



Item 6

4th March 2025

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: [onlineplanning@glasgow.gov.uk](mailto:onlineplanning@glasgow.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 100689736-001

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

## Agent Details

Please enter Agent details

Company/Organisation: MH Planning Associates

Ref. Number:

You must enter a Building Name or Number, or both: \*

First Name: \*

Michael

Building Name:

Last Name: \*

Hyde

Building Number:

63

Telephone Number: \*

Address 1  
(Street): \*

West Princes Street

Extension Number:

Address 2:

Mobile Number:

Town/City: \*

Helensburgh

Fax Number:

Country: \*

Scotland

Postcode: \*

G84 8BN

Email Address: \*

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Sajid"/>	Building Number:	<input type="text" value="48"/>
Last Name: *	<input type="text" value="Hussain"/>	Address 1 (Street): *	<input type="text" value="Melville Street"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G41 2JT"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

## Site Address Details

Planning Authority:	<input type="text" value="Glasgow City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="48 MELVILLE STREET"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G41 2JT"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="663192"/>	Easting	<input type="text" value="257541"/>
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## 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)

CHANGE OF USE OF HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS) TO AN APARTHOTEL (CLASS 7)

## 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.

See Grounds for Review

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, Management Plan and Drawings

## Application Details

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

24/01223/FUL

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

03/05/2024

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

11/10/2024

## 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: Mr Michael Hyde

Declaration Date: 01/11/2024

REQUEST FOR REVIEW IN RESPECT OF THE  
REFUSAL OF AN APPLICATION FOR  
PLANNING PERMISSION FOR THE  
CHANGE OF USE OF HOUSE IN MULTIPLE  
OCCUPATION (SUI GENERIS) TO AN  
APARTHOTEL (CLASS 7), 48 MELVILLE  
STREET, GLASGOW, G41 2JT (LPA  
REFERENCE 24/01223/FUL)

GROUND FOR REVIEW

Submitted on behalf of Sajid Hussain

REQUEST FOR REVIEW IN RESPECT OF THE REFUSAL OF AN APPLICATION FOR PLANNING PERMISSION FOR THE CHANGE OF USE OF HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS) TO AN APARTHOTEL (CLASS 7), 48 MELVILLE STREET, GLASGOW, G41 2JT (LPA REFERENCE 24/01223/FUL)

GROUND FOR REVIEW

1. Site Description:

- 1.1 The application site comprises the ground and basement floors of a traditional three-storey sandstone tenement building (see Figure 1 below).



Figure 1: The Application Property

- 1.2 The property was previously in use as a house in multiple occupation (HMO). It has its own dedicated front entrance door serving seven individual apartments (three on the ground floor and four in the basement).
- 1.3 The application site is within the East Pollokshields Conservation Area.
2. Relevant Planning History:
- 2.1 A previous application for the change of use of this property to an Aparthotel (Class 7) use was submitted in September 2023 (LPA reference 23/02174/FUL). This application proposed eight apartments (four on the



ground floor and four in the basement). The application was refused on 17 November 2023 for the following reasons:

01. *The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.*
02. *The development proposal is contrary to NPF4 Policy 30, as well as CDP1: The Placemaking Principle and the corresponding Supplementary Guidance SG1 (Part 2) and CDP10: Meeting Housing Needs and the corresponding Supplementary Guidance SG10: Meeting Housing Needs of the Glasgow City Development Plan (adopted March 2017) for the reasons specified below, and there is no overriding reason to depart therefrom.*
03. *The proposal is contrary to NPF4 Policy 30, CDP 1 & SG1 and CDP10 & SG10 of the City Development Plan (adopted 2017) due to its potential impact on the amenity of the surrounding area owing to the proposed use and scale of that proposed use.*
04. *The proposal is contrary to NPF4 Policy 30, it is not considered that there are demonstrable local economic benefits from the proposal which would outweigh the loss of mainstream residential accommodation.*

2.2 An application for review was lodged. At the meeting of the Local Review Body held on 26 March 2024 the Officer's decision to refuse planning permission was upheld, on the basis of the Chair's casting vote.

2.3 In order to address the Local Review Body's concerns regarding the management of the Aparthotel the number of apartments was reduced from eight to seven. The apartment that has been removed from the proposal (on the ground floor) will now be a dedicated and permanently staffed reception area.

