

Mr John Noon.
Wreagreen
175 Middle Road
Southampton Parish
Bermuda
SN 02

Decision date: 22 April 2024

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

Change of use from residential to short term let apartment.
At 13B Clarence Street Edinburgh EH3 5AE

Application No: 23/04687/FULSTL

DECISION NOTICE

With reference to your application for Planning Permission STL registered on 10 October 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 property 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 4 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 unacceptable impact on local amenity and the loss of a residential property 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 01A, 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 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 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 tourist accommodation, in this case it does not outweigh the adverse impact on residential amenity or loss of residential accommodation. 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 Lesley Porteous directly at lesley.porteous@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.

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Report of Handling

**Application for Planning Permission STL
13B Clarence Street, Edinburgh, EH3 5AE**

Proposal: Change of use from residential to short term let apartment.

**Item – Local Delegated Decision
Application Number – 23/04687/FULSTL
Ward – B05 - Inverleith**

Recommendation

It is recommended that this application be **Refused** subject to the details below.

Summary

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 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 tourist accommodation, in this case it does not outweigh the adverse impact on residential amenity or loss of residential accommodation. 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 application site is a two-bedroom flat at the basement level of 13B Clarence Street, Stockbridge. The property has its own main door access and a set of steps leading up to Clarence Street. There is a private garden to the rear of the property. The floors above are in residential use and the surrounding area is predominantly residential.

The application site is a B listed building (ref: LB 28537: date of listing 14.12.1970).

The site lies within the New Town Conservation Area.

Description Of The Proposal

The application is for a change of use from residential to short term let (sui generis). No internal or external physical changes are proposed. The applicant has advised that the property has been used as a short term let since September 2018. Therefore, the application is retrospective.

Relevant Site History

11/01659/LBC
13B Clarence Street
Edinburgh
EH3 5AE

Renovate interior by moving kitchen and making bathroom larger using space of boxroom. Open doorway of non load bearing wall. Remove existing sash and case window and replace with French doors to private garden. Replace other rear door with window.

Granted

7 July 2011

11/01659/FUL
13B Clarence Street
Edinburgh
EH3 5AE

Remove existing sash and case window and replace with french doors to private garden. Replace other rear door with window.

Granted

7 July 2011

Other Relevant Site History

No other relevant planning site history.

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 22 April 2024

Date of Advertisement: 27 October 2023

Date of Site Notice: 27 October 2023

Number of Contributors: 11

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

The application has been submitted in retrospect. The applicant indicates in correspondence that the operation of the property as an STL commenced in September 2018. This is before the 5 September 2022, which is when the Edinburgh short-term let control designation came into effect. As the designation does not have a retrospective effect it is necessary to consider whether the use of the property as a commercial short term let is a material change of use.

The effect of granting planning permission would be to change the use from a residential flat to an STL. The use of the property as an STL, as a result of the granting of planning permission, would constitute a material change in the use of the property under section 26 of the Town and Country Planning (Scotland) Act 1997, given the

associated characteristics in STL use in this location (mainly residential) and property type (basement flat).

a) The proposals harm the listed building or its setting?

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

- Managing Change in the Historic Environment: Interim Guidance on the principles of listed building consent.
- 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 harms neither the listed building or its setting. It is therefore acceptable with regard to Sections 59 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997.

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

"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 New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

There are no external changes proposed. The change of use from a residential premises to a short term let will not have any material impact on the character of the conservation area. The change of use would preserve the appearance of the conservation area.

Conclusion in relation to the conservation area

The proposals are acceptable with regard to 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 policies to be considered are:

- NPF4 Sustainable Places Policy 1.
- NPF4 Historic Assets and Places Policy 7.
- NPF4 Productive Places Tourism Policy 30.
- LDP Housing Policy Hou 7.
- LDP Transport Policies Tra 2 and Tra 3.

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering historic assets. The non-statutory 'Guidance for Businesses' (2024) is a material consideration that is relevant when considering change of use applications.

