

5(i)(a)

LRB-2023-53

LRB-2023-53

23/01040/FLL – Change of use of flat to form short-term let accommodation unit (in retrospect), 4 Knowehead House, Dundee Road, Perth, PH2 7EY

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.**

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be
through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application

Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Notice of Review Statement provided as an attachment.

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

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.

Notice of Review Statement

Justification Statement supplied with initial Planning Permission Application

Planning Permission Application

Location Plan

Site Plan

www.perthcityandtowns.co.uk online post

Policies and House Rules

Minut Noise Monitor Logs

Title Deed Exert

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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 from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed Date 12/12/2023

Notice of Review

Subject: Planning Permission Application for 4 Knowehead House, Dundee Road, Perth

I trust this statement finds you well. In response to the concerns raised by the Perth and Kinross Planning department, I am providing information further to the Justification Statement previously attached and addressing points 1(i), 1(ii), and 2

1(i) An unacceptable impact on local amenity and character of the area; OR 1(ii) The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

Background: 4 Knowehead House, Dundee Road, Perth, presently operates as luxury short-term letting accommodation, contributing positively to Perth's Visitor and Tourism sector. It is a truly unique property which mimics the beauty of Perth City itself. Set in a converted traditional building overlooking the City, River Tay, Smeaton's bridge and St. Matthews Spire. It is popular for romantic getaways, small family vacations and honeymoons, offering a slice of luxury to the city centre.

Property Link: <https://deansretreats.co.uk/book-a-retreat>

Efforts to Enhance Local Amenity: As a luxury short term rental, the property must be in pristine condition. Upon acquisition, the property had been for sale, untenanted and out of use for over 2 years. Due to this extensive refurbishment was required to bring this property back in to use, including:

- Critical structural roofing issues addressed such as damp in joists, lead flashings and slates replaced
- Multiple areas of damp and mould on walls and ceilings required new plasterboard and plastering after roof repairs
- Full internal redecoration
- External remedial works to crumbling pointing and masonry
- Outside communal staircase repaired to ensure safety
- Garden area restored to excellent condition in line with other neighbours
- Extensive clean

The restoration aimed not only to meet safety standards but also to blend seamlessly with the surrounding residential characteristics.

Noise Management and Compliance: To ensure compliance, comprehensive "Policies and House Rules" are provided to guests. A noise management plan, along with the last six months noise monitor logs from Minut monitor attests to the property's adherence to established standards. Perth and Kinross Council and Police Scotland have confirmed there have been zero noise-related issues or anti social issues reported in the last 5 years during my ownership and previous ownership.

Legal Compliance: Enforceable conditions regarding noise, under the Civic Act 1982 and Antisocial Behaviour Act 2004, will be strictly adhered to, guaranteeing no loss of amenity due to noise or antisocial behavior. A CCTV system has been installed in communal areas ensuring the safety and well being of the residents.

With reference to Housing Strategy's comments on the application, it states that the district level for short term lets for PH2 is at 1.1%, which is below the national average and is not considered a concern to the availability of residential housing stock or in danger of affecting the character of a neighbourhood. The value of this 2 Bedroom apartment is £300,000 and would not be considered affordable housing.

2. The proposal is contrary to National Planning Framework 4 (2023) Policy 14c): Design, Quality and Place and Perth and Kinross Local Development Plan 2 (2019), policies 1A and 1B: Placemaking and policy 17 d) Residential Areas.

Respect for Local Framework: The properties repurpose and being brought back into use aligns with National Planning Framework 4; Perth and Kinross Local Development Plan 2; Change of Use Residential Property to Short Term Let Non Statutory Guidance November 2023; ensuring compliance with policies on design, quality, placemaking, and character of residential areas.

Title Deeds Provision: One of the key reasons for purchase of this property was the specific provision made within the Title Deeds:

'USE: The units shall be used solely as residential dwellings, but, for the avoidance of doubt, the unit may be tenanted and/or used for holiday lets.'

These Deeds have been duly executed and agreed upon by all residents (neighbours 1-5) of Knothead House. This provision reflects a comprehensive understanding and acceptance among the residents that there will be comings and goings of visitors within the building. Furthermore, it is pertinent to highlight that since 2017 when the repurpose of the building completed, all owners have made use of this provision.

Economic Contributions: The property is currently showcased on the www.perthcityandtowns.co.uk website, having been paid and commissioned by Perth & Kinross Council and Perth Invest Team for a dedicated photoshoot advertising Perth City's premium accommodation offering. Concurrently, a competition was ran in collaboration with the website, Celebs Now and Women's Own magazines. The objective was to elevate the visibility of Perth and Kinross at national level, a goal that surpassed expectations with an impressive 189,000 entries from across the UK.

We were honoured to represent Perth in this initiative and play a contributing role in supporting the local economy. The Perth City and Towns website serves as the primary contact point within Perth & Kinross Council for overseeing marketing efforts and driving visitor footfall to the area.

Throughout the months of June – September there is no availability across all accommodation providers in Perth. Regular contact is made from tourists or work forces on local projects who must stay in Dundee or surrounding areas as they have no alternative. This underscores a clear underservice in the market, resulting in economic losses for the local community.

Community Engagement: Within our properties, we provide guidebooks that highlight our preferred restaurants, bars, shopping and tourist hotspots, aiming to encourage inward

spending. This approach aligns with our commitment to not only showcase our property but also to contribute positively to the broader promotion and economic vitality of the local community aligning with PKC's Non-Statutory Planning Guidance to balance economic benefits with local concerns.

Environmental Considerations: The property provides 2 private parking spaces and is only a 5-10 minute walk across the bridge to the city centre, shops and tourist attractions negating the need for vehicle use in the centre. This meets LDP2 and NPF4 policies in Sustainable Transport, Urban Planning and Accessibility, Reduction of Traffic Congestion and Pollution.

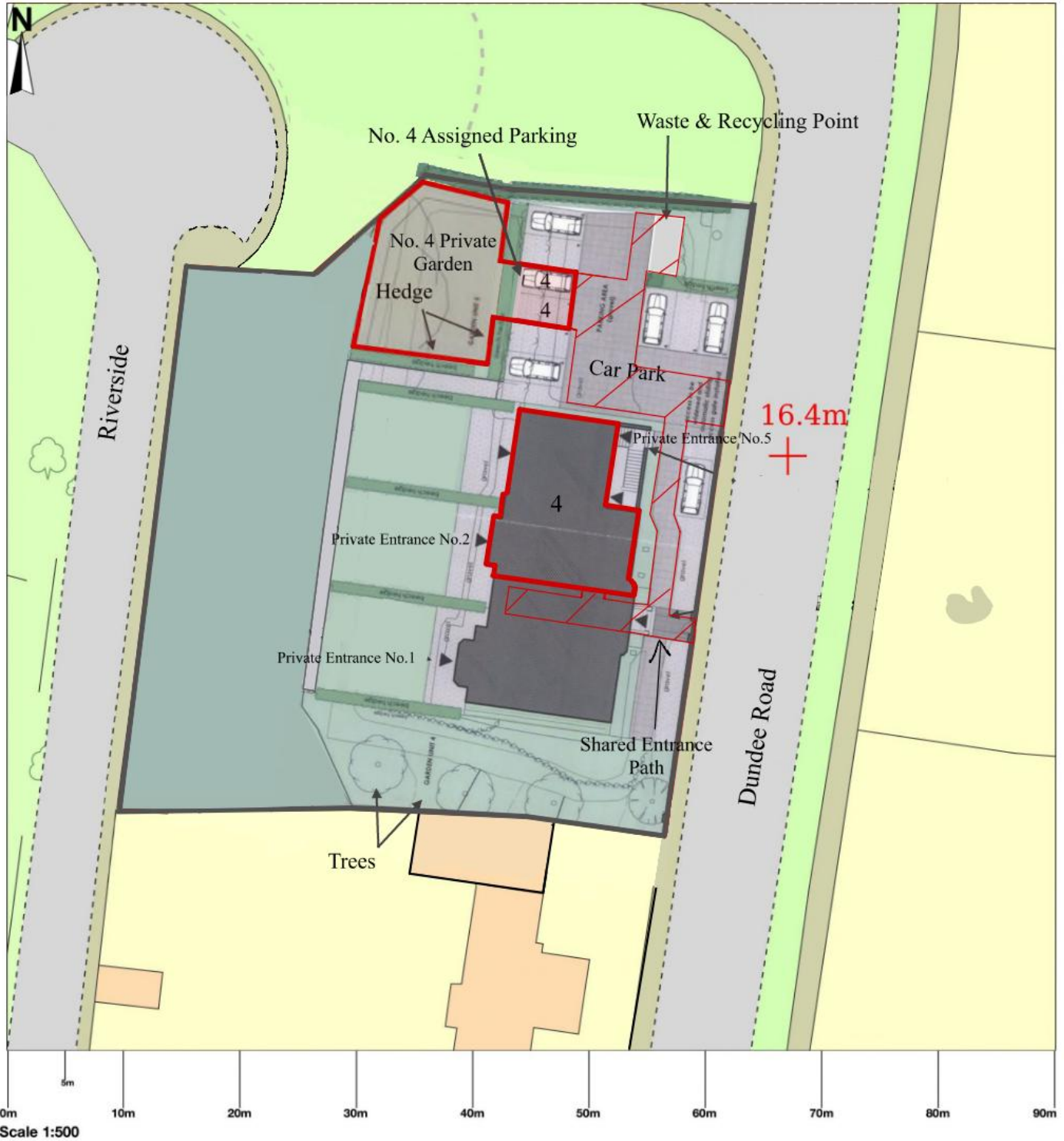
Conclusion: In Summary, 4 Knowehead House, Dundee Road, Perth, is unique and positioned as an asset to the Tourism and Visitor sector, aligning with local and neighbour amenity. The property's adherence to regulations, community engagement, environmental positioning and economic contributions underscore its positive impact on the area.