3. Proposed Development:

3.1 The development proposed is the change of use of the basement and ground floor of the building to an 'Aparthotel' (Class 7) containing seven apartments and a dedicated and permanently staffed reception area.

4. Reasons for Refusal:

4.1 The review application was refused on 11 October 2024 for the following reasons (Document 1):



01. *The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.*
02. *The development proposal is contrary to NPF4 Policy 30, as well as CDP1: The Placemaking Principle and the corresponding Supplementary Guidance SG1 (Part 2) and CDP10: Meeting Housing Needs and the corresponding Supplementary Guidance SG10: Meeting Housing Needs of the Glasgow City Development Plan (adopted March 2017) for the reasons specified below, and there is no overriding reason to depart therefrom.*
03. *The proposal is contrary to NPF4 Policy 30, CDP 1 & SG1 and CDP10 & SG10 of the City Development Plan (adopted 2017) due to its potential impact on the amenity of the surrounding area owing to the proposed use and scale of that proposed use.*
04. *The proposal is contrary to NPF4 Policy 30, it is not considered that there are demonstrable local economic benefits from the proposal which would outweigh the loss of mainstream residential accommodation.*

4.2 These reasons for refusal are identical to the reasons for refusal of the previous application, and therefore do not appear to give any weight to the reduction in the number of apartments, or the formation of the dedicated reception area.

5. Relevant Development Plan Policies:

5.1 Section 25 of the Town and County Planning (Scotland) Act 1997 states that “where in making any determination under the planning act regard is to be had to the Development Plan, the determination shall be in accordance with the plan unless material considerations indicate otherwise”.

5.2 The Development Plan relevant to the current planning application comprises:

- The National Planning Framework (2023); and
- The Glasgow City Development Plan (2017).

5.3 Section 13 of the Planning (Scotland) Act 2019 is now in force. This alters Section 24 of the 1997 Act to state that in the event of ‘any incompatibility’ between a provision of the National Planning Framework

('the NPF') and a provision of a Local Development Plan ('the LDP'), whichever of them is the later in date is to prevail.

- 5.4 The following policies of the adopted Development Plan are referred to in the reasons for refusal:

*National Planning Framework 4 (2023)*

Policy 30 (Tourism) which states that:

- a) Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.
- b) Proposals for tourism related development will take into account:
  - i. The contribution made to the local economy;
  - ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;
  - iii. Impacts on communities, for example by hindering the provision of homes and services for local people;
  - iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;
  - v. Accessibility for disabled people;
  - vi. Measures taken to minimise carbon emissions;
  - vii. Opportunities to provide access to the natural environment.
- c) Development proposals that involve the change of use of a tourism-related facility will only be supported where it is demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourism-related facilities in the area.
- d) Proposals for huts will be supported where the nature and scale of the development is compatible with the surrounding area and the proposal complies with relevant good practice guidance.
- 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.

### *City Development Plan*

Policy CDP 1 (The Placemaking Principle), which states that in order to be successful, new development should aspire to achieve the six qualities of place as defined in draft Scottish Planning Policy and reinforced by Creating Places and Designing Streets.

In this regard the Council expects new development to contribute towards making the City a better and healthier environment to live in by achieving the following:

- Making the City an appealing place to live, work and visit;
- Providing high quality amenity to existing and new residents in the City; and
- Ensuring new activity does not introduce unacceptable additional noise particularly in, or adjacent to, Noise Management Areas nor have an adverse effect on Quiet Areas.

Policy CDP 10 (Meeting Housing Needs), which states that the Council will:

- Aim to deliver the land for housing identified in Table 6, and as set out in the Schedule of Housing Sites that forms part of this Plan;
- Maintain a five-year supply of effective housing land at all times;
- Monitor the housing land supply annually through the annual Housing Land Audit and the Action Programme;
- Work with the house building industry and the Scottish Government to
- address site constraints and infrastructure issues in the established housing land supply.

### *SG1 - The Placemaking Principle (Part 2)*

With respect to commercial uses in residential properties SG1 (Part 2) states:

- “3.1 The aim of this guidance is to ensure residential amenity is not adversely affected by the introduction of commercial uses or operators.
- 3.2 There is a presumption against granting planning permission for commercial uses of dwelling houses, including flats. In following this guidance, particular scrutiny will be given to conservation areas

and any residential area where other considerations, including townscape, alterations to property, traffic, access and servicing, parking, noise or other environmental considerations could adversely affect local amenity or safety, see also SG1 - Placemaking, Part 1, Qualities of Place - Legibility and Safety. The test will be the preservation or enhancement of residential amenity and the environment.

