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**Decision date: 22 March 2024**

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

Change of use from residential to a short term let.  
At 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW

**Application No: 23/06483/FULSTL**

**DECISION NOTICE**

With reference to your application for Planning Permission STL registered on 20 November 2023, 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;

**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 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 Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling as a short term let will result in an adverse impact on local amenity and the loss of a residential property that 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:

The change of use of this property to a short term let (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 visitor accommodation in this case it does not outweigh the loss of residential accommodation or the adverse impact on residential amenity. 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.

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 Alex Wilson directly at [alex.wilson@edinburgh.gov.uk](mailto:alex.wilson@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](http://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](mailto: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 STL  
3F2, 40 Hawthornvale, Newhaven**

**Proposal: Change of use from residential to a short term let.**

**Item – Local Delegated Decision  
Application Number – 23/06483/FULSTL  
Ward – B04 - Forth**

## **Recommendation**

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

## **Summary**

The change of use of this property to a short term let (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 visitor accommodation in this case it does not outweigh the loss of residential accommodation or the adverse impact on residential amenity. 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 property is a one-bedroom, third floor flat, situated in a four-storey tenement at 40 Hawthornvale. The immediate area is residential. The property shares its access to the street via a communal stairwell. The flat has access to a rear communal garden that is shared with other residential tenement properties.

### **Description Of The Proposal**

The application is for the proposed change of use from residential to short term let (sui generis) (STL). No internal or external physical changes are proposed.

### **Relevant Site History**

No relevant site history.

## **Other Relevant Site History**

No other relevant planning site history.

## **Consultation Engagement**

No consultations.

## **Publicity and Public Engagement**

**Date of Neighbour Notification:** 22 March 2024

**Date of Advertisement:** Not Applicable

**Date of Site Notice:** Not Applicable

**Number of Contributors:** 15

## **Section B - Assessment**

### **Determining Issues**

This report will 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**

#### **a) 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.
- Local Development Plan Housing Policy, Hou 7.
- Local Development Plan Transport Policies, Tra 2 and Tra 3

The non-statutory Guidance for Business (January 2024) is a material consideration that is relevant when considering LDP Policy Hou 7 and NPF4 policy 30.

The Edinburgh Design Guidance is a material consideration when considering LDP Policies Tra 2 and Tra 3.

### 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 (e) specifically relate to STL proposals.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) seeks to protect residential amenity.

### *Amenity*

The use of this property as an STL would introduce an increased frequency of movement to the property and through the shared stair, enabling visitors to arrive and stay at the premises for a short period of time on a regular basis throughout the year in a manner dissimilar to that of permanent residents. There is no guarantee that guests would not come and go frequently throughout the day and night, and transient visitors may have less regard for neighbours' amenity than individuals using the property as a principal home. The amenity impacts of the proposed use are increased by the property's access to a rear garden area.

Whilst the amenity impact of the proposed STL use to neighbouring residents is to a degree mitigated by the one bedroom size of the property, the proposed use would have an unacceptable impact on residents in the wider area and that share the common stair.

The additional servicing that operating a property as an STL requires compared to that of a residential use is also likely to result in an increase in disturbance, further impacting on neighbouring amenity. However, this would be of lesser impact as it is likely that servicing would be conducted during the daytime.

On balance, the noise generated by the proposed use would be significantly different from the ambient background noise that neighbouring residents might reasonably expect, and consequently will have a significantly detrimental effect on their living

conditions and amenity. There could also be a negative impact on community cohesion and residents' safety.

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 accommodation, this will only be supported where the loss is 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.

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.

It is important to recognise that having the property within residential use also contributes to the economy, using local services and fulfilling employment opportunities across the City. Long term residents can also make consistent and long-term contributions to the local community.

The proposed change of use would result in a loss of residential accommodation, which, as there is a recognised need and demand for housing in Edinburgh, it is critical to retain the existing supply of where appropriate. In this instance, it has not been sufficiently 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

No parking is proposed. This is acceptable as there are no parking requirements for STLs.

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 visitor accommodation in this case it does not outweigh the loss of residential accommodation or the adverse impact on residential amenity. The proposal does not comply with the Development Plan policy NPF 4 policy 30(e) and LDP policy Hou 7.

