



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 100669896-001

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="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="3F2"/>
First Name: *	<input type="text" value="Maria de Carmen"/>	Building Number:	<input type="text" value="40"/>
Last Name: *	<input type="text" value="Valcarcel"/>	Address 1 (Street): *	<input type="text" value="Hawthornvale"/>
Company/Organisation	<input type="text"/>	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="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH6 4JW"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

3F2

Address 2:

40 HAWTHORNTVALE

Address 3:

NEWHAVEN

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH6 4JW

Please identify/describe the location of the site or sites

Northing

676855

Easting

325818

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)

Planning Permission: To allow flat to be used for Short Term Let purposes

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 see supporting documents section for my STL application appeal

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 have evidence to show my genuine intentions to act in the best interest of the of the building 'community': fig1 & fig2 - councils recommendation that owners privately organise and carry out communal maintenance works fig5 & fig6 - my hand posted letters to each resident with a quote I found for the works fig4 - my efforts were ignored fig3 - the Council had to take over fig 7 - resulted in a much higher cost

Application Details

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

23/06483/FULSTL

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

23/10/2023

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

22/03/2024

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: Mrs Maria de Carmen Valcarcel

Declaration Date: 28/04/2024

Mrs Maria De Carmen Valcarcel
12A Seaton Road
Mitcham
Surrey
CR4 3ER

28th April 2024

Application No: 23/06483/FULSTL

To whom it may concern,

I am writing to formally appeal the rejection of my STL application for my property **3F2 (Flat 11), 40 Hawthornvale, Edinburgh, EH6 4JW.**

Having received the refused decision, I have thoroughly reviewed the grounds for this and would like to address the concerns that have been raised in the rejection.

I would like to start my appeal by providing further context of this property, which

[REDACTED]
[REDACTED] He was originally born and raised in Glasgow, with work then taking him to Edinburgh, where he bought and lived in the flat for a period of time. Following his move to London, the flat was then rented out to the same tenant for over 20 years, subsequently providing long term accommodation in the city.

[REDACTED]
I have invested a significant amount of money into refurbishing the property, which had sadly been neglected by the long term let. My application to offer some STL's, in-between extensive family use, will help with the running costs and upkeep. This

[REDACTED]
My family and I already use the flat and my stepson, who is a key worker as a bus driver, often stays when he has late or early shifts as he resides outside of the city.

It is essential to note that the flat is a small one-bedroom unit, suitable for couples and small families, not groups. Concerns regarding noise, I feel are unfair, especially given the nature of this being a large apartment block with numerous residents. Noise disturbance can arise from anyone in the building, regardless of it being a short or long term let.

Recent news highlights the challenges faced by comedians, actors and visitors being priced out of the city, during its famous festivals. There is clearly a need to offer short term affordable rentals. I also see this as an opportunity to bring business to the lovely independent cafes, restaurants, shops and galleries in the local area.

During my visits, I regularly clean the communal hallway, stairwell and banisters outside my property; [REDACTED] I pride myself on my commitment to maintaining a clean and pleasant environment for all residents. As my retirement next year draws near, I will be making more frequent and longer stays.

Finally, I feel compelled to highlight the residents concerns regarding any damages an STL may cause to the building, along with the break up of its 'community' feel. I find this to be quite hypocritical. Over the the past couple of years I have been the only member of our 'community' who has pushed for the urgent need of critical repairs in the building. I had tried to form a committee amongst the apartment owners, to address the stairwells cupola, which was in need of essential repair. Following the councils recommendation that owners privately organise and carry out these works (fig1 & fig2); I hand posted letters to each resident (fig5) with a quote for this (fig6). Sadly these efforts were mostly ignored (fig4) and resulted in the Council taking over (fig3) at a much higher cost and I have enclosed documentation showing this (fig7). In this situation, I feel like my genuine intentions to act in the best interest of the of the building 'community' were demonstrated.

Given my personal history connected with the property, my continued commitment to the community and the need for affordable STL's, I respectfully request a reconsideration of my application.

Yours sincerely,

Maria Valcarcel