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Decision date: 11 March 2024

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

Change of use for the property from residential to short term let.
At 56 Marchmont Road Marchmont Edinburgh EH9 1HS

Application No: 23/05626/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.



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 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.

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.

Report of Handling

**Application for Planning Permission STL
56 Marchmont Road, Marchmont, Edinburgh**

Proposal: Change of use for the property from residential to short term let.

**Item – Local Delegated Decision
Application Number – 23/05626/FULSTL
Ward – B10 - Morningside**

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 two-bedroom, ground floor flat, situated in a four-storey traditional tenement at 56 Marchmont Road. The immediate area is residential. The property is accessed via a private ground floor front door. The flat has access to a rear communal garden that is shared with other residential tenement properties.

The application property is part of a category B listed building, 52-56 (even nos) Marchmont Road, LB30560, 19/03/1993

The site is located within the Marchmont, Meadows and Bruntsfield Conservation Area.

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: 11 March 2024

Date of Advertisement: 24 November 2023

Date of Site Notice: 24 November 2023

Number of Contributors: 9

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
 - (i) harming the listed building or its setting? or
 - (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?

- b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then 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 harm the listed building and its setting?

The following HES guidance is relevant in the determination of this application:

- Managing Change in the Historic Environment: Guidance on the principles of listed buildings
- Managing Change in the Historic Environment: Setting

Managing Change in the Historic Environment: Interim Guidance on the principles of listed building consent sets out the principles for assessing the impact of a development on a listed building.

Managing Change in the Historic Environment: Setting sets out the principles that apply to developments affecting the setting of historic assets or places including listed buildings and conservation areas. It includes factors to be considered in assessing the impact of a change on the setting.

There are no external or internal alterations proposed. As such, the proposal will not have an adverse impact on or cause harm to the listed building. The setting of the listed building and the setting of neighbouring listed buildings will be unaffected by the proposal.

Conclusion in relation to the listed building

The proposal does not harm the character of the listed building, or its setting. It is therefore acceptable with regard to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) The proposals harm the character or appearance of the conservation area?

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

"In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises: "the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links."

As stated previously, there are no external changes proposed. The change of use will not impact on the character or appearance of the conservation area. Therefore, the proposal does not conflict with the objective of preserving or enhancing the character or appearance of the conservation area.

Conclusion in relation to the conservation area

The proposals comply with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

c) 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.
- NPF4 Historic Assets and Places Policy 7.
- Local Development Plan Housing Policy, Hou 7.
- Local Development Plan Transport Policies, Tra 2 and Tra 3

The non-statutory Listed Building and Conservation Area Guidance is a material consideration when considering NPF 4 Policy 7.

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.

Listed Buildings and Conservation Area

The impact on the listed building, its setting and the setting of the neighbouring listed building has been assessed in section a). There are no external or internal works proposed and as such there will not be a significant impact on historic assets and places.

The proposal complies with NPF 4 Policy 7.

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 property is accessed via a main front door located at the ground floor of this traditional four storey tenement property. The character of the immediate area is entirely residential with low to medium levels of both pedestrian and vehicular traffic. The property has a direct access to a rear shared communal garden which is situated adjacent to neighbouring residential gardens and overlooked by a large number of residential properties.

The use of this property as an STL would introduce an increased frequency of movement to the property, 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 direct access to a communal garden further increases the opportunity to impact on residential amenity.

The proposed use would have an unacceptable impact on residents that are living in proximity to the property representing a significant detrimental effect on their living conditions and amenity as the noise generated by the proposed use would be significantly different from the ambient background noise that neighbouring residents might reasonably expect, particularly at night.

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. 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 current lawful use of the property is for residential accommodation. Consequently, the use of the property as an STL would result the loss of this residential accommodation, which given the recognised need and demand for housing in Edinburgh it is important to retain, where appropriate.

Further, it is important to recognise that residential occupation of the property contributes to the economy, in terms of providing a home and the spend in relation to the use of the property as a home, including the use of local services and resultant employment, as well as by making contributions to the local community.

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

The proposals comply with LDP Policies Tra 2 and Tra 3.

d) 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

Nine 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 c).
- Negative impacts relating to other residents' privacy and the use of shared spaces. Addressed in part c).
- Increase of non-resident cars reducing parking availability. Addressed in part c).
- Negative impacts on residential amenity due to noise, disturbance, littering, fumes from smoking and anti-social behaviour. Addressed in part c).
- Economic benefit to the City does not outweigh impact on residential amenity or loss of residential accommodation. Addressed in part c).
- Negative impact upon character of the local community and pressure on local facilities. Addressed in part c).

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 proposal complies with Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will not harm the listed building or its setting and it will preserve or enhance the character or appearance of the conservation area.

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): Damian McAfee

Date: 11 March 2024

Comments for Planning Application 23/05626/FULSTL

Application Summary

Application Number: 23/05626/FULSTL

Address: 56 Marchmont Road Marchmont Edinburgh EH9 1HS

Proposal: Change of use for the property from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Ms JACKIE STEWART

Address: 53 MARCHMONT RD EDINBURGH

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: given that Marchmont is already a locality full of temporary lets for students and young professionals and given the current acute shortage in this city in relation to good rental accommodation for people living and working in this city - also the fact that this area is very attractive for young families with school and good amenities close by - I fail to see why creation of another short term let is appropriate for a good main door property that could be better utilised as a home for someone. There is a stealth process by which former good long term rentals are being lost to temporary short term /holiday/party flat type rentals all over this city -Marchmont is a thriving local community that needs longer term residents from all walks of life and short term rentals impact on the lives of all around them

Comments for Planning Application 23/05626/FULSTL

Application Summary

Application Number: 23/05626/FULSTL

Address: 56 Marchmont Road Marchmont Edinburgh EH9 1HS

Proposal: Change of use for the property from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Oliver Stephenson

Address: 43/1 Arden Street Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to this application as we are sick and tired of being woken by parties from short-term rental flats located across the common green. These flats are impossible to trace, and therefore impossible to register formal complaints about. There is also an increase in littering and other forms of anti-social behaviour.