#### **b) 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.

### Independent economic impact assessment

An independent economic impact assessment was commissioned by the Planning Service, and this resulted in a report on the Economic Impact of Residential and Short-Term Let Properties in Edinburgh (the Economic Report). This was reported to Planning Committee on 14 June 2023. The Committee noted that the findings of the report are one source of information that can be considered when assessing the economic impacts of short-term let planning applications and that given the report is considering generalities rather than the specifics of an individual case, it is likely that only limited weight can be attached to it as a material consideration when making planning application decisions. The study considered the economic impact of various types of properties in Edinburgh if used as a residential property as opposed to being used for short-term holiday lettings.

The Economic Report shows that there are positive economic impacts from the use of properties for both residential use and short-term let use. The Report found that in general the gross value added (GVA) effects are greater for residential uses than short-term lets across all property types and all areas. However, given it is considering generalities rather than the specifics of this individual case, only 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

Fifteen public representations were received (all objections). A summary of the representations is provided below:

#### *material considerations*

- Negative impact on housing availability and loss of residential accommodation. Addressed in part a).
- Negative impact upon community cohesion. Addressed in part a).
- Negative impacts on residential amenity due to noise, disturbance, risk to security and anti-social behaviour. Addressed in part a).
- Not in keeping with quite residential nature of street. Addressed in part a).
- Opposed to installation of lock boxes. Addressed in part a).



#### *non-material considerations*

- Potential damage to property
- Impact on property prices

#### **Conclusion in relation to identified material considerations**

Identified material considerations have been assessed above and do not raise issues which outweigh the conclusion in relation to the development plan.

#### **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 visitor accommodation in this case it does not outweigh the loss of residential accommodation or the adverse impact on residential amenity. 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;

#### **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 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 Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling as a short term let will result in an adverse impact on local amenity and the loss of a residential property that 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: 20 November 2023**

**Drawing Numbers/Scheme**

01, 02

Scheme 1

**David Givan**  
**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

Contact: Alex Wilson, Assistant Planning Officer  
E-mail:alex.wilson@edinburgh.gov.uk

Appendix 1

## **Consultations**

No consultations undertaken.

## Appendix 2

### **Application Certification Record**

#### **Case Officer**

I have assessed the application against the City of Edinburgh Council's Scheme of Delegation (2023) Appendix 6 – Chief Planning Officer and the Statutory Scheme of Delegation (2023) and can confirm the application is suitable to be determined under Local Delegated Decision, decision-making route.

Case Officer: Alex Wilson

Date: 28 February 2024

#### **Authorising Officer**

To be completed by an officer as authorised by the Chief Planning Officer to determined applications under delegated powers.

I can confirm that I have checked the Report of Handling and agree the recommendation by the case officer.

Authorising Officer (mRTPI): Elizabeth McCarroll

Date: 22 March 2024

# Comments for Planning Application 23/06483/FULSTL

## Application Summary

Application Number: 23/06483/FULSTL

Address: 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW

Proposal: Change of use from residential to a short term let.

Case Officer: Improvement Team

## Customer Details

Name: Mr David Sarmiento

Address: 42/9 Hawthornvale Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Short term lettings are at the centre of the housing crisis, and have a displacing effect on neighbourhoods turning them into thematic parks for tourists.

I wish for my neighbourhood to remain one, with affordable services focused on its residents.

# Comments for Planning Application 23/06483/FULSTL

## Application Summary

Application Number: 23/06483/FULSTL

Address: 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW

Proposal: Change of use from residential to a short term let.

Case Officer: Improvement Team

## Customer Details

Name: Mr Bruce Murray

Address: PF3 40 Hawthornvale Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Short term lets would mean more noise with people coming and going. Holiday lets bring an entirely different set of people who often have no care for the local residents. Since the greedy landlord in this case lives hundreds of miles away I would expect an ugly lockbox would be attached to the front of the property as she would not be here to hand over the keys to her property.

I wholeheartedly object to this application

# Comments for Planning Application 23/06483/FULSTL

## Application Summary

Application Number: 23/06483/FULSTL

Address: 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW

Proposal: Change of use from residential to a short term let.

Case Officer: Improvement Team

## Customer Details

Name: Mrs Linda Murray

Address: PF3 40 Hawthornvale Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am highly opposed to any short term lease in the building block. I live on the ground floor of the block and it can be noisy with traffic in the stairwell and the rattle of the banisters. Any short term let will increase traffic flow, but will also encourage loud antisocial noise from short term renters who do not live long term so who are unlikely to show care and compassion to the neighbours. This will mostly like increase more evening and night noise which would be highly disruptive and decrease quality of life for the long term residents in the block.

I also am highly opposed to any lock boxes on the common stairwell as this can indicate there are flats without long term residents which can also encourage and increase crime.

