

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 100655227-001

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:	<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="Andreas"/>	Building Number:	<input type="text" value="13"/>
Last Name: *	<input type="text" value="Hudson"/>	Address 1 (Street): *	<input type="text" value="13 3F2 Spittal 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="City of Edinburgh"/>
Mobile Number:	<input type="text" value="REDACTED"/>	Postcode: *	<input type="text" value="EH3 9DY"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

3F2

Address 2:

13 SPITTAL STREET

Address 3:

OLD TOWN

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH3 9DY

Please identify/describe the location of the site or sites

Northing

673220

Easting

324921

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 would like to have the refusal of planning permission (Application No: 23/03550/FULSTL) reviewed as I firmly believe that my operation will not only maintain but enhance these aspects of our community, and the benefits significantly outweigh any potential drawbacks.

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.

I firmly believe that my operation will not only maintain but enhance these aspects of our community, and the benefits significantly outweigh any potential drawbacks. We are operating the short term let more than 7 years and never had any issues. My short-term let in Edinburgh is located in a mixed area between business and residential properties, which means that it attracts visitors who are interested in both the cultural and commercial aspects of the city.

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)

I will attached a letter that describes the nature of our short term let and the positive effect it has on our community and the City of Edinburgh.

Application Details

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

23/03550/FULSTL

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

19/09/2023

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

11/10/2023

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 Andreas Hudson

Declaration Date: 15/12/2023

To Whom It May Concern,

I appreciate the opportunity to address the concerns regarding the impact of my short-term holiday let on the local amenity, neighbourhood character, and residential accommodation. I firmly believe that my operation will not only maintain but enhance these aspects of our community, and the benefits significantly outweigh any potential drawbacks.

1. Respect for Local Amenity:

a. Noise and Disruption: I am committed to ensuring that my property is rented to responsible guests who are respectful of the local community. I will provide clear guidelines on noise and behaviour expectations, and I will be readily available to address any concerns from neighbours promptly. Since we bought the flat in 2012, we haven't received a single complaint about our operation or any guest we've had ever since.

b. Property Maintenance: I will maintain my property to the highest standards, ensuring it enhances the visual appeal of the neighbourhood and contributes positively to local amenity. Furthermore, I will continue to lead on coordination of any building-wide actions such as roof repairs, as I have done for the past 11 years to the benefit of all occupants of the building.

c. Environmental Impact: I will promote environmentally friendly practices to reduce waste, conserve resources, and minimise the environmental footprint associated with short-term rentals.

2. Preserving Neighbourhood Character:

a. Design Aesthetics: My property's design will align with the existing architectural style of the neighbourhood, preserving its character and charm.

b. Community Engagement: I am committed to engaging with the local community and respecting its values and traditions. I will encourage my guests to support local businesses and cultural events by highlighting these in guest information, thereby contributing to the neighbourhood's unique character.

c. Safety and Security: I will ensure that the property – both internally and at the main street entrance - is secure and that guests are informed about neighbourhood safety guidelines, thereby enhancing the sense of security in the area.

3. Loss of Residential Accommodation vs. Economic Benefits:

a. Economic Benefits: My short-term let in Edinburgh is located in a mixed area between business and residential properties, which means that it attracts visitors who are interested in both the cultural and commercial aspects of the city. By providing affordable and convenient accommodation for tourists, business travellers, and festival-goers, I contribute to the local economy by increasing the demand for goods and services from nearby shops, restaurants, cafes, pubs, and entertainment venues. My short-term let also helps to diversify the supply of accommodation in Edinburgh, which can enhance the city's reputation as a vibrant and welcoming destination for visitors from all over the world.

b. Preserving Housing Stock: It's essential to note that the area already boasts a healthy mix of residential and business properties. My short-term holiday let will not contribute to a significant loss

of residential accommodation since it is situated in an area where businesses coexist with residential units.

c. Retrospective Nature: Please consider that this planning application is retrospective. We have been operating the short-term let since 2012, and we have been utilising the platform Airbnb since 2016. This demonstrates that the property has been part of the local housing stock for several years, and any disruption has not been disproportionate or detrimental to the neighbourhood.

In conclusion, my intention is to continue to operate my short-term holiday let with a strong commitment to the local community, respecting the values, aesthetics, and character of the neighbourhood. I am confident that the positive economic benefits and responsible management practices associated with my rental will ensure it is a harmonious addition to the area, enriching the local amenity and preserving the character of the neighbourhood, while maintaining the established balance between residential and business properties.

I am more than willing to work collaboratively with local authorities and neighbours to address any concerns or suggestions to ensure the continued well-being of our community.

Thank you for your understanding and consideration.

Sincerely,

Andreas Hudson