

 External email >

 First time sender >

Hi,

I'm contacting you to express my continuing opposition to the change of use of Flat 6, 44 Learmonth Avenue, EH4 1HT to an AirBnB.

In essence nothing has changed regarding the opposition to this application nor the Council's basis for the decision. The fact that the applicant has chosen to challenge the decision is perhaps an indication of his regard to the authority and how he may subsequently disregard other restrictions. The flat is currently still being let on an AirBnB basis although I don't know if that is contrary to the earlier decision and review request.

The application does not comply with the Development Plan Policy and 'there are no material considerations that out weigh this decision'.

There is ample accommodation available in the City and there are further hotel developments planned for the City which will increase the accommodation further. There are also outlying accommodation businesses that provide accommodation and benefit from the festival activity.

With a housing emergency declared in Edinburgh, losing a 3 bedroom property from the long term supply of housing is contrary to what is needed for Edinburgh to thrive.

The objections remain the same ; there will be a detrimental affect on neighbours, loss of residential amenity, noise and disturbance to neighbours especially during the festivals going on to the early hours, the potential for over occupation regardless of limitations implied by the owner, issues with parking in the wrong allocated bays (happened again today outside our property), potential altercations with residents if they complain about noise, parking, etc., changes the character of the small development which has many elderly residents.

I also think the applicant's assertion that refusing the application will put a strain on the hotel market, drive up hotel prices and will add to the City's carbon footprint where there is excellent bus services doesn't carry much weight.

Thank you for considering my comments,
Keith.



External email >

First time sender >

Contains topics of a financial nature >

FAO Gina Bellhouse
Planning Advisor
Local Review Body
City Of Edinburgh Council.

2nd January 2024

Dear Gina Bellhouse,

Ref: your letter sent 24/12/23- concerning review of application. 23/0375/FULSTL

Excuse me - It is unbelievable that you thought to inform all parties that previously commented on application of late August early September 2023, that a further review was pending, - but on 24th December peak festive time, knowing many will be off work, on holiday, away, out of office, and so forth, unable to possibly read properly and reply in time.

Any communication with Edinburgh Council is very challenging, at best of the time, by telephone, for people who do work. To contact you, certainly if wished over Festive period and on returning to normalcy in early January 2024. Especially, for those who are much older, - do not use modern devices, like a computer. Forgive me in saying, you unfairly give any of us time, to consider reply to your letter. Why is this? You give us 14 days from Christmas Eve!

The Council should be impartial to us/ applicant, in this case, apart from the Board who sit on this case to consider the review (6.3.24).

I have bumped into some neighbours in passing today, by chance, outside my flat , and the said flat in this case. I know of 2 people already who stand by their decision as per last year on this case. 3 counting myself.

If I were to collate their names and email them to you, would this suffice? I work for the NHS as frontline key worker, clinical and I am very busy myself. I would appreciate an answer.

I categorically stand by my comments last year for any party wishing to AIRBNB , or any short term lets in

this area of 44 flats. I am quite positive for some neighbours, who still feel the same as me, and not yet received your email, or (perhaps by post , Royal Mail, delays) would be outraged, by a further review.

The inconvenience, to add to list of last year of activities, the nuisance goings on in the night, children running on floors, so I am told, noise and lights flashing, the careless disrespectful attitude to drop their rubbish bags on departure date, in other neighbours, unused lockups in the car park, which they are using, (Short Term lets are using and AirBNB's) and not at the correct public bins on the street. This will cause damage, mess and litter about a well-maintained garden area, or Vermin!

I thought the verdict to this case, was no short term lets on shared stairways allowed, in this development.

The Council are profiting enormously on any applicant applying for permissions. Yet you wish to destroy communities, in what some might say for your gain. It appears the council's decision making, sometimes do get it wrong. The safety to many professionals who live alone here, or elderly, and families, (I live alone) is important. Strangers constantly! Are they contract workers, or temporary guests staying? Who ? You are making a conveyer belt of content residents to move away, sell up. You know you would not accept this on your doorstep at your homes!

In turn you are helping to create / conceive as it were, communities into ghost property areas, only for tourism. You are driving and ruining demographics if you allow this case. It's hard currently to find a place to live, as you well know, due to the economy, and standard of living difficulties. Increased mortgages, or the fight to get on the property ladder or **remain, or remain in our homes**, in the bracket we can afford. (I fortunately own and don't have a mortgage.) It's also hard enough to find rentals. Such increased costs.

The free for all and coming and going of foreign nationals, to others wishing a short-term break here, are killing the many attractive residential places to live. This development is not to be like a "Kibbutz" style , no owners on site, just a block of flats. In our Deeds the legacy of Colonel Learmonth, unsure of his correct title, states, for Residential purposes, not use for business gain.

I strongly am against any review, or the decision for short term lets, Airbnb's here .

Kindest regards,

Mrs L Hand
46/2 Learmonth Avenue.



 External email >

 First time sender >

Dear Ms Bellhouse

With reference to the above Planning Application and my previous letter of objection sent by email, the previous objections still remain. There have been continuing problems, one of which has been unbagged food rubbish left in the car park area next to our storage units on 1st. December. My wife had to speak to the cleaners asking them to remove the rubbish left by the guests and she told them that photographs were being sent to the Council. One of the other residents sent these photographs to the Council. I sent an email to Ms Delestre at the Council at the time regarding this.

As previously stated the problems with this Airbnb have caused a great deal of concern and anxiety to the residents in our small development. The majority of residents are either retired individuals or single women wanting a secure and peaceful place to live. The families who live in our community respect this and are a welcome addition. The children go to school locally and the parents work nearby.

