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**Planning statement on behalf of Scott McInnes for a permanent change of use  
from residential to short term let accommodation  
at 2F4, 17 Yeaman Place Edinburgh EH11 1BS**

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## **Introduction**

The planning application is for a retrospective change of use from residential to short term holiday let. The applicant wishes to continue to run the business as short term let/Airbnb.

## **Planning history**

There is no planning history associated with the property.

## **Proposal**

The proposal is to continue operating the business as a self-catering short- term holiday let targeting couples and individual renters to minimise disruption and protect the amenity of the area.

## **The property**

The property comprises a second floor flat within a four storey traditional stone-built tenement. The flat has an entrance hall, Livingroom open to the Kitchen, bedroom, and bathroom. Built Circa 1900s.

## **Location**

The property is located at Yeaman Place which is a short walk to Bruntsfield and Morningside which has an extensive selection of shops, cafes, and restaurants. And 15 minutes to Haymarket Station and seconds from the Union Canal, with its many walking and cycling routes. Nerby Fountain Park has numerous bus routes connecting it with regular bus services to the rest of the city and beyond. Polwarth is located to the southwest of the city centre which can be easily accessed via a frequent public transport service. Locally there are a large variety of shopping facilities including a Sainsbury's Local, Aldi, Lidl, Tesco and Waitrose and the Edinburgh West Retail Park Recreational facilities include Harrison Park, the Union Canal, Fountain Park Leisure Complex (including a gym and cinema) and a wide variety of popular bars, cafes, and restaurants.

## **Background**

The existing property has been used as a self-catering short-term holiday let since and is available 365 days a year and has been since 2018. As a result, the occupancy rate has been consistently above ninety per cent. Most short-term tenants/guests have been from abroad or visiting Edinburgh on business. The property is limited to two guests only, usually couples or single guests on business. This helps to ensure that there is minimum disturbance for other residents. There is also no private parking associated with the property encouraging guests to use public transport minimising the impact on the environment. Statistically tourists are much less likely to use private vehicles due to the difficulties of city centre parking and ease of access to high quality public transport. In addition, tourism plays a crucial role in the economy of Edinburgh and the wider area. During peak periods, particularly during the Edinburgh Festival, city centre accommodation can be very scarce. Therefore, it is important that there are affordable alternatives to traditional hotels where tourists can enjoy their own private self-contained accommodation. Moreover, Self-catering units are extremely unlikely to have material effect on the amenity of the area. To date the owner has never had any complaints regarding disruptive or antisocial behaviour from guests. Disruptive or anti-social behaviour is just as likely in residential use as self-catering use and in some cases more likely. Furthermore, short term lets also bring a substantial benefit to the local economy by supporting local businesses where the average spend per tourist is often much higher giving a massive boost to the local economy and supporting local businesses.

## **Planning policies**

### **Guidance for Business (2021)**

#### **Short Term Commercial Visitor Accommodation**

*The change of use from a residential property to short term commercial visitor accommodation is permissible providing certain criteria are met. For example, 'In deciding whether this is the case, regard will be had to; The character of the new use and of the wider area; The size of the property; The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance and parking demand, and the nature and character of any services provided'.*

**The property has been let out on a regular basis for several years without having a negative impact on the local area. This is because there are a maximum of two adults staying in the property at any one time (no stag or hen parties). The flat enjoys a shared entrance as part of a traditional tenement block. Furthermore, clients are deterred from using their own private transport due lack of parking provision and actively encouraged to use the excellent public transport available in Edinburgh.**

Testing the application against the revised policies which came into force on the 13th of February 2023.

*The Revised Draft National Planning Framework 4 (NPF 4) was approved by the Scottish Parliament on 11 January 2023. This plan is now a significant material consideration and is due to become part of the Development Plan from 13 February 2023.*

*All planning applications must be considered against the relevant policies contained within NPF 4 in addition to the Edinburgh Local Development Plan (LDP).*

*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.*

*How the application complies with policy 30(e) of the Revised Draft National Planning Framework 4 (NPF 4).*

*1. An unacceptable impact upon local amenity or character of neighbourhood or area.*

The property is a small one bedroomed with a communal entrance. The existing property has been used as a self-catering short- term holiday let since 2018 and is available 365 days a year. Airbnb guests are welcomed to the property and provided with information about the local area and amenities. The area around Yeaman Place is predominantly mixed tenure with high numbers of students living in the areas making the accommodation less suitable as long-term residential accommodation.

There is no unacceptable impact upon the local amenities. On the contrary guests support the local community by using restaurants, bars, shops, and supermarkets. In addition, the guests visit tourist attractions and other places of interest adding to the vitality and sustainability of the surrounding area.

There is minimal impact upon the parking amenity in the area as the majority of guests arrive in Edinburgh by rail or air and travel to the property by taxi, public transport or on foot.

There has not been any change to the appearance and character of the property, nor are there any plans to make changes to the appearance of the property in the future. The property is very much a self- contained flat within a traditional development ideally placed to provide a quality short term let.

*2. The loss of residential accommodation where such a loss is not outweighed by demonstratable local economic benefits.*

The potential loss of the property as residential accommodation would be far outweighed by the loss of the property as short term let within the local tourist industry.

Additionally, on the occasions that it is used for Airbnb, there are demonstrable local economic benefits. The quality of accommodation, more likely than not, will attract visitors who will make a positive contribution to the economic prosperity of Edinburgh and Scotland in general. Guests frequently ask for recommendations with regard to local restaurants, tourist attractions and places to visit. Most choose to eat out or buy provisions spending money in the local economy which helps to support local businesses.

*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.*

Tourism is vital to Edinburgh and the wider Scottish economy. The role of suitable short term lets is essential in maintaining a strong local economy, particularly during periods of high demand when hotel accommodation is at a premium.

*Policy Hou 7 Inappropriate Uses in Residential Areas*

*The policy states that, 'Developments, including changes of use, which would have a materially detrimental effect on the living conditions of nearby residents, will not be permitted.*

**The surrounding area is predominantly a mixture of residential, student accommodation, assured tenure and short term lets. This particular property lends itself very well to the short term let market given that it is small, and self-contained. Given the diversity of tenures in the area and the transient nature of the area, the continued use as the property as a short term let will not have a detrimental to the living conditions of the local residents or the wider community.**

**Appendix-1 Photos**



**Combined kitchen and lounge**



**Single bedroom**





Well illuminated lounge



**Quality bathroom**



17 Yeaman Place



**Shared entrance**



**Yeaman place is very popular with people looking for short stays in Edinburgh.**