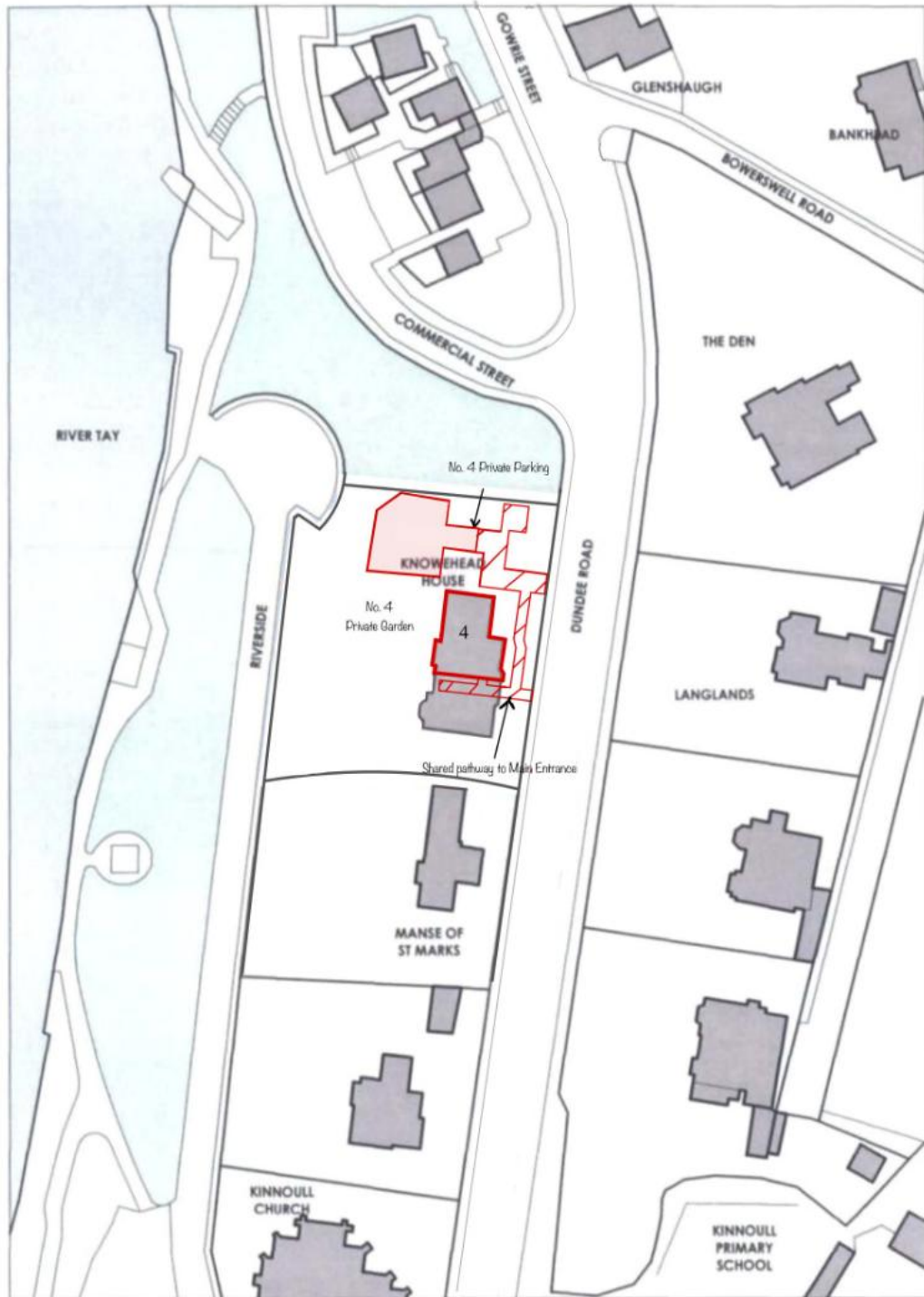
We want to express our openness to collaboration and our willingness to work closely with Perth and Kinross. Should there be any conditions deemed necessary for the successful granting of the planning application, we are fully prepared to adapt and comply.

I am available for any further clarification or information that may be required, thank you for your time and consideration.

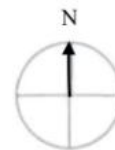
Sincerely,
Lee Deans

4 Knowehead House, Dundee Road, Perth, PH2 7EY





LOCATION PLAN, 1:1250



JOB TITLE:

4 Knowehead House, Dundee Road, Perth, PH2 7EY

Location Plan

Scale: 1:1250 @ A4

Drawing No. 978/PL/01



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.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 100608482-001

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.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposal to change of use from a residential flat to a short term let property. The property is a 3 storey building, basement, ground floor and 1st floor. The property is a 2 bedroom flat located on the 1st floor.

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

Please explain why work has taken place in advance of making this application: * (Max 500 characters)

This property was converted in 2017 to form 5 flatted properties and has been operating as a short term let since the completion of the works. I purchased the property in November 2020 and continued to use in this fashion. Within the title deeds of the building it states that all flatted properties within the building can operate as a holiday let. I was unaware that planning permission must be applied for in this instance, PKC Planning department advised this was a relatively new regulation.

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="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="Lee"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Deans"/>	Address 1 (Street): * <input type="text"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text"/>
Extension Number:	<input type="text"/>	Country: * <input type="text"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="4 KNOWEHEAD HOUSE"/>
Address 2:	<input type="text" value="DUNDEE ROAD"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PERTH"/>
Post Code:	<input type="text" value="PH2 7EY"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="723651"/>	Easting	<input type="text" value="312317"/>
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Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

I had enquired regarding the requirement of planning permission due to the new Short Term Let licence announcement. Initial communication was with Diane Barbary via e-mail. After reading the Short Term Let policy on Perth and Kinross Council website I was unsure if planning permission required due to Perth and Kinross currently having no Control Areas in place. Diane instructed that as the property was a flat, it constitutes a material change of use and planning permission must be sought.

Title:	<input type="text" value="Miss"/>	Other title:	<input type="text"/>
First Name:	<input type="text" value="Diane"/>	Last Name:	<input type="text" value="Barbary"/>
Correspondence Reference Number:	<input type="text"/>	Date (dd/mm/yyyy):	<input type="text" value="24/08/2022"/>

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

I had been instructed by Diane Barbary on 25th of November to contact Development Management in regard to my property as she was uncertain whether planning permission would be required in my instance for change of use. As the property contains the allowance for Residential, Holiday Let and Rental within the title deeds, I was unsure if this was recognised as a material change of use. This provision is in all 5 flats of the building. Mr John Cooney provided his views on the 28th of November 2022.