3.3 Exceptions against this presumption may be considered where the:

- a) applicant can demonstrate, to the satisfaction of the Council, that the proposed use will provide a beneficial service to the community;
- b) quality of the residential character of the area and the amenity of neighbouring properties will not be prejudiced;
- c) property (where a flat) has a private direct access to the street; and
- d) use will not give rise to parking/servicing problems in the street/building."

#### SG10 Meeting Housing Needs

With respect to tourist accommodation SG10 states:

- 4.1 Tourist accommodation is wide ranging and can include hotels, hostels, guest houses, bed and breakfast establishments and short-stay serviced apartments. These types of development bring positive economic benefits to the City by providing a base for the hundreds of thousands of tourists that visit Glasgow every year.
- 4.2 While the Council supports the promotion of tourist accommodation, there is a need to preserve the character and amenity of established residential areas and Conservation Areas.
- 4.3 Due to the diverse range of tourist accommodation on offer, careful consideration must be given to the site, location and design of a development proposal in order to provide high quality accommodation and associated facilities which successfully integrate with the surrounding environment.
- 4.4 This Supplementary Guidance applies to all types of tourist accommodation, including new build, change of use and conversion. Additional detailed guidance is provided for guest houses and short-stay accommodation in Sections 4A and 4B respectively.

### Key Criteria - Locational

- 4.5 The Council will generally support tourist accommodation:
- a) in locations with active travel routes and a frequent public transport service and with high accessibility;
  - b) in locations with good access to shops and services, where these are not provided on site;
  - c) that can demonstrate that it will not place additional pressure on local amenities and facilities;
  - d) that can demonstrate there will be no adverse impact on the character and amenity of the area;
  - e) that can demonstrate there will be no adverse impact on traffic congestion and parking; and
  - f) that meets the relevant criteria in Section 4A or 4B, where appropriate.

With respect to short-stay accommodation SG10 states:

- 4.10 To manage the potential impact on existing nearby residential properties, proposals requiring planning permission for short-stay accommodation must be considered against the key criteria for tourist accommodation in Section 4 and the additional detailed criteria outlined in paragraph 4.16 below.

The detailed criteria referenced are:

- a) To protect residential amenity planning permission will not be granted for a change of use from a residential flat to short-stay accommodation within existing blocks of residential flats, resulting in a mix of mainstream residential flats and short-stay accommodation within a single building sharing a means of access.
- b) In appropriate locations that satisfy the relevant key criteria relating to tourist accommodation (in Section 4), planning permission may be granted for the change of use of entire blocks of residential flats to short-stay accommodation, or for new purpose-built developments for this type of accommodation.
- c) To protect residential amenity in areas where there are already a significant number of non-residential uses and/or problems of parking and traffic congestion, the change of use of properties to short-stay flats will be strongly resisted in the following Conservation Areas: Crosshill, Dennistoun, Glasgow West, Park, St Vincent Crescent and Strathbungo.

5. Other Material Considerations:

5.1 The following is considered to be a relevant material planning consideration:

*Tourism Development Framework for Scotland (2016)*

5.2 Development plans should be informed by the Tourism Development Framework for Scotland (TDF) in order to maximise the sustainable growth of regional and local visitor economies. Strategic development plans should identify and safeguard any nationally or regionally important locations for tourism or recreation development within their areas. Planning authorities should consider the potential to promote opportunities for tourism and recreation facilities in their development plans. This may include new developments or the enhancement of existing facilities.

5.3 The TDF notes that tourism is one of Scotland's most important industries with its benefits and impacts reaching many other sectors of the Scottish economy. Sustainable growth in the visitor economy is a key plank of the National Tourism Strategy TS2020. This Framework will provide an important point of guidance for development planning authorities to help secure this growth. With respect to the provision of accommodation the TDF states that ongoing investment in Scotland's tourist accommodation product from the private sector is imperative to ensure that the product quality expectations of visitors are met going forward.

6. Grounds for Review:

6.1 The Scottish Government have stated that planning should take a positive approach to enabling high-quality development and making efficient use of land to deliver long-term benefits for the public while protecting and enhancing natural and cultural resources. With respect to the submitted application for review, having regard to the provisions of the adopted Development Plan (and **the Council's** Supplementary Guidance), and the relevant material considerations, the following are the key planning issues that will require to be assessed.