Listed Buildings and Conservation Area

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 proposals do not involve operational development. 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 relates to STL proposals.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas), seeks to protect residential amenity.

Amenity

The application property has its own main door access and a set of steps leading up to the main street. It is at the basement level of a three storey tenement. The floors above are in residential use with Clarence Street predominantly residential in nature. Consequently, the character of the street is fairly quiet with low ambient noise levels.

Although it has its own main door access, the use of this property as a short term let would have the potential to introduce an increased frequency of movement to the flat, and rear private garden, at unsociable hours. The proposed two bedroom short term let use would enable 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. There may also be a negative impact on community cohesion.

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.

The potential for noise described above would be significantly different from the ambient background noise that neighbouring residents might reasonably expect and will have a significantly detrimental effect on the living conditions and amenity of nearby residents. 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 now as an STL would result in a loss of residential accommodation, which given the recognised need and demand for housing in Edinburgh 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).

Car Parking

There is no off-street car parking available within the site. The site is accessible by public transport. There are no cycle parking standards for STLs. Bikes could be parked within the property if required. The proposals comply with LDP policies Tra 2 and Tra 3.

Conclusion in relation to the Development Plan

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 tourist accommodation, in this case it does not outweigh 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.

d) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

On 5 April 2024 the Planning and Environmental Appeals Division published its report into the examination of the Proposed City Plan 2030 and supporting documents in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. The Council is currently considering the recommendations and modifications required to the Proposed City Plan 2030. It is the intention that the modifications will be considered by the Council before the end of June 2024. At this time in the context of the consideration of this particular application limited weight can be given to the relevant policies of City Plan 2030 until the proposed modifications have been fully considered.

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.

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.

Public representations

Eleven representations have been received. All are objections.

A summary of the representations is provided below:

material considerations

- Negative impact on residential amenity. Addressed in c) above.
- Negative impact on housing stock. Addressed in c) above.
- Negative impact on the character of the street. Addressed in b) above.
- Negative impact on community cohesion. Addressed in c) above.
- Contravenes City Plan 2030. Addressed in d) above.
- Contrary to NPF 4. Addressed in c) above.

non-material considerations

- Will encourage anti-social behaviour. This is an issue for Police Scotland.
- Too many STLs in the area. Each application must be considered on its merits.
- There will be more litter. The applicant must agree a Waste Strategy with CEC's Waste Services.

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 tourist accommodation, in this case it does not outweigh the adverse impact on residential amenity or loss of residential accommodation. 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 property 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 4 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 unacceptable impact on local amenity and the loss of a residential property 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: 10 October 2023

Drawing Numbers/Scheme

01A, 02

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Lesley Porteous, Planning Officer
E-mail: lesley.porteous@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: Lesley Porteous

Date: 3 April 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: 22 April 2024

Comments for Planning Application 23/04687/FULSTL

Application Summary

Application Number: 23/04687/FULSTL

Address: 13B Clarence Street Stockbridge Edinburgh EH3 5AE

Proposal: Change of use from residential to short term let apartment.

Case Officer: Improvement Team

Customer Details

Name: Mr Murray Clark

Address: 5/3 Clarence Street Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the application to convert to short term let on the basis that this will affect the residential nature of the street. There are significant numbers of short-term lets already in Edinburgh and the continued trend is changing the nature of the street and additionally serves to price young people in particular out from acquiring properties in Edinburgh.

Comments for Planning Application 23/04687/FULSTL

Application Summary

Application Number: 23/04687/FULSTL

Address: 13B Clarence Street Stockbridge Edinburgh EH3 5AE

Proposal: Change of use from residential to short term let apartment.