Title:	<input type="text" value="Mr"/>	Other title:	<input type="text"/>
First Name:	<input type="text" value="John"/>	Last Name:	<input type="text" value="Cooney"/>
Correspondence Reference Number:	<input type="text" value="NA"/>	Date (dd/mm/yyyy):	<input type="text" value="28/11/2022"/>

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

The property is currently used as a short term rental property within a 3 storey building hosting 1 other short term rental property and 3 residential properties.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

10

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

10

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

There is a designated waste and recycling area on the grounds in the car park. We use Perth and Kinross for our non domestic waste collection. This includes uplifts of general (green bin), mixed recyclables (blue bin) and glass (Binn skips). As residential properties currently in Perth and Kinross only have localised glass recycling points, I have paid and convened with neighbouring properties to allow use of our glass recycling bin to encourage increased recycling practices.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Mr Lee Deans

On behalf of:

Date: 17/06/2023

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Justification statement along with images from my Airbnb profile.

Provide copies of the following documents if applicable:

- | | | |
|--|------------------------------|---|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Lee Deans

Declaration Date: 30/11/2022

Payment Details

Online payment: 636503

Payment date: 20/06/2023 10:43:29

Created: 20/06/2023 10:43

Planning Permission Justification Statement

Development Proposal: Change of Use from residential to Short Term Visitor Accommodation

Location: 4 Knowehead House, Dundee Road, Perth, PH2 7EY

Applicant: Mr Lee Deans, Company Deans Retreats

1. Purpose

1.1 Previous Use Knowehead House, Dundee Road, Perth, PH2 7EY was converted into 5 flatted properties in 2017. Since completion in 2017, No.4 Knowehead House has been used as a Short Term Visitor Let. It has been owned by Mr Lee Deans and managed by business Deans Retreats since November 2020.

1.2 Current Use 4 Knowehead House, Dundee Road, Perth, PH2 7EY is used to offer luxury short term accommodation. Within the title deeds of the building, there is provision for all properties (1, 2, 3, 4, 5) to be used for residential, rental or holiday let. Due to this provision and multiple units in the building having been used for holiday let purposes since 2017, I did not think there was a material change of use present. After discussion with Perth and Kinross planning department we were recommended to submit a planning application.

1.3 Intended Use The intent is to continue to use 4 Knowehead House, Dundee Road, Perth, PH2 7EY as a luxury Short Term Let unit. This is also referred to as Serviced Accommodation or holiday let. Stay durations are constantly varied depending on guest needs and typically range between 2 days to 3 months. On average the occupancy rate for the year is 60% and number of guests that stay in the dwelling is three.

2. Site Location The site is located on a picturesque location looking over the river Tay and Perth City. The city centre is 0.4 miles where guests can access a range of local amenities including shops, restaurants, attractions, barbers, pharmacy, newsagents and beauty shops. It is approximately 0.8 miles (15 minute walk) from Perth Bus and Train stations. The close proximity of public transport to the site significantly reduces the requirement for guest vehicles and improves the use of shared public transport, giving benefit to the environment. The property is located 0.2 miles from Cooperative supermarket. We supply a guest information book within the property giving direction to our favourite bars, restaurants, shops and tourist attractions to encourage outside spending within Perth by guests and workers.

Located in postcode PH2, this district level of saturation of potential short-term lets is currently 1.1% and considered a low level of concentration of STLs to residential housing and is not at risk of affecting

the availability of residential housing or the character of a neighbourhood as noted by Housing Strategy in Planning application 23/00017/FLL.

3. Site Characteristics No changes to the site characteristics are proposed in this application for change of use. Please refer to the plan drawing for a diagrammatic representation of the existing site characteristics. The building is a 3 storey house (1st floor, Ground and Basement) converted into 5 flatted properties. The main entrance to property 4 is at the front of the building, upon entry the flat is on the 1st floor. The main entrance has a communal stairwell between 1, 2, 3 and 4 however, 1 and 2 have their own private entrance to the rear and 5 has its own private front entrance. Flat 3 is also used for Short Term Rental and located on the 1st floor beside flat 4, this meaning only 3 & 4 (both short term rental) must use communal entrance. The site is located on Dundee Road, a very busy main through road used by many locals to and from Dundee, Scone, work, school runs or journeys into the city centre. There is a well integrated mixed use in the area of residential, business, schooling, religious, takeaways and shops within the immediate vicinity. 2 Dundee Road hosts a very similar property to Knowehead which has been divided into business let units. Kinnoull Primary School and Parish Church are a couple of doors down. Norrie Miller walk provides a lot of foot traffic to the front and rear of the property. The Travelodge is 250 yards away, as are an array of takeaways and the Cooperative Supermarket. The high traffic, business, schooling and hospitality uses within the immediate vicinity contribute greatly to the overall noise, footfall and bustling environment throughout the day and night.

4. Floor Plans No changes are proposed to the floor plan of this property in this application for change of use. Please refer to the floor plan drawing. The floor plan is characterised by self contained kitchen, lounge room and bathroom. There are two bedrooms, both doubles. There is an outdoor terrace area which features a hot tub and has been utilised to enjoy views of the river Tay and across the city. The electrical and gas components are located in the hallway cupboard.

5. Safety Standards

5.1 Electrical Inspection and Condition Report (EICR) The property has a current EICR which is to be renewed every five years.

5.2 Portable Appliance Testing (PAT) The property has a current PAT which is renewed annually.

5.3 Gas Safety Certificate (GSC) The property has a current GSC which is renewed annually.

5.4 Fire Risk Assessment (FRA) The property has a current FRA which is renewed annually. There is a fire escape plan provided in the welcome information provided to guests at the property along with a fire extinguisher and blanket kit.

5.5 Smoke Alarm Testing Smoke alarm testing is conducted annually.

5.6 Holiday Let Insurance The property has a current holiday let insurance policy covering buildings, contents and public liability.

6. Management & Control The property is managed by family owned, Perth based, business Deans Retreats. I, Mr Lee Deans, am an owner of the business. I have been managing 8 luxury Short term rental properties within Perth for over 5 years with an exemplary record. We advertise on online platforms Booking.com and AirBNB. With Airbnb we hold Superhost status across all properties where we must meet very strict criteria and must hold a 4.8 / 5 minimum across the board on all aspects of the properties. We have managed to maintain this over 469 stays and this is reviewed quarterly. I have submitted below a couple of images to support this. On booking.com we hold on average 9/10 across all properties. Both of these websites are very meticulous with their screening of potential guests and help avoid potential problem customers. They assist in putting in ID verification of individuals, minimum age requirements (24 years and above), taking large damage deposits and issuing our strict terms and conditions policy that they must sign and agree to. Only established Airbnb / Booking.com profiles can book automatically without a further screening process taking place from ourselves. This allows us to further vet potential clients and search for any red flags. These measures greatly reduce the risk of any issues with guests for neighbours and our property.

Our target market is tourists and working guests that have requirements to work away from home. Over the years we have managed to acquire a large number of corporate clients that regularly require short term accommodations. They include insurance clients, trade companies, builders and other service providers. These types of guests are long term, typically staying for one month to 3 months in duration. All of our properties listed have undergone significant cosmetic renovations including new kitchens, bathrooms, decorating and flooring. New furnishings have also been supplied that meet fire safety requirements. Due to its unique location and design, 4 Knowehead House has held photoshoots and worked with Visit Scotland, Perth City, Perth and Kinross Council and Invest In Perth in advertising the fantastic independent accommodation offering Perth has. It is featured on the Perth City website at:

<https://www.perthcity.co.uk/blog/be-inspired-perthshire-spa-breaks-hot-tub-hideaways>

A link to the Airbnb advertisement:

https://www.airbnb.co.uk/rooms/50587642?adults=4&check_in=2022-12-01&check_out=2022-12-02&source_impression_id=p3_1669842893_2OVWKduestIJt%2ByL

6.1 Immediate Neighbors The immediate neighbors, adjoining flats in the same block of four have been provided with my personal contact details so that any issues at the properties can be reported, managed and resolved to an acceptable standard. I attend regular meetings with all residents to discuss management of the development, any issues or improvements that can be made. We put the happiness, safety and well being of neighbours on a par with guests, understanding that if they are happy it also makes the running of our business a lot easier. Specifically immediate neighbors have been briefed on the following:

6.1.1 Noise Management Plan

<p>Premise</p>	<p>Type: Short Term let</p> <p>Music: Music may be played internally via speaker</p> <p>Noise Source: Television, Music, Terrace area, Hot Tub, People arriving or leaving, Cleaning</p>
<p>Objectives</p>	<ul style="list-style-type: none"> • Minimise impact on local residents and prevent public nuisance • Identify noise sources and acceptable noise levels • Steps to manage and control noise • How noise will be monitored • Respond to complaints of unacceptable noise
<p>Noise Sources</p>	<ul style="list-style-type: none"> • Speaker in living rooms: Located away from any windows and doors. Guidance issued to all guests via e-mail and in Guest Information booklet that speakers only to be used between 10am and 10pm. Wired in to prevent moving around premise and set with limiter of 75 Decibels maximum. Bass turned to lowest point. Minut Noise detector used to aid in detection of recording of noise levels. If levels exceeded for more than 10 minutes, guests will be contacted immediately. Lower Threshold of 67 Decibels used from 10pm until 10am. • Television in living room: Located away from any windows and doors. Volume limit set on television. Bass turned to low. Minut Noise detector used to aid in detection of recording of noise levels. If levels exceeded for more than 10 minutes, guests will be contacted immediately. Lower Threshold of 67 Decibels used from 10pm until 10am. • Terrace Area: Guidance issued to all guests via e-mail and in Guest Information booklet that noise levels should be reduced significantly if outside at any point and be respectful of neighbouring properties. From 10pm – 10am noise level should be reduced to zero. All noise sources have been removed outside. Rubber feet installed on outdoor furniture. • Hot Tub: Located on the Terrace Area. Guidance issued to all guests via e-mail and in Guest Information booklet that noise levels should be reduced significantly if outside at any point and be respectful of neighbouring properties. From 10pm – 10am noise level should be reduced to zero. Internal speakers of hot tub have been removed. • General Waste and Recycling Bins: Cleaners will only be present between the hours of 10am – 3pm. They will fill bins when required between these times only when present at the property. Bin Collection is arranged via Perth and

	<p>Kinross council non domestic waste team and works within their scheduled hours and done in conjunction with residential collections.</p> <ul style="list-style-type: none"> • Guests Arriving and Leaving: Arrival times specified as between 3pm and 9.30pm. Departure times specified as between 7am and 11am to ensure minimal early or late disturbances.
<p>Noise Controls</p>	<p>Minut Noise Control: Use of Minut in all of our short term let properties. This allows us to set maximum thresholds for noise level at different times of day. We set a maximum level of 76 decibels during the day and a level of 67 decibels from 10pm until 10am. This device monitors noise takes a record of levels every minute throughout the day. If levels exceeded for more than 10 minutes we are automatically sent an alert where we then contact the guest immediately via phone call. If necessary I would visit the property. Further monitoring of noise level would continue and if resumes we would remove guests from the property.</p> <p>In the event that the guests are not cooperative the police will be engaged. Since inception there have been zero reports to police or council or had to remove any guests due to noise levels. Over the last two years of operation we have had a couple of communications of excess noise from neighbours. Since then we have installed Minut noise sensors which has helped greatly. We had one instance after this regarding noise level later in the evening. To counter this we discovered we can set different noise thresholds at different times of day. Since we tweaked this we have had no further issues regarding noise.</p> <p>All guests are made aware of this procedure in their booking terms and conditions and welcome information message.</p> <p>Sonos Speakers: Sonos speakers allow us to set a maximum volume on them to ensure noise thresholds not exceeded.</p> <p>Soundproofed Ceilings: During the overhaul of the building in 2017, the properties on the ground and basement floors have had sound proofed ceilings installed which helps greatly reduce noise from any properties above.</p>
<p>Communication of Complaints</p>	<p>All neighbours are informed of contact numbers to reach us on if required in any circumstance at any time. If a complaint occurs, this allows us to take immediate action. Guests will be contacted as soon as any complaint made. A review of our noise management plan will then be taken to see if there is a better solution to aid prevention going forward.</p> <p>Noise complaint will then be logged: Time, date and reason for complaint.</p> <p>Liase with person(s) making complaint and communicate steps taken to neutralise and/or improve going forward.</p>

Management Responsible	I, Lee Deans, am solely responsible for the sources of noise. Guests and neighbours are provided with my contact details. I have set noise level thresholds and times with the aid and recommendations of the council.
Noise Management Plan Evaluation	We will continue to review our noise management plan annually and / or in the event of any complaint.

6.1.2 Antisocial Behavior Zero antisocial behavior complaints have been reported since inception. Immediate neighbors have been advised to report any alleged antisocial behavior from the property. It is important that this is done so that other immediate neighbors are not disturbed. I will assess the complaint and if appropriate they will contact the guests to issue a warning. If alleged antisocial behavior continues I would then visit the property to assess the situation. If it is confirmed that there is antisocial behavior the culpable guests will be asked to leave the property. In the event that the guests are not cooperative the police will be engaged. To date we have no reports to police or council or had to remove any guests due to antisocial behaviour.

6.1.3 Illegal Behavior There have been no reports of illegal behavior since inception. Immediate neighbors have been advised to report any alleged illegal behavior from the property. I would then visit the property to assess the situation. If it is confirmed that there is antisocial behavior the culpable guests will be asked to leave the property. In the event that the guests are not cooperative the police will be engaged. Since inception we have no reports to police or council or had to remove any guests due to illegal behaviour.

6.2 Maintenance & Site Management: The grounds maintenance is conducted fortnightly. This includes mowing and edging of lawn, weed killing and hedge trimming. We have a factored communal gardener who looks after all of the properties. The proud presentation of our properties is an advantage to our immediate and adjoining neighbors. Internal maintenance is very minimal given the extensive renovation upgrade works that have been conducted both inside and outside have improved kerb appeal. Key collection is from Deans Restaurant, Wednesday – Sunday. When Deans Restaurant is closed, Monday & Tuesday, guests contact one of the team directly on the contact details provided and meet at the property.

6.3 Cleaning and Linen Change overs are handled by myself, we have 1 dedicated cleaner to each property. The lack of third party management means that any issues can be addressed immediately by the applicants. Cleaning takes place at the end of each stay. A very high standard of cleanliness and hygiene is always maintained at this property. All cleaning apparatus, supplies and materials are kept on site in a dedicated housekeeping storage room so as to reduce foot traffic to the main door access. Cleaning hours of the property are always between the hours of 10am – 3pm. All linen is cleaned and pressed off site and clean linen is stored on site in the dedicated housekeeping storage room. This eliminates the use of washing machines, dryers, and clothes lines at the property.

6.4 Waste & Recycling Control There is a designated bin refuse area in the car park. All bins have been appropriately labeled 'General Waste', 'Paper and Cardboard, Plastic Bottles & Drink Cans' and 'Garden Waste.' As Perth and Kinross do not offer glass recycling as standard residentially, we have installed a glass recycling bin (contracted with Binn Group) which we have encouraged all neighbours to make use

of in an effort to recycle even further, we have noticed a great uptake on this and almost fill a bin per monthly uplift. We provide a welcome message on the morning of arrival to guests to inform them of our recycling practices and have signage above internal and external bins showing our local councils recycling practices, this information is also displayed in the Guest Information guide. After contacting PKC Waste Management Team for any further recommendations, internal glass and mixed recycling bins have also been installed. This enhances recycling efforts and reduces contamination. Any bins that are contaminated are privately uplifted at our personal expense. We train housekeeping to check all bins for any contamination after each stay. Due to our expected occupancy rate throughout the year of 60% with an average of 3 persons we find that there is no increase in waste in comparison to the average household.

6.5 Parking There are two parking spaces for the property in the main car park area. All spaces are clearly marked to avoid any confusion. Due to the central location, many guests travel by train and can either walk or take a short taxi to the property.

7 Policy Approach & Guidance to Development

Included are commentaries made upon most recent local and national planning policies which provide relevance to the change of use of residential accommodation to the short term let visitor accommodation. These policies typically deal with tourism as a whole rather than focusing on change of use specifically.

7.1 Perth City Development Plan 2020-2040

Perth City Development Plan published August 2019, presents key objectives and goals to be considered in achieving growth within the city. None of the policies directly deal with the conversion of residential properties to visitor accommodation, although some policies have relevance for this application:

Page 15: By 2025 the new cultural/heritage attractions will be open and attracting 100,000 visitors a year. By 2030 Perth will be Scotland's leading city for active travel. The volume and value of business and leisure tourism in the city will have doubled.