*The Principle of the Development*

6.2 The proposed change of use is considered by the appellant to be to an 'Aparthotel' (Class 7), containing seven individual apartments that will be let and managed via a letting company.

6.3 It is accepted that the planning legislation does not contain a definition of

an 'Aparthotel'. The only definition can be found in the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022. This states that an 'Aparthotel' is:

*"A residential building containing serviced apartments where:*

- (a) The whole building is owned by the same person,*
- (b) A minimum number of 5 serviced apartments are managed and operated as a single business,*
- (c) The building has a shared entrance for the serviced apartments, and*
- (d) The serviced apartments do not share an entrance with any other flat or residential unit within the building."*

6.4 Having regard to this definition the whole of the application property is owned by the applicant, it contains seven serviced apartments, all of which have a shared entrance. None of the apartments share an entrance with any other flat or unit within the building (that is not within the ownership of the applicant). The application property therefore operates as an 'Aparthotel', and an 'Aparthotel' is furthermore considered to fall into Class 7 of the Town and Country Planning (Use Classes)(Scotland) Order 1997.

6.5 Notwithstanding this, even were it accepted that the use does not fall within Class 7, the application property is NOT within one of the listed Conservation Areas where the change of use of properties to short-stay flats will be strongly resisted.

6.6 This application for review is accompanied by a revised Management Plan (Document 2). In this regard, having read the Officer's Report of Handling (Document 3), it has become apparent that this revised Management Plan was not submitted with the review application (rather, in error, the initial Management Plan prepared to accompany the previous application, which was for eight apartments, was submitted).

6.7 The revised Management Plan includes the following:

*"When guests arrive at the property, they will be greeted by one of our trained receptionists. They will be welcomed and seated in our reception area where access information will be provided as well as a signature of our house rules which are required to be followed. Our manned receptionist will be available 24 hours a day which allows guests to check in at their convenience at any time. However, the recommended check in times is between 2pm-5pm, check out is 11am. This also ensures all our house rules are followed*



*throughout the day and night. If house rules are not being followed accordingly, the guests will be asked to vacate the property. This gives assurance of safety and disturbance not only to our guests but also our neighbours. We also are happy to welcome guests if they happen to arrive earlier than check-in time. They can sit and relax in the seating area until their apartment is prepared. There is also an option to store their luggage within our locked luggage storage room whilst they tour the surrounding area and take advantage of the local restaurants, cafes, pubs, supermarkets, bars and takeaways.*

*We have installed noise-controlled devices throughout the property which will alert management and receptionists if the noise level exceeds our limit. All TV sets throughout the property have set volume control so that the volume does not exceed a certain level and is limited to that room only."*

- 6.8 With respect to tourism development the key NPF policy is Policy 30, and this states proposals for tourism related development must *inter alia* take into account the contribution made to the local economy, and compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors. Criterion (e) in particular states that 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.
- 6.9 With respect to the Council's specific policies and guidance, SG1 similarly states that residential amenity should not be adversely affected by the introduction of commercial uses or operators. Whilst there is a presumption against granting planning permission for commercial uses of dwelling houses, including flats, exceptions against this presumption may be considered where the quality of the residential character of the area and the amenity of neighbouring properties will not be prejudiced, and where the property (if a flat) has a private direct access to the street.
- 6.10 SG10 then states that tourist accommodation is wide ranging and can include hotels, hostels, guest houses, bed and breakfast establishments and short-stay serviced apartments. These types of development bring positive economic benefits to the City by providing a base for the hundreds of thousands of tourists that visit Glasgow every year. While the

Council supports the promotion of tourist accommodation, there is a need to preserve the character and amenity of established residential areas and Conservation Areas.

#### *Potential Impact on Amenity*

6.11 The application property is NOT a 'Party House' and is not available for bookings for 'stag' or 'hen' parties. The accommodation is aimed at professional people or couples who are visiting the area. With respect the management and operation of the proposed Aparthotel the following apply:

- A letting company will be used for the advertising, management of bookings and maintenance of the apartments.
- Booking arrangements would be made via online platforms, e-mail and telephone.
- The likely number of guests per apartment would be 2 people.
- Recommended check in times are between 2pm-5pm and the latest check out is 11am
- The check-in and check-out times are not at antisocial hours to ensure that the amenity of neighbours is not affected by noise and disturbance caused by comings and goings/doors banging.
- Servicing of the flat(s) for cleaning and laundry would normally be after check-out but additional servicing could be arranged mid stay, if necessary, at a charge.
- Anticipated length of stays by guest(s) are expected to be 2 to 3 nights per apartment, with apartments expected to be occupied at least 250 nights per year.
- Good Neighbour House Rules (covering matters such as no parties, no smoking within the property and no loud music within each flat) would be applied as one of the standard terms and conditions as prepared and enforced, if necessary, by the letting agent.