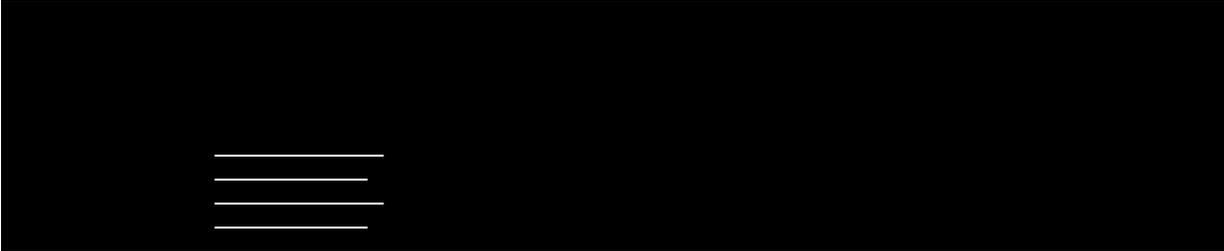
This Airbnb and the problems associated with it are not compatible with our community.

I await the Review Body decision.

Yours sincerely

Peter Atkinson

42/2 Learmonth Avenue.



 External email >

 First time sender >

Dear Sir/Madam

I refer to the above appeal to the Refused Planning Application 23/03725/FULSTL.

I would like to confirm that the basis for my objection made at the planning application stage remain in full. It would appear the letting arrangements remains unchanged despite the Council's refusal to the STL planning application or the earlier cease enforcement notice.

I am also very conscious of a key theme that was common to many of the comments submitted - this relates to the anxiety and despair that exists amongst residents of the estate to the STL arrangement at 44/6 Learmonth Avenue. This is consistently due to the anti-social behaviour experienced in the past from guests at this property that then fuels a fear in neighbouring residents for similar in the future, should such an arrangement remain in place. It is surely unacceptable that the mental health of residents should be impacted in this way either now or going forward.

I look forward to receiving an indication of the outcome of the appeal in due course.

Regards

Duncan Murray

Owner & resident of 40/3 Learmonth Avenue





 External email >

 First time sender >

Dear sir/madam,

Notice of Local Review No 23/03725/FULSTL

I wish to advise that I continue to strongly object to the planning application based on the reasons outlined in my objection notification.

Yours sincerely,
Karen Shek

Sent from my iPhone



External email >

First time sender >

In response to your email of 24th December,2023 I note that the flat in block 44 appears still to be being used for short term lets. Each flat in this development has an allocated bin store which is generally locked. Recently I saw unbagged rubbish lying outside the stores allocated to block 44. This has never happened before as far as I am aware. Rubbish of this kind attracts seagulls in Learmonth Avenue with the garbage being spread far and wide. This type of behaviour is completely unacceptable and is causing distress to the other occupants in the complex.

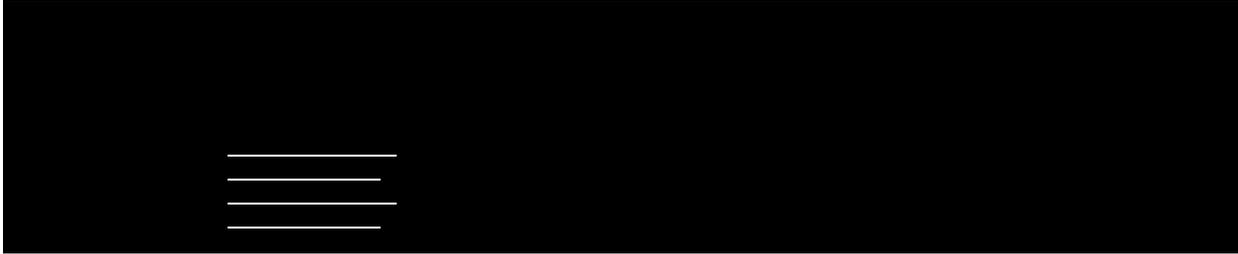


Please See Attached This email is to inform you that a local review has been received for a planning application that you commented on .

This email and files transmitted with it are confidential and are intended for the sole use of the individual or organisation to whom they are addressed.

If you have received this eMail in error please notify the sender immediately and delete it without using, copying, storing, forwarding or disclosing its contents to any other person.

The Council has endeavoured to scan this eMail message and attachments for computer viruses and will not be liable for any losses incurred by the recipient.



[External email >](#)

[First time sender >](#)

Reference 23/03725/FULSTL - review

Gina Bellhouse, Planning Advisor

Application Summary

Address: Flat 6 44 Learmonth Avenue Edinburgh EH4 1HT

Proposal: Change of use from flatted dwelling to short-term let, (in retrospect).

Name: Ms Valerie Higson


Address: 42 flat 8 Learmonth Avenue Edinburgh EH4 1HT

Objections to the review

Comments:

*Laurelbank is a small established development with the majority of residents over 60 years of age.

* Like many modern houses the sound insulation is not good, sound travels, and therefore harmony depends on neighbours being quiet and considerate of each other. As has already been experienced, the Airbnb has brought months of noise and nuisance.

* Each resident has an allocated parking space and there are no free spaces for guests. Already there has been a problem with visitors and cleaners parking in other people's private parking spaces.

* As an older resident group we are wary of strangers and the constant comings and goings of guests has led to heightened levels of anxiety and not feeling safe.

* In the title deeds of our flats it states that, the property cannot be used for a trade or business. This application is in contravention to the deeds.

For all of the above reasons, I object to the granting of this planning application for change of use to short term lets.

Kind regards,
Valerie Higson