Page 28: Together, the new cultural/heritage attractions and an improved accommodation offer should help to double the volume and value of tourism in Perth by 2029.

Page 38 A lack of ambition has held Perth back, but that is changing fast and Perth is increasingly recognised as a leader in fields ranging from clean energy and active travel, to culture-led regeneration and the smart city.

As Perth plans to grow tourism exponentially over the next 5-10 years, one of the key objectives identified to sustain this is the need for improved accommodation offering. Thus far Deans Retreats property portfolio has grown year on year solely focussing on the operation of high quality accommodation to the centre of Perth. As a relatively new, ambitious business, we hope to grow with Perth and work hand in hand in becoming Scotland's leading city for active travel.

7.2 Perth and Kinross Council Website: Do I need planning permission for a short term let

PKC website directs us toward gov.scot publication, Short Term Lets: planning guidance for hosts and operators. This guidance provides a framework to show requirements needed to be met for a successful change of use planning application for a short term let.

1.4 The Scottish Governments purpose in the regulation of short term lets is to ensure the local authorities have appropriate powers to balance the needs and concerns of their communities with wider economic and tourism interests.

1.5 The Licensing scheme aims to ensure short term lets are safe and address issues face by neighbours as well as assisting in complaints effectively.

1.6 The licensing scheme is complemented by powers^[3] for local authorities to designate control areas. The purpose of control areas is to help manage high concentrations of secondary letting, to restrict or prevent short-term lets in places or types of building where it is not appropriate; and to help local authorities ensure that homes are used to best effect in their areas.

2.19 Guest Arrivals and departures: Safety and noise Impact on neighbours

2.21 Impact of other residents in flatted buildings: Safety of residents, security of the building and guest access to communal areas.

2.22 Likely frequency and intensity of noise or otherwise unsociable behaviour

2.23 Impact on public service and residents amenity: Household waste levels, parking pressures, noise and disturbance levels.

2.25 Cumaltive impact on the character and amenity of a neighbourhood

2.28 Number of people staying

From 1.6 it is assumed that Perth City currently faces no issue with high concentration levels of short term let properties as no control area designated. With local authorities given power of balancing economic growth and expansion of tourism offering, it is a fine balancing act to ensure all parties are content. This framework assists in ensuring both the community and tourism are appeased. The communities and neighbours are kept safe, amenity unchanged, normal disturbance levels and the overall area character undiminished.

7.3. The National Planning Framework for Scotland 3 (NPF3)

NPF3 represents a spatial expression of the Scottish Government's aspirations for sustainable economic growth in Scotland over the next 20-30 years. It sets out at national level, the Scottish Government's strategy for the country's development, in terms of how we are to develop our environment and includes development proposals identified as schemes of national importance. Whilst it is not

prescriptive, NPF3 will form a material consideration when determining applications and, as such, will be a consideration in determining the application for any proposed development. Of particular relevance to this proposal therefore is:

paragraph 1.7 This recognises tourism as one of Scotland's key economic sectors.

With the vast majority of guests staying at the property subject to this application staying for tourism and/or work, NPF3 must be considered a material consideration for this application.

7.4. Scottish Planning Policy (SPP)

Scottish Planning Policy (SPP) (2014) is a statement of Scottish Government policy on land use planning. Where relevant to the current proposals, SPP recognises tourism as one of the "key sectors for Scotland with particular opportunities for growth". This is again relative to this application due to the types of visitors staying within the accommodation.

Conclusion

Deans Retreats, our company, was founded 4 years ago and provides luxury visitor accommodation to 1000's of visitors per year to Perth. Having owned Deans Restaurant for the last 17 years, which has a client base travelling from all over Scotland, we found that guests struggled to find high quality housing within the city centre. The lack in luxury accommodation is our unique selling point and how our business was born. We believe the offering across all of our properties provides an incentive and encourages staycations, workers and tourists into Perth city centre. In turn, assisting in driving much needed footfall and spending into the local businesses throughout the week. The successes of our business model has allowed us to reinvest in Perth meaning continued growth of our visitor accommodation offering during a very difficult economic climate. We now operate multiple properties which can be viewed on our website at www.deansretreats.co.uk This is now my main occupation and also allows us to employ 4 others full time with further hires forecast this year.

The move to see the short term let industry better regulated is a move supported by us. Having received encouragement from individuals within Perth and Kinross planning department, we see this as a positive move to improve the overall standard of accommodation provided whilst eliminating mismanaged offerings. It is our contention that the proposed change of use of this property will provide a sustainable function going forward that can contribute to Perth's important tourist economy and reputation as a food, drink, creative and cultural destination. If the application is approved, 4 Knowehead House, will continue to be an important asset to the city's wider tourism landscape.

Taking all the aforementioned into account, it is hoped that the officers will be able to support this application, as it is considered to successfully address all aspects guidance 7.2 discusses, whilst meeting local and national (SPP & NPF3) objectives with no material considerations apparent which outweigh these plans. It is hoped this justification statement also provides an insight into the great deal of care and diligence we take and respectfully request recommendation for approval.







[Edit](#)



Hi, I'm Lee

Joined in 2017


-  Superhost
-  471 reviews
-  Identity verified

 Some info is shown in its original language.

[Translate](#)

About

We have a passion for creating amazing spaces for all of our guests to the Perth area. We now buy properties under very strict cri...[read more](#)

 Lives in Perth, United Kingdom

 Speaks English

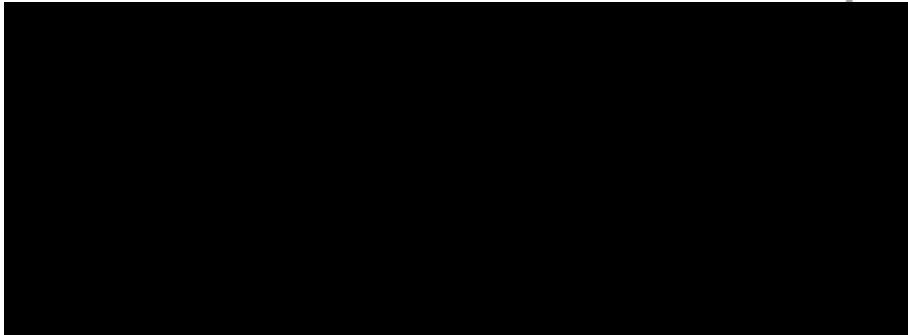
Lee confirmed

4.8 ★


Overall rating


469


Reviews




Recent reviews


19 Nov – 20 Nov 2022
Knothead Penthouse Apartment
with Rooftop Hot Tub

Overall rating 


11 Nov – 13 Nov 2022
Knothead Penthouse Apartment
with Rooftop Hot Tub

Overall rating 

Dear Guest

Welcome to our apartment, we hope you have a comfortable stay and enjoy all that Perth has to offer. To make your stay special and memorable, we have listed some of the local attractions and list of our favourite hot spots to visit:

The address of the apartment is:

4 Knowehead House
Dundee Road
Perth, PH2 7EY

Parking: There are 2 free parking spaces marked number 4 in the car park.

Check out is between 7am - 11am.

Emergencies

In the event of medical emergencies, call 999 or NHS 111 if it is not an emergency and out of surgery hours. Perth Royal Infirmary, which has an A & E department, is a 5 minute drive away on Jeanfield Road. A First Aid Kit can be found in the Kitchen Cupboard beside the fridge.

In the event of a fire within the apartment there is a fire blanket and extinguisher located in the kitchen cupboard unit beside the fridge freezer. Only attempt to extinguish the fire when safe to do so. If not safe, follow the emergency exit signs and exit the property via the front door or rear door of the building and dial 999. In the event of the fire not in the apartment but in the same building, please evacuate the property in the same manor and call 999 for the fire brigade.

Heating and Hot Water: We have an underfloor heating system which we have programmed to maintain 20 degrees at all times throughout the house. The hot water is a tank system and automatically refills the tank when emptied.

Sofa Bed Bedding: The sofa bed in the living room holds the bedding inside. Simply lift up the long part to access this. There is a pull handle on the front of the sofa to pull out the double bed area.