6.12 Given the management arrangements that will be put in place, and rigidly enforced, it is unlikely that there would be any adverse impact upon the residential amenities of the occupiers of any neighbouring properties. Indeed, given the previous use of the property as an HMO, it could be argued that the use of the building as a properly managed 'Aparthotel' would potentially reduce any potential instances of un-neighbourliness.

#### *Local Economic Benefits*

6.13 With respect to criterion (ii) of Policy 30(e), the value of tourism to Scotland's economy cannot be understated. Detailed information

relating to visitor numbers and spending patterns can be found on the Visit Scotland website (<https://www.visitscotland.org/research-insights/about-our-visitors>). This notes that in 2019 (i.e., pre-pandemic) residents of Great Britain accounted for 13.8 million overnight stays in Scotland, with a total spend of £3,200 million. Of this 22.2% (i.e., 3.06 million overnight stays and £710 million of spend) was in Edinburgh and Lothian. Visitors from outwith the UK added a further 27.4 million overnight stays in Scotland and spent £2,500 million. Even in 2021 (post-pandemic) the average international visitor to Scotland spent a total of £958 over a 15.8 day trip, with a daily expenditure of around £60.

- 6.14 In addition to the above, in 2018, the Association of Scotland's Self Caterers (ASSC) produced a report titled 'Far More Than Just Houses: The Benefits of the Short-Term Rental Sector to Scotland' (<https://www.assc.co.uk/wp-content/uploads/2018/06/MoreThanJustHouses.pdf>). The detailed research undertaken demonstrated that short-term letting:
- Is a major component of Scotland's growing tourism offering, making a substantial contribution to the tourist economy;
  - Cannot be blamed for exacerbating the housing crisis as other longstanding issues are of far greater significance (i.e., the number of empty properties in Scotland, or the failure of governments to build sufficient levels of affordable housing);
  - Operators do not have an incentive to avoid tax and all survey respondents confirmed paying some form of tax.
  - Is not a driver of anti-social behaviour in Scotland as the number of recorded complaints are negligible in comparison to the number of self-catering units/properties let; and
  - Has seen a similar level of growth in other European cities and many countries are embracing short-term letting, implementing systems and legislation to make it simpler for their citizens to operate in this sector.
- 6.15 A further report, prepared by Biggar Economics on behalf of AirBnB (<https://news.airbnb.com/wp-content/uploads/sites/4/2022/06/BiGGAR-Economics-Scottish-Local-Authorities-Economic-Analysis-2022.pptx.pdf>) noted that stringent licensing (and planning) schemes could reduce Airbnb's economic impact by between £32 million and £133 million, which would cost between 1,740 and 7,190 jobs across Scotland.
- 6.16 The facts about short-term letting (albeit specifically in Edinburgh) were set out by the ASSC in August 2022 (<https://www.assc.co.uk/the-facts-about-short-term-letting-in-edinburgh/>). This noted:

*"Self-catering is hugely important to Scottish tourism in terms of jobs, revenue, and world-class experiences offered to guests. To be such an essential part of Scotland's tourism mix is even more remarkable for our sector, which generates £867m per year, when most self-caterers operate small or micro businesses. Our professional self-caterers are diligent and considerate business owners who are too often unfairly maligned. They do not, for example, 'hollow out communities', as some have claimed, but rather are part of local communities across Scotland and have been for many, many years".*

- 6.17 In the specific context of Policy 30(e) of NPF 4, on 7 February 2023, Fiona Campbell (Chief Executive of the ASSC) gave oral evidence to the Scottish Parliament's Local Government, Housing and Planning Committee (<https://www.assc.co.uk/assc-submits-written-evidence-to-local-government-housing-planning-committee/>):

*"The ASSC were pleased to provide oral evidence on short-term let licensing to the Scottish Parliament's Local Government, Housing and Planning Committee, highlighting the numerous difficulties faced by our members despite the prospect of a much welcome six-month delay.*