# Comments for Planning Application 23/06483/FULSTL

## Application Summary

Application Number: 23/06483/FULSTL

Address: 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW

Proposal: Change of use from residential to a short term let.

Case Officer: Improvement Team

## Customer Details

Name: Ms B Ramm

Address: 3F1 40 Hawthornvale Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are concerned that having only short term lets in the flat attached to us could attract challenging tenants or air b'n'b style rentals. As the owner of the flat next door (attached by the living room wall) this is a worry.

Long term rentals would be preferable because of this.



# Comments for Planning Application 23/06483/FULSTL

## Application Summary

Application Number: 23/06483/FULSTL

Address: 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW

Proposal: Change of use from residential to a short term let.

Case Officer: Improvement Team

## Customer Details

Name: Ms Brogan Ramm

Address: 3F1, 40 Hawthornvale, Newhaven, Edinburgh EH6 4JW

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We (myself and my partner) are concerned that having only short term lets in the flat attached to us could attract challenging tenants or air b'n'b style rentals.

As the owner of the flat next door (attached by the living room wall) this is a major worry for us. Having lived in properties with short term lets before it has only caused problems and I would not want to be in this situation again having recently purchased the next door property,

# Comments for Planning Application 23/06483/FULSTL

## Application Summary

Application Number: 23/06483/FULSTL

Address: 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW

Proposal: Change of use from residential to a short term let.

Case Officer: Improvement Team

## Customer Details

Name: Miss Amy McFarlane

Address: 40/10 Hawthornvale Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Myself and my partner are concerned about the noise and disruption that short term rentals can attract, especially an Air BnB type rental or similar. As the owner of the flat next door (with adjoining living room walls) this is causing concern. I strongly object to this property being turned into this type of rental.

# Comments for Planning Application 23/06483/FULSTL

## Application Summary

Application Number: 23/06483/FULSTL

Address: 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW

Proposal: Change of use from residential to a short term let.

Case Officer: Improvement Team

## Customer Details

Name: Ms Brogan A Ramm

Address: 40/10 Hawthornvale EDINBURGH

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Apologies if I have posted twice - I wasn't sure if my initial objection was received.

I strongly object to the flat next door to myself (I live at 3F1 40 Hawthornvale) becoming a short lease let. The stress of having a short term let in a quiet residential stairwell should trump the current owners desire to profit from their property. Having recently purchased our property, in part due to the quiet residential nature of the area, it would be most upsetting to now live next to the uncertainty of air b'n'b guests or changes of residents every few days/weeks/months.

Furthermore, having moved from an area where short term leases were a regular occurrence, the noise complaints and stresses they bring local residents are concerning to me. This is one of the reasons for our move to Newhaven.

This is a residential area and stairwell and the addition of a short term lease in the building could create additional work/stress for the owners/tenants as short term leases are known for their noise complaints, damage to property and a general carelessness due to the short term occupants being on holiday/having no financial ties to the building. Damages caused by such lets often fall to the other residents to deal with, as the owner of the property does not live within the building. This is additional workload for neighbours.

Adding a short term lease could have an affect on the community feel, add stress for the residents of our stairwell (Flat 40) and brings about mass uncertainty. This building is our home, and the flats within it should remain as homes for residents.

# Comments for Planning Application 23/06483/FULSTL

## Application Summary

Application Number: 23/06483/FULSTL

Address: 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW

Proposal: Change of use from residential to a short term let.

Case Officer: Improvement Team

## Customer Details

Name: Mr James Gillon

Address: 42/4 Hawthornvale Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not wish to have a short term let property next door to my residential home.

# Comments for Planning Application 23/06483/FULSTL

## Application Summary

Application Number: 23/06483/FULSTL

Address: 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW

Proposal: Change of use from residential to a short term let.

Case Officer: Improvement Team

## Customer Details

Name: Ms Eilidh Weir

Address: 40/2 Hawthornvale Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a female living alone it concerns me to think of lots of different strangers coming in and out the building

# Comments for Planning Application 23/06483/FULSTL

## Application Summary

Application Number: 23/06483/FULSTL

Address: 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW

Proposal: Change of use from residential to a short term let.

Case Officer: Improvement Team

## Customer Details

Name: Mr Dorian Urban

Address: 40/12 Hawthornvale Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wanted to firmly object to the planning application to turn the above property into a short term let. We are having to deal with excessive noise and rubbish in the stairwell due to this property, moreover, short term lets serve to destroy local communities, drain money away from the local economy, and artificially inflate property prices. Considering the scale of the housing crisis currently enveloping the UK, approval of more short term lets which have already overrun Edinburgh would be an insult to all local residents. For these reasons I urge the council to reject this application.