Wifi: BT-HMA3R5

Password: PdG3NCuM3crg6i

Sonos Speaker: Please keep volume low and respect neighbours. To use, please ensure you are connected to the Wifi. You must download the Sonos S2 app on you mobile phone. It will then ask you to join a network. Join the network and then search for your desired song. **Please ensure music is off from 10pm.**

Hot Tub: The Hot tub is set to 38 degrees as standard. If you need to turn this down or up, simply select the plus sign to go up and the minus to go down. Please do not eat or drink in the hot tub. Glasses and crockery must not be taken in the vicinity. When using the outdoor area please be wary of neighbours and noise level. **The hot tub cannot be used between 10pm - 7am** to ensure no noise or disturbance outside during unreasonable hours. There must be no make up, oily skin products or fake tan worn as this can damage the filters. **Any violation of the above can result in loss of deposit.**

Waste & Recycling

Please dispose of your rubbish. The bins are located in the car park. Red Bin is for Glass Waste, Blue Bin is for paper and card items, Grey Bins is for plastics, cans and cartons, Green Bin is for general waste.

We hope the apartment is equipped with everything you need. If you require any assistance during your stay, please do not hesitate to call.

Margo +447906498471

Lee +447841871793

House Rules

Please have fun, relax and enjoy yourselves.

Remember this is a residential area and have neighbours above and either side of the building. They are all very pleasant and aim not to offend them, so we respectfully ask you to keep noise to an acceptable level and quiet times from 10pm and 7am.

This is a pet free apartment.

There should be no more than 6 persons in the apartment. Parties are not allowed and is stated in your booking agreement.

There is no smoking or vaping permitted. If you smoke, please do so outside and dispose of in the nearest bin or ash tray and not in the street.

There is a washing machine / dryer located in the hallway cupboard.

There is also a dishwasher in the kitchen. The accommodation is self catered so please ensure the kitchen is left clean and tidy. Wash any dirty dishes, cutlery or utensils.

We fully understand that accidents do happen, if anything does get broken, please inform us to enable us to replace it before the next guests arrives.

We hope you enjoy your stay.

Damage Deposit

We set a damage deposit in place automatically with Airbnb, Booking.com and via Direct bookings to help prevent damages, smoking or excessive cleaning in the property. Upon booking you have agreed to our property terms and conditions. We understand accidents to happen and hope you feel comfortable to let us know in the event of any. Here is a list of potential but not exhaustive deductions or loss of deposit:

Smoking / Drug Use

Please no smoking of any kind within the property. The smell is very difficult to remove and unfair to potential guests staying after you.

Food / Drink Spillage / Fake Tan / Oily Products in the Hot Tub

All of the above items cause damage to the filters which are expensive to replace. Please ensure you are clean and showered prior to use.

Excessive Noise

We have a Noise Sensor fitted to ensure noise levels are kept appropriate for the enjoyment of both you and the neighbours within the building. The Threshold is set to a maximum of 80 decibels between 10am – 10pm, there after reduced to 70 decibels. Guests will be contacted in the event of exceeding this, if the issue is not resolved you may be asked to leave the property.

Extra Cleaning

We ask guests to remove all waste and dispose of it in the appropriate recycling bins outside. We employ cleaners to assist in the general cleanliness of the property, however they are not employed to tidy mess or do dishes. Bin bags and dish washing materials are provided. Any cleaning over and above the norm will be chargeable.

Damages

General damages will be treated case by case depending on if possible to repair or replacement needed.

Print Close

4 Knowhead House, Dundee Road, Perth PH2 7EY

Megan Lessells [Redacted]

Tue 22/11/2022 15:49

To: [Redacted]

1 attachments (31 KB)

Purchase of 23 Feus Road Perth PH1 2AS;

Dear Lee,

I refer to your previous request for information regarding the Title Conditions in respect of the above mentioned property and initially I must apologise most sincerely for the delay in communicating with you.

I can confirm that I have had an opportunity to peruse the Deed of Conditions pertaining to Knowhead House which does contain the following Clause:-

“USE:- The units shall be used solely as residential dwellings but, for the avoidance of doubt, the units may be tenanted and/ or used for holiday lets”

I trust that the foregoing information is of assistance.









Should you have any queries please do not hesitate to give me a call.

[Redacted signature and contact information]









- MiNUT**
- D** Deans
lee deans
- Dashboard
- Homes
- Sensors
- Log**
- Settings
- Guest Connect
- Integrations
- Call & Guard Assist
- Team
- Home groups
- Store
- Support

Log









- Home
- Event type
- Date

Event	Sensor	Home	Time
 Sensor back online The sensor is online. It was offline for 4 hours.	Knowehead	Knowehead	Oct 31 2023 12:14 PM
 Sensor back online The sensor is online. It was offline for 4 hours.	Knowehead	Knowehead	Oct 31 2023 12:14 PM
 Sensor is offline Last time we heard something was at 8:35 AM. Make sure the sensor is connected to the internet and charged.	Knowehead	Knowehead	Oct 31 2023 08:54 AM
 Alarm sound detected! The sensor detected an alarm sounding in your home.	Knowehead	Knowehead	Oct 18 2023 07:57 AM
 Alarm sound detected! The sensor detected an alarm sounding in your home.	Knowehead	Knowehead	Oct 17 2023 03:05 AM
 Alarm sound detected! The sensor detected an alarm sounding in your home.	Knowehead	Knowehead	Oct 14 2023 09:31 AM
 Sensor back online The sensor is online. It was offline for 0 hours.	Knowehead	Knowehead	Sep 30 2023 09:12 AM
 Sensor back online	Knowehead	Knowehead	Sep 30 2023 09:12 ...

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- Log**
- Settings
- Guest Connect
- Integrations
- Call & Guard Assist
- Team
- Home groups
- Store
- Support

	Sensor back online The sensor is online. It was offline for 0 hours.	Knowehead	Knowehead	Sep 30 2023 09:12 AM
	Sensor is offline Last time we heard something was at 8:43 AM. Make sure the sensor is connected to the internet and charged.	Knowehead	Knowehead	Sep 30 2023 08:59 AM
	It's quiet Noise levels are below the set threshold of 70dB and the event has been automatically dismissed. If it becomes noisy again, you will receive a new noise event.	-	Knowehead	Sep 16 2023 11:59 PM
	It's been noisy for 10 minutes Noise level has been above the set threshold of 70dB for 10 minutes and is now 79dB. You will be updated if it's noisy or quiet again at 11:59 PM.	-	Knowehead	Sep 16 2023 11:49 PM
	It's quiet Noise levels are below the set threshold of 70dB and the event has been automatically dismissed. If it becomes noisy again, you will receive a new noise event.	-	Knowehead	Sep 16 2023 11:39 PM
	It's been noisy for 10 minutes Noise level has been above the set threshold of 70dB for 10 minutes and is now 76dB. You will be updated if it's noisy or quiet again at 11:39 PM.	-	Knowehead	Sep 16 2023 11:29 PM
	Alarm sound detected! The sensor detected an alarm sounding in your home.	Knowehead	Knowehead	Sep 3 2023 11:36 AM
	Alarm sound detected! The sensor detected an alarm sounding in your home.	Knowehead	Knowehead	Aug 17 2023 10:06 AM







- MİNUT**
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lee deans
- Dashboard
- Homes
- Sensors
- Log**
- Settings
- Guest Connect
- Integrations
- Call & Guard Assist
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- Home groups
- Store
- Support

	It's been noisy for 10 minutes Noise level has been above the set threshold of 70dB for 10 minutes and is now 76dB. You will be updated if it's noisy or quiet again at 11:39 PM.	-	Knowehead	Sep 16 2023 11:29 PM
	Alarm sound detected! The sensor detected an alarm sounding in your home.	Knowehead	Knowehead	Sep 3 2023 11:36 AM
	Alarm sound detected! The sensor detected an alarm sounding in your home.	Knowehead	Knowehead	Aug 17 2023 10:06 AM
	Alarm sound detected! The sensor detected an alarm sounding in your home.	Knowehead	Knowehead	Aug 8 2023 03:45 PM
	Sensor back online The sensor is online. It was offline for 2 hours.	Knowehead	Knowehead	Jul 10 2023 06:31 PM
	Sensor back online The sensor is online. It was offline for 2 hours.	Knowehead	Knowehead	Jul 10 2023 06:31 PM
	Sensor back online The sensor is online. It was offline for 2 hours.	Knowehead	Knowehead	Jul 10 2023 06:08 PM
	Sensor back online The sensor is online. It was offline for 3 hours.	Knowehead	Knowehead	Jul 10 2023 04:35 PM