Case Officer: Improvement Team

Customer Details

Name: Mr Iain Penman

Address: 6B/6 West Silvermills Lane Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Dear CEC,

23/04687/FULSTL

13B Clarence Street, Edinburgh (hereinafter the "STL Flat")

Further to your letter of 19 October, I write to object to the abovementioned change of use from residential to short term let apartment. I object on the following grounds:

Repeated, substantial disruption

It is my understanding that the STL Flat in question has been operating for some time as an informal short term let. It is only since this application has come forward I have been able to identify the flat in question. Had I been aware of its precise address, I would have instructed my solicitor to write to the owner as in the period I have resided nearby I have experienced multiple instances of disruptive and abusive behaviour from occupants.

As the STL Flat has a garden, when the weather is fair, often during festival, residents will use the garden to have parties that run late into the night / early morning. As the STL Flat's garden is enclosed on each side by the back of the flats forming Clarence St, St Stephen St, Henderson Row and West Silvermills this means the noise reverberates within the area enclosed by those

streets. When this occurs, as my bedroom overlooks the garden, I am prevented from sleeping (even with windows closed and using earplugs).

I have previously attempted to challenge such behaviour but have experienced the residents either refusing to be quiet or both doing so and being abusive towards me in addition.

It is entirely unacceptable that one owner permits and facilitates the use of their property in such a way as to cause repeated and considerable disruption to neighbours on no less than 4 separate streets.

Given that this application pits the rights of one owner versus over 100 + other flats, the balance of convenience should favour the majority's right not to be disturbed.

Reduction in residential housing stock

Edinburgh is in the midst of a housing crisis unrivalled anywhere else in Scotland. Every holiday let is one less home for ordinary residents to live in and one home removed from the local community. The city is already exceptionally well served with hotels, B&Bs and serviced apartments.

Granting STL licences of the nature sought here exacerbates the crisis for all residents of the city, displacing people from their communities, driving up rents, and further reducing the numbers of homes in the city. Planning decisions should first and foremost cater for the needs and interests of the city's residents, and this proposed development runs counter to that.

Contrary to local planning and development

I consider that this development is incompatible with planning and development policies at level.

The Edinburgh City Plan 2030 states that:

"[P]roposals which would result in the loss of residential dwellings through demolition or a change of use will not be permitted; and

"[D]evelopments, including change of use which would have a materially detrimental effect on the living conditions of nearby residents, will not be permitted."

The STL Flat can and should be a residential dwelling and granting this application would be contrary to the city plan. Granting the licence would have a materially detrimental effect on the living conditions of nearby residents as outlined above and should not therefore be granted.

Contrary to national planning framework

I consider that this development is incompatible with planning and development policies at a national level.

The Scottish Government's National Planning Framework 4 states:

"Development proposals for the reuse of existing buildings for short term holiday letting should not be supported if it would result in:

- an unacceptable impact on the local amenity or character of a neighbourhood or area; or
- the loss of residential accommodation where such loss is not outweighed by local economic benefits."

Granting the STL FLat a licence would have a detrimental effect on the local amenity and character of the area, both because of the impacts detailed above and by removing what should be residential accommodation from local supply.

The only person likely to benefit from this application being granted is the owner of the STL Flat. As he is resident in Bermuda, it is difficult to see how any benefit will derive to Stockbridge or Edinburgh more widely and no evidence has been provided to show that any local economic benefits will outweigh the issues detailed in this objection.

For all the reasons above, the application should be refused.

Yours faithfully,

Iain M Penman

Comments for Planning Application 23/04687/FULSTL

Application Summary

Application Number: 23/04687/FULSTL

Address: 13B Clarence Street Stockbridge Edinburgh EH3 5AE

Proposal: Change of use from residential to short term let apartment.

Case Officer: Improvement Team

Customer Details

Name: Mr Peter McCann

Address: 6c2 West Silvermills lane Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Dear City of Edinburgh Council

23/04687/FULSTL

13B Clarence Street, Edinburgh

In response to your letter of 19 October, I would like to take this opportunity to robustly object to the proposed change in use of 13b Clarence Street Edinburgh from residential to short term let.

1 . Anti social behavior at unsocial hours

The residents on west Silvermills lane are already subjected to high noise eg shouting , loud music (garden parties) that emanates from the area of 13b Clarence Street . My neighbours and I are strongly suspicious that the flat in question has been for some time a stl property.

