



Item 6

3rd March 2026

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: 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 100739749-001

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:

Ms

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

Other Title:

Building Name:

Balfour court

First Name: *

Amanda

Building Number:

10

Last Name: *

Federici

Address 1 (Street): *

Flat 10 Balfour court

Company/Organisation

Address 2:

4 Lethington avenue

Telephone Number: *

Town/City: *

Glasgow

Extension Number:

Country: *

United Kingdom

Mobile Number:

Postcode: *

G41 3HB

Fax Number:

Email Address: *

Site Address Details

Planning Authority:

Glasgow City Council

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

Address 1:

FLAT 10

Address 2:

BALFOUR COURT

Address 3:

4 LETHINGTON AVENUE

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G41 3HB

Please identify/describe the location of the site or sites

Northing

661815

Easting

257384

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)

Local Review of refusal for continued short-term let of Flat 10 Balfour court. The flat is my only home in Scotland. I, owner and applicant, am a British diplomat working overseas on a rotational basis. The flat has been rented on a short-term basis, without complaints since 2019 and under temporary consent since 2023. The refusal misapplies policy, creates housing loss by forcing my property to be left empty for most of the year and jeopardises my own housing arrangement.

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.

The decision misapplies CDP10/SG10 and NPF4 by failing to assess the application on its merits, ignoring the successful two-year temporary consent, misstating access and amenity impacts, and incorrectly claiming housing loss when refusal forces the property to sit empty while I work overseas. This causes housing loss and unjustifiably jeopardises my only home. The proposal operated without complaint since 2019 and under temporary consent since 2023.

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)

Appeal Statement, Decision Notice dated 6 November 2025, Drawings, Officer Justification email (Neil Stevenson), Reply to Officer Justification email, Temporary Planning Permission (November 2023)

Application Details

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

25/01701/FUL

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

25/07/2025

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

06/11/2025

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: Ms Amanda Federici

Declaration Date: 16/01/2026

Payment Details

Online payment: 044564

Payment date: 16/01/2026 10:18:14

Created: 16/01/2026 10:18

APPEAL STATEMENT

Local Review – Application 25/01701/FUL

Flat 10, Balfour Court, 4 Lethington Avenue, Glasgow G41 3HB

Appellant: Amanda Federici

I am **appealing the refusal of planning permission** for continued short-term let use of my home. The decision misapplies planning policy, ignores evidence from a successful two-year trial period, and **produces the opposite outcome to that intended by the Development Plan and National Planning Framework 4 (NPF4)**.

The property is a **32 m² studio flat and is my only home in Scotland**. I am a UK **diplomat working overseas on rotation, returning to Glasgow approximately every six weeks to live in the flat myself**. When I am abroad, I let the flat on a short-term basis to cover essential maintenance and ownership costs. I have **rented the property successfully since 2019, including under a two-year temporary planning permission granted in November 2023, without a single complaint or amenity issue**.

The decision:

- Creates housing loss, rather than preventing it
- Jeopardises my housing security
- Ignores proven compliance
- Penalises a lawful, non-commercial owner-occupier
- Applies policy in a blanket manner, contrary to its intent

The refusal is not a proportionate or reasonable application of planning policy. I respectfully request that the Local Review Committee overturn the decision and grant planning permission.

The refusal claims that approval would cause a loss of housing. In reality, refusal forces the flat to sit empty for long periods while I am overseas, reducing effective housing supply and jeopardising my own housing arrangements.

This refusal also implies that the appropriate alternative is long-term letting, with me, the owner using short term accommodation when back in Glasgow. This is neither realistic nor reasonable. It would require me to give up my home and force me to use short-term lettings myself. This approach increases pressure on the very sector the policy seeks to manage.

NPF4 requires housing to be protected and used efficiently. This proposal achieves that by keeping a small owner-occupied home in active use year-round rather than vacant.

Amenity is protected by:

- a two-year successful trial period,
- the flat's own entrance, path, garden and parking, and
- no complaints since 2019.

This is a proportionate, evidence-based use of a primary residence and is materially different from commercial short-term letting.

The refusal is unsupported by evidence, misstates site facts, ignores the successful trial period and produces housing loss. It is not in accordance with the Development Plan or NPF4 and should be overturned.

RESPONSE TO THE CASE OFFICER'S JUSTIFICATION (Neil Stevenson email reply to MP and Councillors)

Officer statement

“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.”

Response

This assessment is factually and evidentially flawed.

- The property has its own main door, private garden, and private parking
- Access is not shared in the manner described; the upstairs neighbour accesses their property via a separate route
- The use has operated since 2019, including under a two-year temporary consent, without a single complaint, objections or recorded issues
- No evidence of actual harm to residential amenity has been identified
- Planning decisions must be based on evidence; the evidence shows that this use is compatible with residential amenity.

Conclusion:

Amenity impact is speculative, not evidenced, and contradicted by years of successful operation.

Officer statement

There is a general presumption against the granting of planning permission for a change of use from residential flat to short-stay accommodation. Point b) and c) above does not apply. With regards to point a), the property is located within an existing flatted block containing 2 residential properties and would result in a mix of mainstream and short stay use. It is noted that the application site has its own means of access; however, it shares the main pathway access to the building from Lethington Avenue with the upper floor flat which could impact upon residential amenity.

Response

This is factually incorrect. The flat has its own main door, private garden and private parking. The upstairs neighbour accesses her flat via a separate route. Even if part of a path were technically shared, two years of operation without complaint demonstrates no harm exists.

Officer statement

“There is a general presumption against the granting of planning permission for a change of use from residential flat to short-stay accommodation.”

Response

Policy requires case-by-case assessment, not automatic refusal.

- This is a single, owner-occupied studio, not a commercial or investor-led unit
- The temporary consent was explicitly granted to test acceptability in practice- that test was passed
- The refusal fails to engage with the evidence generated during the trial period

Planning policy must be applied case-by-case, not by blanket presumption. This is a small, owner-occupied home used primarily as a residence and let only when I, the owner, work overseas as a UK diplomat.

The practical effect of the Council’s position is to suggest that I should rent out my own home long-term and then find licensed short-term accommodation when I return to Glasgow. That is not a housing solution; it is an unreasonable displacement of a lawful, compliant resident and contrary to NPF4’s housing objectives.

Officer statement

“In terms of the housing crisis, the proposed change of use raises concerns as it would create a loss of a 1 bedroom flat within a residential area of high demand. There are many short term lets within the area, therefore, approval of a permanent short term let is not considered appropriate due to the cumulative effect this would have on the housing stock within the area. ...”

Response

This reasoning is fundamentally flawed in this case.

- I cannot offer the flat for long-term rent as it is my home
- I have no intention of selling
- Refusal therefore creates no housing gain
- Instead, it forces the flat to sit empty for many months of the year

- This is the opposite of policy intention, and the refusal creates housing loss.

The flat is my only home in Scotland. It is not for sale and cannot be offered for long-term rent. Refusal therefore forces the flat to sit empty for long periods while I am overseas, reducing housing use. Granting permission keeps it in active use. The refusal therefore creates housing loss.

Officer statement

“There are many short-term lets within the area... due to the cumulative effect...”

Response

- No figures, thresholds, or spatial evidence are provided
- My flat is very small, owner-occupied, non-commercial, and demonstrably successfully managed and low impact
- Many short-term lets in the area are unlicensed and unregulated, yet enforcement is focused on a fully compliant resident
- The cumulative impact argument is unsupported and disproportionate.