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- Settings
- Guest Connect
- Integrations
- Call & Guard Assist
- Team
- Home groups
- Store
- Support

Log

- Home
- Event type
- Date

Event	Sensor	Home	Time
 Sensor back online The sensor is online. It was offline for 3 hours.	Knowehead	Knowehead	Jul 10 2023 04:35 PM
 Sensor back online The sensor is online. It was offline for 1 hours.	Knowehead	Knowehead	Jul 10 2023 03:15 PM
 Alarm sound detected! The sensor detected an alarm sounding in your home.	Knowehead	Knowehead	Jun 30 2023 11:50 PM
 It's quiet Noise levels are below the set threshold of 70dB and the event has been automatically dismissed. If it becomes noisy again, you will receive a new noise event.	-	Knowehead	Jun 9 2023 11:43 PM
 It's been noisy for 10 minutes Noise level has been above the set threshold of 70dB for 10 minutes and is now 71dB. You will be updated if it's noisy or quiet again at 11:43 PM.	-	Knowehead	Jun 9 2023 11:33 PM
 Alarm sound detected! The sensor detected an alarm sounding in your home.	Knowehead	Knowehead	Jun 8 2023 09:53 AM

BE INSPIRED PERTHSHIRE: SPA BREAKS & HOT TUB HIDEAWAYS

07 August, 2023

[Back to Blog](#)

For some, a holiday just isn't the same without a little pamper and some indulgent me-time. Whether you're looking for the full 5-star treatment complete with award-winning therapists and luxe surroundings, or a hot tub overlooking the beauty of our hills and lochs, total rest and relaxation awaits you.

We've chosen a mix of luxury hotels with spas and self-catering cottages with hot tubs to bring you the best of both worlds and give plenty of choice for all budgets. If you really fancy pushing the bubbles out, why not book a two-stop spa-cation and have a few nights in each!

Benefits of Hot Tub Holidays

We all know that getting away from the stress and strain of everyday life is good for us. With the wonderful addition of a hot tub or spa jacuzzi and you could ramp up the benefits big time!

Stress relief

It has been shown that the soothing effect of warm water and massaging action can really help relieve physical, emotional, and mental stress. Add in those glorious Perthshire views across the hills, or a relaxing treatment in the therapy room post-dip and you'll be in stress-free heaven.

Muscle relaxation

It's that winning combination of warm water and massaging action that helps with muscle relaxation too. Those jets are a super-effective way to help relax and soothe tight, tense muscles, easing aches and pains along the way. For those of you on an adventure or outdoors break, a hot tub soak before exercising may also reduce the risk of injury – and it's even better at the end of a long day exploring!

Improved sleep

Research has shown that the relaxation gained from a soak in the hot tub may be enough to help you drift off into a great night's sleep. Try a little soothing aromatherapy oil as a post-soak rub and you'll be snoozing in no time.

You may also enjoy our Quirky Accommodation article: www.perthcityandtowns.co.uk



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Perth City Centre

Perth



With breath-taking views across the River Tay to the iconic landmarks of Smeaton's Bridge and St Matthews Spire, the Knowehead Penthouse Apartment offers a slice of luxury whilst just a ten minute walk from Perth city centre, 1 hour drive from Edinburgh and Glasgow.

Comfortably sleeping four, this bright, airy self catering apartment has recently been completely refurbished whilst retaining many of its unique period features. It boasts a stunning roof terrace, fully equipped kitchen, 2 decadent king bedrooms, lounge with wood burning stove and dining area. Take in the breath taking views from the terrace while you soak in the rooftop hot tub with friends and family.

A beautiful city, Perth's vibrant hub of restaurants, bars, shops and cafes blends seamlessly with its ancient roots and historical past. It is a city alive with both a rich, cultural centre and an unrivalled independent shopping scene, making it perfect for a Scottish city break. Food lovers will find themselves spoilt for choice with a vast array of award-winning restaurants, chefs and producers offering up creative, quality produce and effortless service.

For those looking for a more active break, you can step out into fantastic walks and hikes, and an energetic outdoor playground carved from long rivers, high mountains, fast rapids, steep trails. Kinnoull Hill is just 5 minutes away, Willowgate Activity Centre is on your doorstep, and the majesty of the mountains are just a short 30 minute train ride away.

Explore a little further and you will find many of Scotland's best historical attractions await you, including Scone Palace and Black Watch Castle and Museum. And all of this is in touching distance from your base at the beautiful Knowehead Penthouse Apartment.

- Nearest Town: Perth

More info | www.deansretreats.co.uk

Highland and North Perthshire

Dunkeld House Hotel

Dunkeld



This luxury, four-star country hotel, situated within peaceful wooded grounds overlooking the River Tay, is the perfect location for a restorative spa break. Just over an hour from Edinburgh and Glasgow, rejuvenate your body and relax your mind in tranquil surroundings in the middle of the beautiful Perthshire countryside.

Dunkeld House Hotel offers indulgent spa treatments from the ishga skincare range. Developed in the Outer Hebrides, these utilise the organic healing and therapeutic properties of Scottish seaweed combined with natural spring water to soothe and hydrate all skin types.

Choose from a full body massage, Indian head massage, detoxifying body wrap, foot recovery scrub, an exfoliating facial, and much more. Indulge yourself with a manicure or pedicure, eyelash and brow tint, and perfectly applied make-up. There are treatments for men, for mums-to-be, and express options for a quick pick-me-up.

Take a swim in the indoor pool, unwind in the whirlpool spa bath, sauna and steam room, and finish your day with a delicious afternoon tea in the Orangery. With a wide range of spa offers and packages, at Dunkeld House Hotel you will be spoilt for choice.

- Nearest town: Dunkeld
- Treatments: www.dunkeldhousehotel.co.uk
- Offers: www.dunkeldhousehotel.co.uk

More info | www.dunkeldhousehotel.co.uk

Pitlochry



Located by the still waters of Loch Faskally and with views across glorious mountain scenery to Ben Vrackie, the five-star Fonab Castle Hotel and Woodland Spa is a true Highland escape. Easily accessible by road and rail, it is a haven of peace in the heart of Tummel Valley, giving its visitors precious respite from the daily routine.

Revitalising body and facial treatments will leave you feeling relaxed and restored, and there is a wide range from which to choose. Fonab facials utilise the Parisian brand Matis to immediately boost skin radiance and restore hydration. Add an eye treatment to reduce fine lines and dark circles. A body massage will ease any tension with your choice of oils: marula and apricot, pomegranate and hempseed, sandalwood and peppercorn, or cranberry and inca inchi oil.

Fonab packages include a Fonabulous spa day, the Couples Experience, a mother and daughter package, and a mother-to-be treatment. For the complete relaxation experience, take a dip in the 15-metre swimming pool, ease your muscles and mind in the sauna and aroma rooms, and put your pampered feet up in the cosy spa lounge.

- Nearest town: Pitlochry
- Treatments: www.fonabcastlehotel.com
- Offers: www.fonabcastlehotel.com

More info | www.fonabcastlehotel.com

Taymouth Marina Lochside Spa Resort

Kenmore



This award-winning holiday resort and spa nestles on the banks of Loch Tay, with stunning views across the loch to the hills beyond. Taymouth Marina is all about 'Wild Wellness' – taking a step back from modern technology, slowing down and healing through a connection with nature. The Taymouth Marina 'HotBox' is Scotland's first lochside sauna, where you can relax and unwind in peace.

Fired by a huge wood burner, the HotBox provides the ultimate sauna experience. Lined with aspen and filled with light from the panoramic windows stretching along its length, here you can take time to sit and absorb the view before venturing into the steam room to eliminate any residual stresses and strain.

On the terrace outside, you find the giant hot pool. Fresh towels, fruit-infused water and waiter service are provided. The HotBox bar offers smoothies, light bites and other refreshments – why not treat yourself to a glass of beer or fizz delivered to you, poolside?

Finally, be sure not to miss the Loch Tay Plunge Pool – a shot down the slide into icy cold water will reinvigorate the senses and leave you ready for anything!

- Nearest town: Kenmore
- Offers: Sessions begin at £35 per person for 2 hours shared use
- Exclusive use from £300.