This area is completely " boxed in " with high buildings on all 4 sides which creates an acoustic echo chamber and amplification of noise .

This has proved to be unbearable on many occasions and has caused sleep disturbance and stress to myself and neighbours.

2 . Continued Reduction in availability of residential homes

Removal of a property as use of a home, during a housing crisis - STLs have made a contribution

to the present housing crisis, in which rents and mortgage are becoming out of reach for average individuals and families

3. Does not comply with councils policy on the ethics and practicality of losing residential housing

The Edinburgh City Plan 2030 states that:

- "[P]roposals which would result in the loss of residential dwellings through demolition or a change of use will not be permitted; and
- "[D]evelopments, including change of use which would have a materially detrimental effect on the living conditions of nearby residents, will not be permitted."

It is my strong opinion (based on the stated reasons) that this application should be denied

Yours faithfully, Peter McCann

Comments for Planning Application 23/04687/FULSTL

Application Summary

Application Number: 23/04687/FULSTL

Address: 13B Clarence Street Stockbridge Edinburgh EH3 5AE

Proposal: Change of use from residential to short term let apartment.

Case Officer: Improvement Team

Customer Details

Name: Mr Tony Griffin

Address: 13 Clarence Street Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As with any short term let there is an increased amount of foot traffic in and out of the property, which on occasion can be at anti social hours. The property appears to have been operated as a dog friendly ABB which also on occasion can be problematic as the owners have left the dogs unattended effecting the adjoining properties with prolonged period of dogs barking. Whilst these occasions are not often, there is no one local to contact or manage these situations when they occur.

Comments for Planning Application 23/04687/FULSTL

Application Summary

Application Number: 23/04687/FULSTL

Address: 13B Clarence Street Stockbridge Edinburgh EH3 5AE

Proposal: Change of use from residential to short term let apartment.

Case Officer: Improvement Team

Customer Details

Name: Mr Shyam Valand

Address: 23 Clarence Street Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to the use of this property for short term lets. Here are a few reasons:

1. Additional noise and disruption from renters moving to/ from property at all hours of day and night (do you know how annoying the wheeled trolley noises are on the pavements?)
2. Antisocial behaviour from renters partying throughout the night
3. Additional wear, tear and rubbish being abandoned on the pavement
4. A lot of the neighbours are elderly and infirm - the to and fro'ing of transient renters causes them unnecessary stress and worry.

Comments for Planning Application 23/04687/FULSTL

Application Summary

Application Number: 23/04687/FULSTL

Address: 13B Clarence Street Stockbridge Edinburgh EH3 5AE

Proposal: Change of use from residential to short term let apartment.

Case Officer: Improvement Team

Customer Details

Name: Dr Christine Morrell

Address: 23/2 Clarence st Stockbridge Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Short term lets are not suitable in this street especially as the frequent noise from suitcase wheels, taxis dropping off/ picking up block access to traffic as space can be very restricted for 2 cars to pass., this has a significant impact on the residents in addition to the other usual concerns re short term lets

Comments for Planning Application 23/04687/FULSTL

Application Summary

Application Number: 23/04687/FULSTL

Address: 13B Clarence Street Stockbridge Edinburgh EH3 5AE

Proposal: Change of use from residential to short term let apartment.

Case Officer: Improvement Team

Customer Details

Name: Miss Suzanne Johnston

Address: 15a Clsrence Street Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in a basement flat directly next door to 13B. We do not share a stair down to the flats - but the gates down are next to each other, with the stair partially back to back separated by a wall.

I work from home in the front room - you can hear people going in and out. The flat is let out 2 to 3 days at a time, high turnover. The renters come out to use their phones, standing at top of stairs by the gate - only O2 and Vodafone work inside these flats. People tend to shout down their mobiles. They also gather waiting for others to leave the flat, or wait for taxis to take them to airport or station. They talk loudly - no consideration at all at any time - day or night.

