

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 100642329-003

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="Miss"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="JENNIFER"/>	Building Number:	<input type="text" value="30"/>
Last Name: *	<input type="text" value="LUMGAIR"/>	Address 1 (Street): *	<input type="text" value="Abercorn Crescent"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	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="EH8 7HT"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

1F1

Address 2:

15 WEST CROSSCAUSEWAY

Address 3:

NEWINGTON

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH8 9JW

Please identify/describe the location of the site or sites

Northing

672933

Easting

326136

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)

Request a change of use for property, from residential 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.

Planning Statement provided in Supporting Documents

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)

Planning Statement

Application Details

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

23/04221/FULSTL

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

07/09/2023

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

06/05/2024

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: Miss JENNIFER LUMGAIR

Declaration Date: 13/06/2024

Planning Permission
for
Change of use to Short Term Let
at
15 1F1 West Crosscauseway, Edinburgh, EH7 5AU

Application no: 23/04221/FULSTL
Our ref: 24033 / Planning Statement
June 2024

section 1 | policy

1.1 This planning statement is to support the planning application to show how the Applicant's proposal complies with the policies as noted in 1.2.

1.2 NPF 4 contains a specific policy on short term lets, Policy 30(e) states:

e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or

ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

section 2 | background

2.1 The flat is a one bedroom flat situated on the first floor and is accessed via a stairwell.

2.2 There have been no complaints since the property has been used as a short term let.

2.3 The flat is currently available to rent all year and is normally occupied by guests (between 1 and 2 max) staying between 2 and 7 nights.

2.4 The property is located just off the busy Nicholson Street, which is located in central Edinburgh and within walking distance from many tourist attractions. It is a 5 minute walk to the Festival Theatre and an 8 minute walk to the National Museum of Scotland

2.5 The property and neighbouring properties have commercial units on the ground floor. Nicholson Street is lined with commercial units either side. It is also nearby Edinburgh University, so there are a lot of students living in the area and passing through.

2.6 Guests staying are contributing to the local economy by eating in the nearby restaurants and cafes and visiting local attractions. An information guide is provided in the flat which details all the public transport options, local restaurants etc to encourage support to the local economy.

section 3 | addressing policy

3.1 In referencing Section 2 we address the policy in 1.2 as follows:

3.2 *i. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this property as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.*

The flat is the first door in the stairwell so no guests will pass any neighbouring flats and disrupt nearby residents. There have been no complaints from local residents over the 6 years the property has been used as a short term let. Most guests are tourists that will not have a car and use public transport so there is no impact on parking. The one bedroom flat is not large enough to host a group of people such as hen dos and stag dos and therefore does not generate large sound levels.

Nicholson Street is a busy street, especially when it is term time. There are a lot of students that live in the area and are often on nights out during the working week. The local residents will be aware that this will always be a lively area. The lack of objections on this application also proves how the short term let doesn't not have an impact on nearby residents. One neighbour stated in their support of the application that they've "had no issues with any noise or rowdy guests".

3.3 *ii. 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 property as a short term let will result in an adverse impact on local amenity and the loss of a residential property has not been justified.*

More money spent by tourists will enhance any local business and amenities nearby. The guests use local shops, restaurants, pubs and public transport which makes a major contribution to the local economy. This proves that having this property as a Short Term Let will not have an impact on local amenity. If anything, the local restaurants and business will thrive on support from tourists. By using the flat as a short term let, the applicants are providing steady employment for local cleaners. Should the application not be approved, then this will eliminate a significant proportion of their regular income.

The short term let has been operating since 2018 so there is no loss of a residential property for the housing market. In the event of the property not being available to let, the applicants would simply use it themselves for a couple of weeks a year and the financial benefits to the local economy from visitor income would be lost entirely. The property would not be offered for sale therefore would not add a new residential property to the market.