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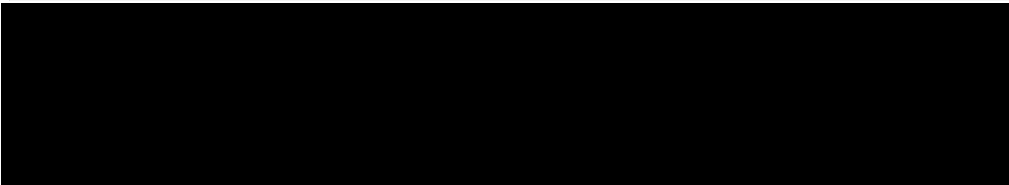
First time sender >

Hi there,

I remember already filling in a council form to say that I would like to oppose this short term/holiday let application for a flat in my stair, and I thought it had officially been rejected so is the case open again?

If so I'd like to voice my concerns about this again. [Redacted] ground floor I don't feel comfortable with the thought of lots of strangers coming in past my windows and doors on a regular basis. I'm also concerned about noise level increase as we have generally such a peaceful and quiet stair as well as street, and I know lots of air bnbs around Edinburgh tend to get booked out for hen/stag dos and the like, which may be noisy. I I'd like to officially register my opposition to this appeal if possible please.

Thank you,  
Eilidh :) (at flat 2)



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

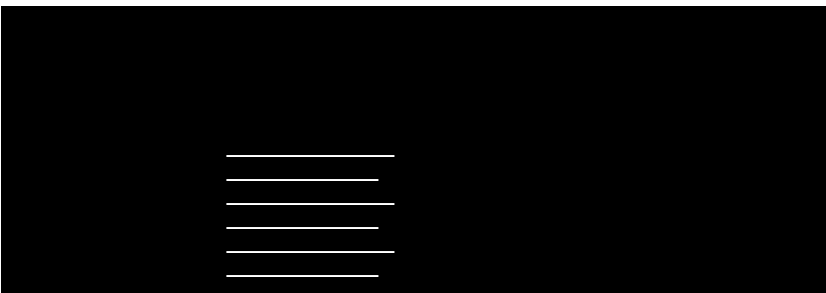
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External email >



First time sender >

Contains topics of a financial nature >

Dear Sir/Madam,

Planning Application: 23/06483/FULSTL  
Review Board Ref: 24/00102/REVREF

We live at 40/10 Hawthornvale and wish to provide a further written submission in response to our next door neighbour appealing the decision to disallow her to change her property from a residential one to a short term let.

Having recently purchased the next door flat to the property in question (Oct '23), myself and my partner were very excited to now live in a more residential and community neighbourhood, having moved from an area which previously had issues with short term leases. We have in the past experienced excessive noise, mess and damage to shared stairwells as a result of short term lets and do not wish to experience this again in our newer home. The stress that this creates for those living around the short term lease properties should be considered especially as the information provided in the initial application shows that Mrs Valcarcel does not live in Edinburgh. Due to Mrs Valcarcel living so far from the property in question, we are concerned that any issues that arise (noise, mess, damage, safety etc) will undoubtedly end up affecting the owners and tenants of our stair   


We feel strongly that the Newhaven area is a community and that the flats in our area should be for residential purposes, rather than used as short term/holiday lets. In the past, we have experienced vandalism within our stairwell and feel that the uncertainty of having strangers using the stair on a regular basis could further compromise the safety of our stair. Additionally, with the property being on the top floor, noise from visitors arriving early or returning late will affect the entirety of the stairwell.

Our living room shares a wall with the living room of the property in question and we again worry that noise from visitors could have a negative effect on our wellbeing in our home.

In addition to our own concerns regarding the above, we feel strongly that homes that could benefit first time buyers should not be held for profit, especially given how difficult it can be for people to get onto the property ladder, especially in Edinburgh.

We know many of these concerns are shared with our neighbours as we have had passing discussions with a number of them about the proposed change since it was first brought to our attention.

We thank you for taking our views into account on this matter,  
Brogan Ramm & Amy McFarlane

Dear Whom It May Concern,

I am writing in response to the further written representations received, relating to the review of changing my flat, to allow STL, alongside residential use.

Addressing the concerns raised [REDACTED] I think it is important to highlight that as this resident purchased a ground floor flat, it is inevitable that she will be exposed to noise. Whether this be from the street her windows face, the Cafe and Sculpture workshop across the road or from communal noise within the building, including deliveries, postman etc.

I would like to reiterate that my flat is a small one-bedroom unit, suitable for couples and small families only, not groups. It will not be let to any stag or hen groups and this will be strictly specified.

Regarding the comments made by my neighbours in the next door flat, I would like to say that I share their community interests, which I have proven in my appeal submitted to the Council.

This flat has been in our family for over 25 years and I am not wishing to change this flat to be solely STL use.

My family and I already use the flat alongside my stepson, who is a key worker as a bus driver and regularly stays. Should any issues arise, he will be on hand to help resolve them and already keeps an eye on the property.

In response to the shared living room wall, this is completely irrelevant, as there will always be neighbourly noise, regardless of who lives there. I could argue that my flat creates less noise than several student rentals in the building.

Finally, it is important to highlight that in the building, there have been previous STL's and there were never any issues.

I appreciate you keeping me updated and welcome my request being considered by the Local Review Body in August.

Yours sincerely,

Maria Valcarcel