

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

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100680199-001

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="Miss"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="The Cooperage"/>
First Name: *	<input type="text" value="KIRSTY"/>	Building Number:	<input type="text" value="6"/>
Last Name: *	<input type="text" value="MCCONNOCHIE"/>	Address 1 (Street): *	<input type="text" value="9 Commercial Wharf"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH66LF"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

FLAT 9

Address 2:

6 COMMERCIAL WHARF

Address 3:

NORTH LEITH

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH6 6LF

Please identify/describe the location of the site or sites

Northing

676520

Easting

327026

## 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)

Application for change of use from residential to short term let. The property was first used for short term let in December 2018.

## 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.

Airbnb operative for 6 years high level of satisfaction Guests met and provided the keys. No lock box Front door and each floor have secure fob access Property is maintained to a high standard It is a one bedroom property, any loss to city residence is low High level of commercial activity close to the property with varied noise levels experienced within the building There is no evidence of detriment to local amenity and visitors continue to contribute to the economic growth of our city

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)

Statement for Appeal

## Application Details

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

23/05136/FULSTL

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

27/09/2023

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

03/05/2024

## 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 KIRSTY MCCONNOCHIE

Declaration Date: 31/07/2024

My guests are met by myself or my husband and are personally handed the keys. We do not use drop boxes like many other short term lets and remain in control of access on every booking. In line with our short-term letting policy, they are advised that they must remain respectful of all other residents within the building whether residential and or other short term lets.

There are 2 entry doors in the building. The main front door which requires a key fob to gain entry and each floor which has an additional entry door to access the apartments on that level for which a key is required to gain access. Therefore always ensuring security of the building.

There is an AGM held yearly for the building and all residents are entitled to attend to discuss all aspects of management of the building. At the annual AGM or at any point throughout the year, for the past 6 years there has never been any concerns of safety raised by other owners/occupiers or any issue regarding short term lets within the building.

I have operated as an Airbnb operative for the last 6 years with a high level of satisfaction and absolutely no issues or complaints from other occupiers with the building throughout the entire period of operation. All my bookings are vetted with a maximum of 3 people staying. I do not use instant booking and therefore have the option to decline any booking if the guests do not meet my letting criteria.

My short term lets provide an income to both myself and local residents providing housekeeping duties.

The property is well maintained, securing a high standard to the overall property facade and internal communal areas, with the internal accommodation kept at a high standard as well. It is a one-bedroom, small footprint, single / two-person property, therefore, any loss to city accommodation is very low.

Commercial Wharf car park is shared by numerous businesses where the back doors to restaurants bars and offices are accessed through here. There are 2 beer gardens, one is 47 yards from the rear of the building. The other one is on Commercial Lane and is 37 yards from the front of the building. This area has high levels of commercial activity in line with Commercial Street.

80 yards across the water of Leith there are various bars and cafes, the majority of which have external seating areas. Significant levels of noise can easily be heard within the coopeage building at all hours of the day.

In terms of all of the above points I do not see any reason to refuse planning permission for a short term let for my property, inline with other operators who have been provided permission within the same building.

In addition, there is no evidence of detriment to local amenity whatsoever and the continued overseas and indigenous visitors throughout the year to the city continues to contribute to the economic growth of our city.