



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: [planning.support@edinburgh.gov.uk](mailto: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 100673695-001

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="63"/>
First Name: *	<input type="text" value="Kathleen"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Raffaelli"/>	Address 1 (Street): *	<input type="text" value="Craiglockhart Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input style="background-color: black; color: black;" type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH14 1HF"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input style="background-color: black; color: black;" type="text"/>		

## Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

1F

Address 2:

12 RANDOLPH PLACE

Address 3:

NEW TOWN

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH3 7TA

Please identify/describe the location of the site or sites

Northing

673797

Easting

324546

## 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)

Proposal for retrospective change of use to short term let.

## 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 separate documents section.

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)

See supporting documents section for full rationale. Additional information is to provide context that was not captured in the initial proposal form. This namely relates to the nature and location of the property and that it is situated in a private stair and does not fall into the category of materially impacting other residents on that basis as well as the street is dominated by commercial premises rather than purely residential.

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)

Any documentation was previously provided as part of application and all relevant documents have also been provided as part of the requirements as part of the application for STL.

## Application Details

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

23/05557/FULSTL

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

29/09/2023

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

26/04/2024

## 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 Kathleen Raffaelli

Declaration Date: 31/05/2024

I am writing to appeal the decision made in relation to the my property. I would like to provide additional context which I feel is specific and important around the property in question.

- Importantly, the accommodation is situated in a private stair and is one of 2 flats with its own main door access. My husband and I also own the 2nd flat in the stair and it may be our intention to apply for short term let consent on that flat in the future, in particular if that would assist with any decision. Regardless, **this means that there are no other tenants/residents in the stair and no one directly above or below or to the side.** Direct neighbouring property in the street is largely dominated by commercial premises e.g. restaurants/bars and offices. Having spoken with other STL applicants I believe this is a key clarification that the initial application may not have captured
- My husband and I are owners of other property in the street (numbers 10 and 11), which alongside the flats are operated as a commercial business. The council had previously agreed to change the status of the flats from private dwelling status to self-catering. Therefore it is in our interest to ensure that there is no detrimental impact to any neighbouring properties
- The type and style of accommodation means that it typically attracts mature tourist couples or individuals who stay an average of 3 or 4 days (occasionally longer) and based on our experience do not tend to use the facilities, instead choosing to eat out putting money into the local community. As a result, there is little refuse that is required to dispose of and certainly less than if there was a standing tenant
- We are very careful to ensure that there are gaps between stays and undertake our own diligence to make sure the people staying have a good track record. We have an overall rating of 4.93 out of 5 which I feel demonstrates the careful attention that we provide
- We have not received any previous complaints regarding the way the property is used and operated

I understand the rationale for the short term let regulations but it is for the above reasons that i dont believe will have a materially detrimental effect on living conditions and amenity of nearby residents (as stated in the decision letter) as there are no other residents in the stair or adjacent. Additionally, the nature, status and central location of this property would not fall into the bracket of freeing up affordable and long term housing.

I do hope that the above points are taken into consideration as part of the appeal process and am happy to have a discussion or provide additional documentation if required.

Thank you