Comments for Planning Application 23/05626/FULSTL

Application Summary

Application Number: 23/05626/FULSTL

Address: 56 Marchmont Road Marchmont Edinburgh EH9 1HS

Proposal: Change of use for the property from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mrs Inge Sloan

Address: 39 Arden Street Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The accommodation is large enough to support a group of people visiting for leisure. A group getting together is likely to be enjoying themselves with socialising and music late as they are in holiday. When windows are open the back green area works like an echo chamber and amplifies sound so that everyone in the block is disturbed by it. From past experience the windows are often open as people are smoking out of them.

Comments for Planning Application 23/05626/FULSTL

Application Summary

Application Number: 23/05626/FULSTL

Address: 56 Marchmont Road Marchmont Edinburgh EH9 1HS

Proposal: Change of use for the property from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Jane Stephenson

Address: 45 Arden Street Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Marchmont has too many short-term lets. We are constantly woken by parties and negatively impacted by anti-social behaviour, increased littering etc. The worst problem is flats on the opposite side of the common green (as in this application) as it is impossible to work out which flat is causing the problem. The last thing we need is another short-term let, and we strongly object to this application.

Comments for Planning Application 23/05626/FULSTL

Application Summary

Application Number: 23/05626/FULSTL

Address: 56 Marchmont Road Marchmont Edinburgh EH9 1HS

Proposal: Change of use for the property from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mr Neil Harris

Address: 3 Arden Street Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- An increase in short term lets reduces the number of available properties in Edinburgh. In this residential area there is high demand for properties from families, university staff and university students. Particularly main door properties.

- Reduced privacy. The property has a shared back garden and the open format of all the back gardens in the tenement block mean that all the back gardens are connected. The intrusion by a frequent number of strangers would result in a significant reduction in community within the tenement garden and reduced security.

- Reduced parking. There is limited "non-resident" parking in the area. A short term let would attract non-resident cars that would reduce further the limited spaces.

- Impact on neighbours. A short term let would significantly increase the risk of antisocial behaviour, noise and disruption in a quiet residential area

Comments for Planning Application 23/05626/FULSTL

Application Summary

Application Number: 23/05626/FULSTL

Address: 56 Marchmont Road Marchmont Edinburgh EH9 1HS

Proposal: Change of use for the property from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mr Sean McIlroy

Address: 1F1 90 Marchmont Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The fact that this application is being submitted during an announced housing crisis is an absolute disgrace and shows total disdain for both the council and residents, and should not be considered for approval.

This is a heavily residential street, and this property is surrounded by young families and students. There is absolutely no place for an STL in this property.

The change of use of this property to a Short Term Let (STL) will have an adverse impact on neighbouring amenity. The loss of the residential accommodation has not been justified. The property also has access to the communal green, which is problematic for residents safety and general wellbeing.

Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of tourist accommodation in this case it does not outweigh the adverse impact on residential amenity or the loss of residential accommodation.

Comments for Planning Application 23/05626/FULSTL

Application Summary

Application Number: 23/05626/FULSTL

Address: 56 Marchmont Road Marchmont Edinburgh EH9 1HS

Proposal: Change of use for the property from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Dr Alison Whyte

Address: 15 Roseneath Place Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The fact that this application is being submitted during an announced housing crisis is an absolute disgrace and shows total disdain for both the council and residents, and should not be entertained in any way.

The change of use of this property to a Short Term Let (STL) will have an adverse 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 tourist accommodation in this case it does not outweigh the adverse impact on residential amenity or the loss of residential accommodation.

This is a heavily residential street, and this property is surrounded by young families and students. A short term let in this particular property would be absolutely disastrous.

Comments for Planning Application 23/05626/FULSTL

Application Summary

Application Number: 23/05626/FULSTL

Address: 56 Marchmont Road Marchmont Edinburgh EH9 1HS

Proposal: Change of use for the property from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mr Conor Farrington

Address: 46 Marchmont Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We note that the application is for change of use from residential to short-term lets. This conservation area is one in which young families enjoy excellent facilities for education and leisure alongside older residents, all of whom contribute to a vibrant, inclusive and varied community. This particular main-door flat with direct access to a back green is ideally suited for long-term residential use, either as a long-term let or as a permanent home. Changing its use to short-term let would reduce the availability of residential housing in central Edinburgh. It would further erode the character of the local community and of the facilities available locally, which are already under pressure from short-term lets. It may also add to the problems commonly associated with this type of property, including noise and disturbance.

Comments for Planning Application 23/05626/FULSTL

Application Summary

Application Number: 23/05626/FULSTL

Address: 56 Marchmont Road Marchmont Edinburgh EH9 1HS

Proposal: Change of use for the property from residential to short term let.

Case Officer: Improvement Team

Customer Details

Name: Mrs Jill Harris

Address: 3 Arden Street Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In a city with a housing crisis, it doesn't make sense to take another property off the market.