Many Thanks

# Comments for Planning Application 23/06483/FULSTL

## Application Summary

Application Number: 23/06483/FULSTL

Address: 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW

Proposal: Change of use from residential to a short term let.

Case Officer: Improvement Team

## Customer Details

Name: Mark von Delft

Address: 38/6 Hawthornvale Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To whom it may concern,

I would like to register my objection to any new short term lets (like AirBnB) in Hawthornvale, and to the new one in #40 in particular. Reasons below.

Specific to #40 - there is no locking stair door, which in itself is a security concern. But currently the residents know each other, more or less. A short term will change that - a stranger in the stair will become commonplace, so danger-strangers will be harder to identify.

Specific to #40 - the proposed short term let is on the top floor. Short-stay guests are less concerned with the stair community (since they have no part in it), and are usually on holiday. This means they can be expected to noisily tramp up and down three flights of stairs late at night, with (understandably) little concern for the residents who have to be up at 06:00 the next morning.

Hawthornvale in general - the Newhaven communities have so far mostly escaped the AirBnB plague that is hollowing out so much of Old Town, where up to twelve lockboxes deface many stair doorways. People know each other, care for each other, and form a coherent community. Many of the older residents of Hawthornvale have never (since childhood!) lived anywhere else. That forms a close-knit community. A short-term let (or god forbid, multiple of these!) will negatively impact this.

Thank you for your time.

Kind regards,

Mark von Delft





# Comments for Planning Application 23/06483/FULSTL

## Application Summary

Application Number: 23/06483/FULSTL

Address: 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW

Proposal: Change of use from residential to a short term let.

Case Officer: Improvement Team

## Customer Details

Name: Miss Lorna Maciver

Address: 38/1 Hawthornvale Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to raise an objection to the proposed short term let. I feel that Hawthornvale is a community of permanent residents and a short term let would disrupt that. I am also concerned about the risk to security and the potential noise disturbance to a quiet residential area caused by a short term let.

# Comments for Planning Application 23/06483/FULSTL

## Application Summary

Application Number: 23/06483/FULSTL

Address: 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW

Proposal: Change of use from residential to a short term let.

Case Officer: Improvement Team

## Customer Details

Name: Miss Erin Thomson

Address: 40/7 (2F1) Hawthornvale Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are in a housing crisis. We do not need more short term lets in Edinburgh. I also work very irregular hours, having strangers come into the building trying to find the flat, potentially disrupting myself and other tenants with the noise or even trying to enter their flats, is the last thing any of us need.

# Comments for Planning Application 23/06483/FULSTL

## Application Summary

Application Number: 23/06483/FULSTL

Address: 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW

Proposal: Change of use from residential to a short term let.

Case Officer: Improvement Team

## Customer Details

Name: Mr Mark Squires

Address: 40/5 Hawthornvale Newhaven Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Given the current state of housing in Edinburgh, the existence of short term lets is a major social and economic issue. These short term lets are often noisy, damaging to common areas, and disruptive to the lives of residents. Removing another residential flat also takes away another place where someone can live, work, pay tax, and contribute to making Edinburgh the wonderful city that it is.

Taking away these valuable residential flats is not only disastrous for the locals who live in the building, but it is disastrous for Edinburgh itself!

Please do not allow this application to go forward.

# Comments for Planning Application 23/06483/FULSTL

## Application Summary

Application Number: 23/06483/FULSTL

Address: 3F2 40 Hawthornvale Newhaven Edinburgh EH6 4JW

Proposal: Change of use from residential to a short term let.

Case Officer: Improvement Team

## Customer Details

Name: Mr William Bowring

Address: PF3, 38 Hawthornvale Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To whom it may concern,

I would like to raise an objection to a change to short term let in Hawthornvale, Flat 3F2 in number 40.

My first concern is of security. I live on the ground floor and share the back drying area with number 40, where there is currently no secure stair access or locking on the back door. I feel the increased throughput of different people involved in short term let will draw attention to the premises and therefore constitute a security risk.

Furthermore there is concern with privacy and noise. Holidaymakers and short term guests will have little concern with noise levels and the impact on the community here, particularly at night. Access to and use of the rear drying green area for outdoor activities would also impact privacy.

Limited shared resources in the street, for example parking, has been recently limited by recent restrictions and will be further impacted by short-term guests.

Many thanks