

LTR/22-054/SA01/2/KM

27 November 2023

Joe Gannon
Planning Assistant
North Lanarkshire Council
Enterprise and Communities
Civic Centre
Windmillhill Street
Motherwell
North Lanarkshire
ML1 1AB

Dear Joe Gannon

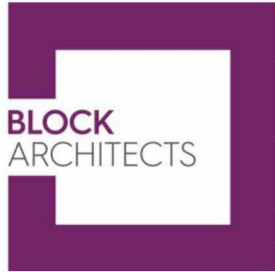
**66 Brambling Road, Carnbroe, ML5 4UP
Certificate of Lawfulness Application**

The property will be managed specifically by a specialist Management Company tend to operate primarily with corporate lets and insurance displacement lets as opposed to tourist or eg AirBnB style bookings. The odd booking may be from tourist or AirBnB type companies however this is not the norm. The property is NOT to hold party events within the property or in garden grounds, however guests are allowed to enter the garden.

There are no external hot tubs or garden rooms where guests could spend prolonged periods of time within the garden at unsociable hours. There is no intention to provide these types of facilities.

The minimum stay for this Management Co is 2 days however most bookings range from 1 week upwards. It is common for some bookings to stretch into weeks/months depending on the Clients requirements. This typically means that any surrounding property owners should be seeing familiar faces. There are 3 bedrooms within the property with 2 of the rooms been 2 single beds with the other just one single bed. In total the maximum number of guests within the property would not exceed 5 given that there is only one bathroom and a small w/c Downstairs within. The accommodation would be let out on a unit basis and rooms would not be let out individually ie this is not an HMO opportunity.

Bookings are taken via the Management Co and keys are available with the use of lock boxes. Key codes for the lock boxes are only distributed when a full audit of the potential occupier has been completed and after booking fees have been taken. This minimises any potential damage to the property and surrounding properties and ensures that proper records of occupants are kept and maintained. Should the occasion arise then the Management Co can meet a guest on arrival or on exit. Entry/exit to the property is not expected to be at unsociable hours.

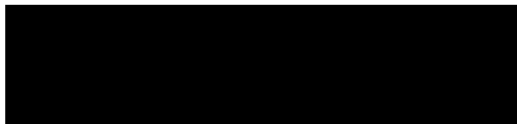


Cleaning and housekeeping is typically undertaken once per week. Refuse bins are collected by the Management Co on a weekly basis but guests can upon request seek another bin collection by calling the Management Co. The Management Co. by virtue of the fact that they have guest contact details and payments up front are in control of the property.

Check in times are generally restricted between 4pm and 9pm to minimise any potential disturbance within a residential area. Given the low frequency of check in or departure it is suggested that the comings and goings of guests is no more onerous perhaps than some residents returning from their own place of work.

This parking for the property will be 2 parking spaces on the existing driveway. When the Property is being used by guests its typical max of 2 cars would be required to facilitate the 5nr guest profile for the property.

Yours sincerely



Kenneth Martin B.Arch (Hons) Dip Arch ARIAS, RIBA
Managing Director
for and on behalf of
Block Architects Ltd