

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 100677853-001

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="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mountwest Investments Ltd"/>	Building Name:	<input type="text" value="Violet Place"/>
First Name: *	<input type="text" value="blank"/>	Building Number:	<input type="text" value="1"/>
Last Name: *	<input type="text" value="blank"/>	Address 1 (Street): *	<input type="text" value="Violet Place"/>
Company/Organisation	<input type="text" value="Mountwest Investments LtdLtd"/>	Address 2:	<input type="text" value="Newton Mearns"/>
Telephone Number: *	<input type="text" value=""/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text" value=""/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text" value=""/>	Postcode: *	<input type="text" value="G66 6FQ"/>
Fax Number:	<input type="text" value=""/>		
Email Address: *	<input type="text" value=""/>		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

55 EAST LONDON STREET

Address 2:

BROUGHTON

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH7 4BW

Please identify/describe the location of the site or sites

Northing

674690

Easting

325882

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)

55 East London Street Edinburgh EH7 4BW Application No: 23/06821/FULSTL

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.

Grounds for review included 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)

Grounds for Review included in Supporting Documents

Application Details

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

23/06821/FULSTL

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

21/11/2023

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

15/05/2024

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Review may not result in granting of planning permission

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: Mr Michael Ferrier

Declaration Date: 08/07/2024

55 East London Street Edinburgh EH7 4BW Application No: 23/06821/FULSTL

We seek a review of the refusal decision in the above case

1. We do not agree that*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 property, which is currently used for Short Term Lets, (STL) is a 'main door' property ie. its entrance is not shared by neighbours; it is used solely by the occupants of the property and their guests. Therefore there is no materially detrimental effect on the living conditions of nearby residents.
3. The property has an HMO licence and so already complies with all HMO regulations including sound insulation. So there is no materially detrimental effect on the living conditions of nearby residents.
4. There is no evidence that the amenity of nearby residents is affected more by STL guests than by HMO tenants or Private Residential Tenancy occupants.
5. We do not agree*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 that has not been justified.*
6. It is clear from the number of 'To Let' and 'For Sale' signs in the neighbourhood that there is an plentiful supply of residential property for sale or rent. Therefore, the continued use of our property for short term lets is having no adverse impact on local amenity or the loss of a residential property
7. Visitors to Edinburgh are attracted by STLs. These visitors bring an enormous economic benefit to the city. The reduction in STLs will result in consequential reductions of visitors to Edinburgh and the economic benefits they bring to the city.
8. The Edinburgh International Festival and its related Jazz and Fringe festivals are renowned worldwide. There is much publicity about performances of these risking cancellation because of the lack of short term accommodation for rent by cast members. A 90% reduction in available short term accommodation has recently been reported. This problem is exacerbated by the Council's refusal to grant planning permission for STLs