The gate needs oiled - makes a loud noise everytime it is opened.

I have on occasions had to contact the agents. Just last week the occupants decided to put the washing machine on at midnight - ran until 2am. It is noisy, and my niece was unable to sleep. This has happened before.

13B allows people to bring pets as they have access to a private garden. This makes it a very popular place to book. Why do people bring a pet on a city break and leave their dogs when going out? I can hear the poor dogs crying, howling and barking - they have been left in a strange place and possibly think they have been abandoned. I had to contact the agent about 3 weeks ago, it was so distressing to listen to - and he contacted the owner to go back to flat to attend to the dog.

The blurb on Airbnb states this flat is for 4 to stay. Yet in recent review allowed 5 adults to stay.

On a side note - This flat moved from residential to business rates. I caught the cleaners placing

rubbish in black bins outside. Should they not be using private waste companies? I did contact my councillor - no one came back to me.

Clarence Street is a small residential street. We have far too many short term rentals. I want neighbours that are here for the long term whether that may be owners themselves living in property or a long term rental.

If we allow / approve short term rentals in what should be a residential street, we remove the heart of the community. S.T.L. on The Royal Mile and surrounding area has driven out locals. We need to stop this happening elsewhere. There are more than enough hotels and bed and breakfasts in the city and surrounds for short term visitors. Yes we need tourists, we also need homes.

Comments for Planning Application 23/04687/FULSTL

Application Summary

Application Number: 23/04687/FULSTL

Address: 13B Clarence Street Stockbridge Edinburgh EH3 5AE

Proposal: Change of use from residential to short term let apartment.

Case Officer: Improvement Team

Customer Details

Name: Mrs Rita Bain

Address: 25 Clarence at Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objecting because more long term rentals would be beneficial to the neighbourhood and the wider city.

Comments for Planning Application 23/04687/FULSTL

Application Summary

Application Number: 23/04687/FULSTL

Address: 13B Clarence Street Stockbridge Edinburgh EH3 5AE

Proposal: Change of use from residential to short term let apartment.

Case Officer: Improvement Team

Customer Details

Name: Ms Joan Beattie

Address: 19d Clarence St, Stockbridge EDINBURGH

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Clarence St is a residential area with a mix of owner occupied and long term rented accomodation. This enables residents to get to know their neighbours and if/when problems such as :too much noise, putting equipment on at night, leaving recycling out at the wrong time, they are able to approach them or the actual owners and have it resolved. It is close to the city centre and should not become a party area with noisy people here for only a few days. It will spoil the community feel of the area.

Comments for Planning Application 23/04687/FULSTL

Application Summary

Application Number: 23/04687/FULSTL

Address: 13B Clarence Street Stockbridge Edinburgh EH3 5AE

Proposal: Change of use from residential to short term let apartment.

Case Officer: Improvement Team

Customer Details

Name: Mrs Fiona Sutherland

Address: 15 Clarence Street Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The current regime encourages tenants to bring dogs, which is wholly unacceptable to the neighbours,; barking, outside and in.

Rowdy gatherings, late at night in the garden

Gate banging at funny times of day and night.

These houses were built almost 200 years ago as permanent homes, not as businesses.

Comments for Planning Application 23/04687/FULSTL

Application Summary

Application Number: 23/04687/FULSTL

Address: 13B Clarence Street Stockbridge Edinburgh EH3 5AE

Proposal: Change of use from residential to short term let apartment.

Case Officer: Improvement Team

Customer Details

Name: Ms Rosemary Mackenzie

Address: 6B3 West Silvermills Lane Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the grounds of repeated, substantial disruption. I moved into my flat in June 2023 and over the course of the summer, particularly during the festival I was repeatedly disturbed by parties in the STL flat garden that have run late into the night/early morning. Given the garden is enclosed on each side by flats on Clarence St, St Stephen St, Henderson Row and West Silvermills this means the noise reverberates within the area enclosed by those streets. Even with windows closed the noise disturbs.