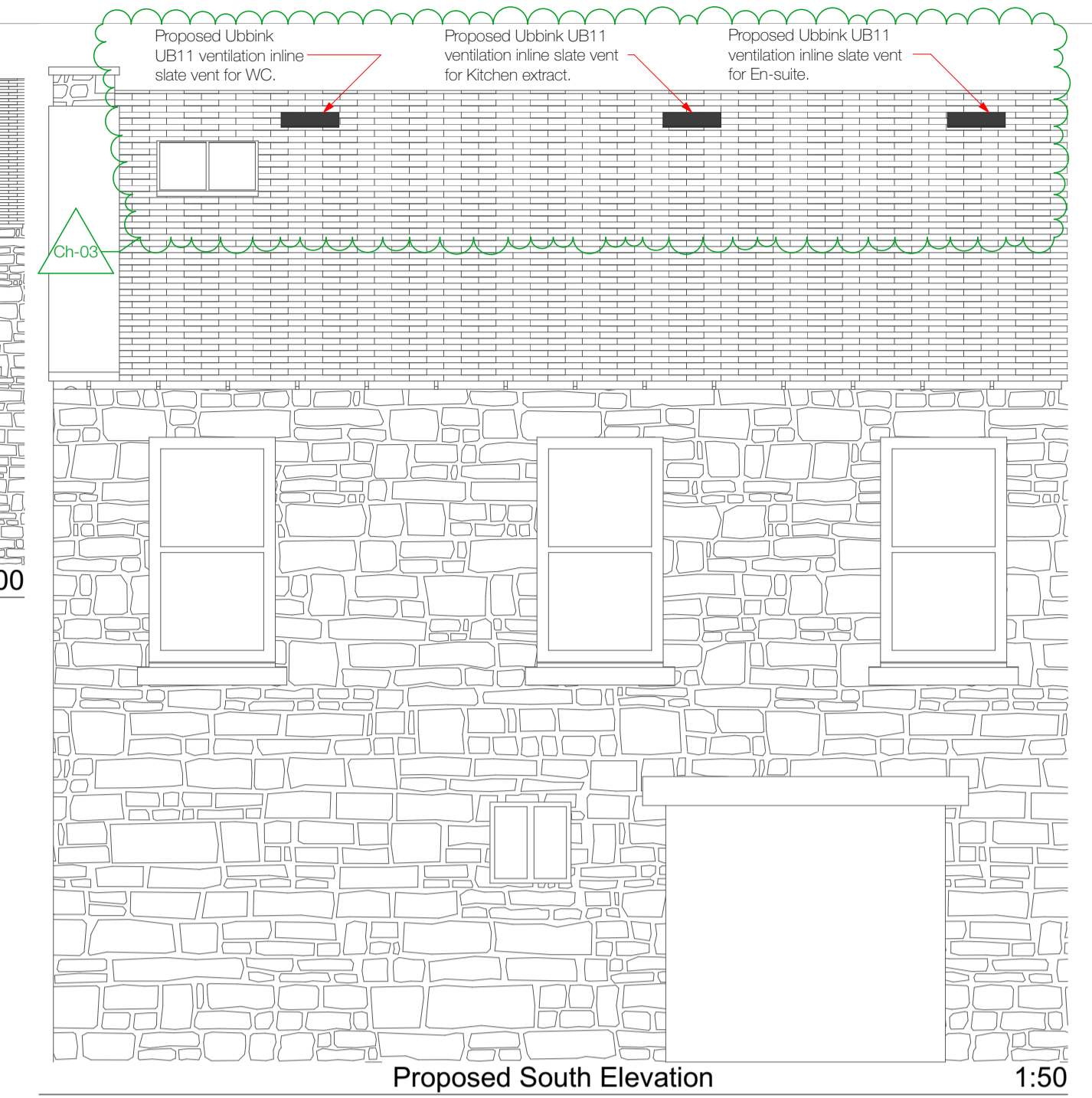
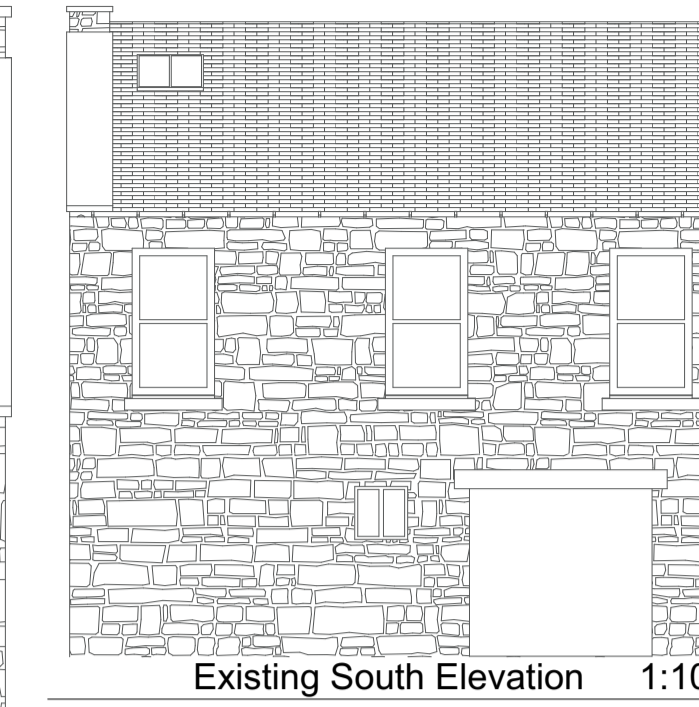
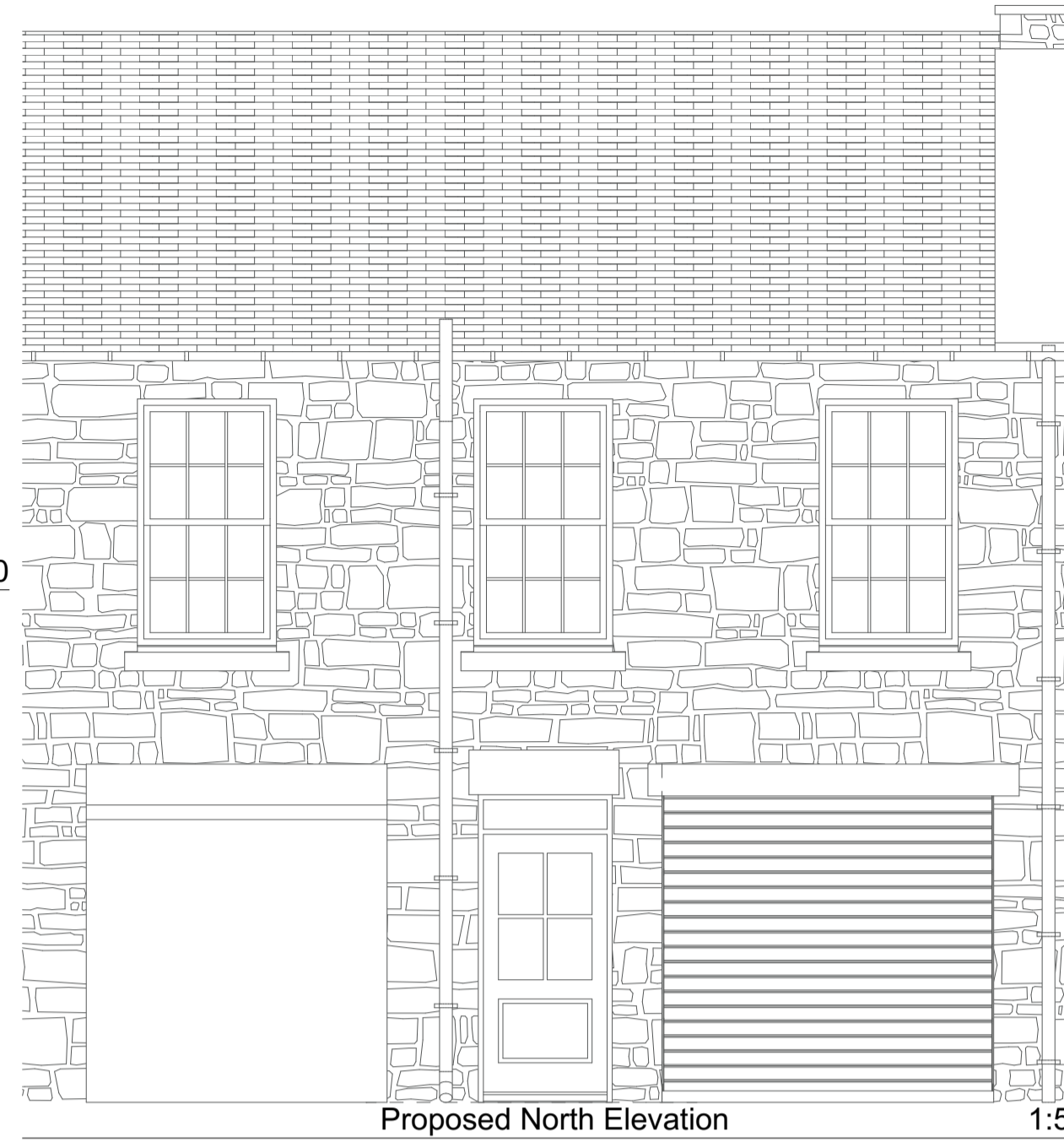
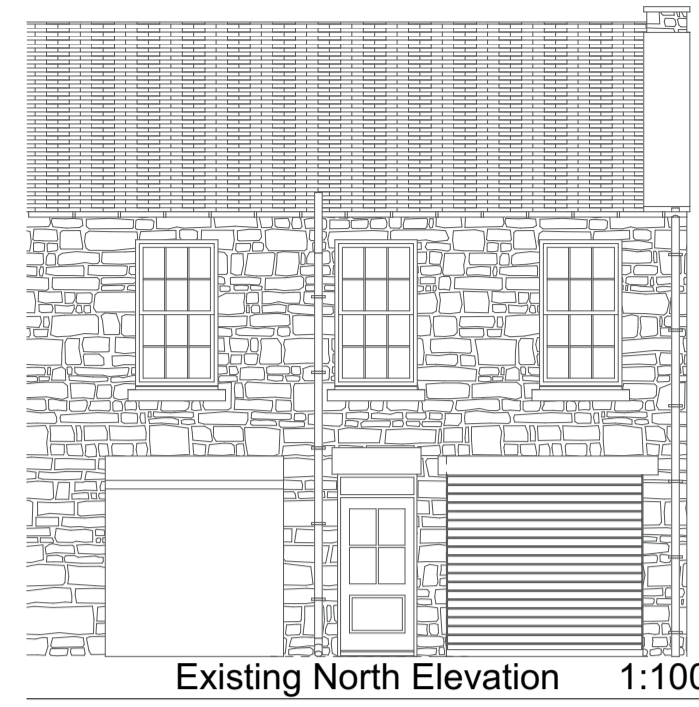
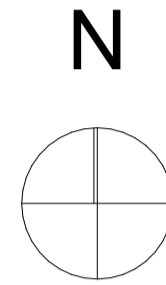
A4

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Draw by
Kenneth #CAD
Technician Middle
Name
#CAD Technician
Prefix Title



Issued Set ID	Issued Set Name	Issued Set Date	Issued by	Change ID	Change Last Modified
C	Planning Application	03/05/2023	KB	Ch-03	03/05/2023, 09:58
B	Planning Application	03/05/2023	KB		
A	Planning Application	03/05/2023	KB	Ch-02	29/03/2023, 13:57
				Ch-01	29/03/2023, 13:59

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4 Wemyss Place Mews

Client: Mr Nic Wood
Address: 4 Wemyss Place Mews, Edinburgh, EH3 6DH, Scotland
Description: Alterations to create a single hotel apartment

Drawing Status

Stage: Planning Drawings
Subset Number: 100
Name: PA - LBC Plans
Drawing: Proposed Ground Floor, Proposed First Floor, S-01 Proposed Building Section, S-02 Proposed Building Section, Site Plan, Existing Ground Floor, Existing First Floor, Proposed North Elevation, Proposed South Elevation, Existing South Elevation, Existing North Elevation
Scale: 1:50, 1:100
Date: 03/05/2023

Ian Forbes Architect ID 102
L 2 of 2

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