*The ASSC also supplied the Committee with a substantial piece of written evidence to supplement our contribution today. Unfortunately, the same evidence-based approach was not taken by some panellists who singularly fail to understand the impact of these regulations, or appreciate the contribution that tourism brings to local economies across Scotland.*

*While this can often be an Edinburgh-centric conversation, licensing will affect the future growth and viability of small businesses in rural, remote and island communities, at the very time they are still battling to recover from the pandemic and deal with rising costs across the board.*

*From exorbitant fees, conflating licensing and planning regimes, inadequate guidance, barriers to investment, stipulating the need for layout plans, carpeted properties or even adequate cutlery space, these regulations are a runaway train that the Scottish Government needs to get back on track."*

- 6.18 In a UK wide context Sykes Cottage, in association with Oxford Economics, produced a report in November 2022 on the socio-economic impacts of short-term letting (<https://www.sykescottages.co.uk/blog/short-term-lets->

[economic-impact-report/?fbclid=IwAR12sJktz2BSBSTOD3vYBFOx5wwYy\\_KHN3Dj-mIC6biKC1SdxDiv76nnho8#:~:text=These%20figures%20testify%20that%20the,4%25%20of%20GDP%20for%20some\)](https://www.bbc.com/news/health-58123456). This noted that in 2021, the short-term letting industry contributed £27.7 billion to UK GDP, sustained nearly half a million jobs across the country, and boosted the UK Exchequer to the tune of £4.6 billion.

- 6.19 The contribution to employment from short-term letting linked tourism varies considerably across regions. Around 383,000 jobs, or 77% of this employment, is generated in rural locations, with the remaining 113,000 in urban areas. The regional employment figures highlight key rural destinations such as the Southwest, Wales, and Scotland, which require greater levels of employment to cope with demand. In Scotland alone it is estimated that some 67,000 jobs are dependent upon the short-term letting industry. This will include staff at the many letting agencies and cleaners, builders, painters and decorators, plumbers, electricians etc.
- 6.20 A very recent report titled 'Short-Term Let Accommodation Evaluation Review 2022/23', prepared for the ASSC by the Moffat Centre for Travel and Tourism Business Development at Glasgow Caledonian University ([https://www.assc.co.uk/wp-content/uploads/2023/02/Moffat-Centre-Short-Term-Let-Accommodation-Evaluation-Review-202223.pdf?mc\\_cid=9feb940667&mc\\_eid=9b45466a7d](https://www.assc.co.uk/wp-content/uploads/2023/02/Moffat-Centre-Short-Term-Let-Accommodation-Evaluation-Review-202223.pdf?mc_cid=9feb940667&mc_eid=9b45466a7d)) has just been published. The purpose of this report was to undertake a review and baseline evaluation of the short-term let sector (including self-catering units, B&Bs, guest houses, glamping pods etc.). The objectives of the review were to:
- Explore the positive and negative impacts of the short-term let legislation on the sectors operators in Scotland.
  - Assess how short-term let across different locations (urban and rural) have been affected by the STL licensing scheme legislation so far.
  - Summarise assessments and, where applicable suggestions and alternatives to short-term let licensing based on the opinions and experience of the STL operators.
- 6.21 This concluded that, taking all the primary and secondary data findings together, the evidence appears to suggest that there is more opposition than support for the current iteration of the Scottish Government's mandatory licensing scheme.
- 6.22 All of the above clearly demonstrates the significant economic benefits to the local area of short-term letting. In the current case it is considered that these will outweigh the loss of residential accommodation (an HMO)

and that, on this basis, there will be no conflict with the requirements of the recently adopted Policy 30(e) of the NPF.

7. Conclusions:

- 7.1 In conclusion it is not considered that the use of the application property **as a Class 7 'Aparthotel' will have any** significant adverse impact on the residential amenities of the occupiers of adjacent properties, particularly when considering that the lawful use of the property is an unmanaged House in Multiple Occupation (HMO). Furthermore, given the high degree of accessibility to various public transport options there will be no adverse impact on traffic congestion and/or parking.
- 7.2 On this basis it is not considered that there would be any significant conflict with the requirements of either Policy 30 of the recently adopted NPF4, or Policy CDP1 and SG 1, or CDP10 and SG 10 **of the Council's LDP**. Planning permission for the proposed change of use should therefore now be able to be granted.