More info | www.taymouthmarina.com

Erigmore Leisure Park

Dunkeld

Only an hour from Edinburgh and Glasgow, you can escape the hustle and bustle at this secluded woodland retreat built on the grounds of Erigmore Estate. Beside the village of Dinrobin and close to Dunkeld, you'll find yourself in the middle of nature's Perthshire



The estate has a 40ft indoor heated swimming pool, a sauna and whirlpool spa bath. You can take it easy on holiday with tasty meals and light bites available at the onsite bar and lounge, as well as a takeaway and kids' menu. There are soft drinks and hot beverages, or sports fans might like to chill out with a craft beer in front of the 6ft TV screen.

Erigmore is in the perfect location for a memorable family break. Just minutes away, there is the wonderful Beatrix Potter exhibition and garden, and the café, shop, film screenings and outdoor gigs of Birnam Arts. Pick up a picnic at The Scottish Deli just down the road in Dunkeld, and explore the beautiful riverside walks starting near historic Dunkeld Cathedral.

- Nearest town: Dunkeld
- Price and availability: www.verdantleisure.co.uk

More info | www.verdantleisure.co.uk

Strathearn and West Perthshire

Crieff Hydro Hotel

Crieff



Crieff Hydro Hotel originally opened as a hydropathic spa; as far back as 1868, its focus was on restoring the health and wellbeing of its guests, albeit with an ice-cold dip on nurse's orders! Today, if you fancy a luxury break on a 900-acre Scottish estate with amenities and entertainment galore, Crieff Hydro Hotel has plenty of experience in taking excellent care of its guests.

The spa, Victorian Baths, swimming pool and gym are open daily. Spa treatments include massages, facials, manicures, pedicures, and their new Comfort Zone menu. With the Comfort Zone Skin Analyser, your therapist can analyse your skin on a much deeper level and tailor your treatment to your unique needs.

A Tranquility Spa Package offers a blend of relaxation experiences, and can be purchased as a gift. The beautifully decorated Victorian Baths are unique to Crieff Hydro and perfect for adults only, complete with a sauna and steam room.

For a truly indulgent treat, Crieff Hydro have also recently launched brand new spa breaks. Skin. Body. Mind. Three peas in a pod. All one and the same... and all intrinsically linked to

your wellbeing. Look after yourself (and your spa buddy) with one of these breaks, packed with all the good stuff.

For the finishing touch, visit the hotel's hair salon or how about lunch with friends at The Terrace, or a very special afternoon tea in the Winter Garden?

- Nearest town: Crieff
- 2023 Brochure: issuu.com
- Offers: One-Night Spa Break from £150pp, or Two-Night Spa Break from £235pp.

More info | www.crieffhydro.com

Blairgowrie and East Perthshire

Stags View

Glenshee

Less than two hours' drive from Edinburgh and Glasgow, Stags View on Drumfork Estate near Glenshee is an ideal base to get out and



family or friends holiday. Look up a storm in the fully equipped kitchen, relax in the bright lounge complete with wood burning stove or pop outside to discover your private hot tub – it will be brought to temperature for your arrival, so you can jump straight in.

To make your break even more special, Stags View offers a selection of added extras to guarantee a little luxury. Add a Romantic Night In to your booking – Champagne, chocolates and rose petals – or perhaps a Celebration Package with birthday banners, a helium balloon and party blowers. Prosecco and chocolates and white towelling robe hire would fit the bill for a romantic weekend away. On a family holiday, disposable barbecue hire and delicious venison burgers and sausages will set you up for some quality time together.

• Nearest town: Glenshee

- Offers: www.solidluxury.co.uk

More info | www.solidluxury.co.uk

The Angus Hotel and Spa

Blairgowrie



Situated in the centre of Blairgowrie, the Angus Hotel and Spa offers the perfect Perthshire staycation with 90 bedrooms to choose from, all-day dining in its Baytree Bar and Jutemills Restaurant, and a warm welcome from the friendly and accommodating staff. In addition, guests and members are invited to spend some me-time in the brand new spa, open seven days a week.

Begin in the wellness spa bath where the warm water from bubble seats and hydro jets will soothe away all those aches and pains. Take a dip in the 11-metre vitality pool before spending time in the energising aroma steam room. Recline on a poolside lounger and quench your thirst at the spa refreshment station, before a visit to the Finnish sauna. Finally, if you dare, a cold water bucket drench should improve your skin tone, aid blood circulation, and leave you feeling wide awake!

The cosy treatment room and resident therapist are found just by the pool, offering a range of therapies from a hot stone or aromatherapy massage to a rich facial or organic pedicure and foot massage. You'll feel great inside and out with the Organic Series – a natural,

vegan product that's kind to your skin, and to the environment.

- Nearest town: Blairgowrie
- Treatments: www.theangushotel.com
- Offers: Sunday Swim Lunch www.theangushotel.com

More info | www.theangushotel.com

Kinross and Loch Leven

The Coach House Spa at Kinross House

Kinross

Within the grounds of Kinross Estate on the banks of Loch Leven, easily accessible from across central Scotland, the Coach House offers a small and intimate boutique spa experience. The estate's original 17th century stables have been converted into the ultimate spa getaway where you can relax and be pampered to your heart's content in stunning natural surroundings.

The five-star Coach House Spa takes a personal approach to your wellbeing, combining specially tailored beauty treatments with plenty of time for you to fully unwind and enjoy the spa facilities. For a signature facial, your therapist will choose the best formula for your skin type from the Kerstin Florian nutrient-rich botanical skincare range. Tailor a head-to-toe massage to your preference, with

- Nearest town: Kinross
- Treatments: www.kinrosshouse.com
- Offers: www.kinrosshouse.com

More info | www.kinrosshouse.com

Auchterarder and South Perthshire

Gleneagles Hotel and Spa

Auchterarder



This iconic 850-acre country estate near Auchterarder has been welcoming guests for almost a century with five-star accommodation, a plethora of outdoor pursuits, and exquisite fine dining. Surrounded by stunning Scottish scenery, Gleneagles has something to suit everyone. For absolute indulgence, head to its gorgeous new spa where you can escape the hustle and bustle and take the opportunity to rest and rebalance.

At the Gleneagles spa, a specialist team of therapists deliver signature treatments using a range of bespoke oil blends featuring natural botanicals from the Perthshire countryside. Immerse yourself in 'The Long Exhale' – the two-hour Gleneagles experience that will restore your body and mind. Or let your therapist curate your own 'Be in the Moment' holistic massage, addressing your individual needs and returning you to equilibrium.

Gleneagles boasts 20 treatment rooms, a steam room, sauna cabin and vitality pool. Swim and gym spaces are available, and don't miss the beauty lodge with nail bar, pedicure room and hair salon. Pause for lunch in the healthy spa café, or finish off your day in the Glendevon room with a sumptuous afternoon tea.

- Nearest town: Auchterarder
- Treatments: www.gleneagles.com
- Offers: www.gleneagles.com

More info | www.gleneagles.com

The Retreat Cottages

Auchterarder

These five-star luxury self-catering holiday cottages lie within the beautiful landscape of Trinity Gask Estate, offering absolute peace and privacy only fifteen minutes from Perth. Amidst extensive private woodlands, wildlife ponds and stretches of the River Earn, you can unwind with glorious views across Strathearn to the Ochil hills.

Choose to stay in 'The Retreat' – a spacious, south-facing family home set in a large, enclosed garden, complete with a wood-burning hot tub, sunny patio and barbecue, and swing ball for the kids. Enjoy access to the astro tennis court and free salmon fishing on the river.

Alternatively, the deluxe 'Woodland Retreat' offers a romantic hideaway – a traditional stone house with solid French oak floors, renovated with high tech lighting and attractive interior décor, entirely secluded from the outside world. Explore the private woodland trails around your cottage, where you might encounter deer, pheasant or red squirrels, before settling down to admire the spectacular views from your private hot tub – you'll hear not a peep in this haven of tranquility, except from the birds above.

- Nearest town: Auchterarder
- Price and availability: www.theretreatcottage.co.uk

More info | www.theretreatcottage.co.uk

Forgandenny



This 5 star luxury glamping hideaway is nestled in beautiful Perthshire countryside with glorious views of a Scottish glen. The idyllic secluded glamping retreat providing everything you need to relax in comfort and style.

Path of Condie may be tucked away from the hustle and bustle of life but it is very central for visiting Scotland's main cities, Edinburgh, Glasgow, Dundee and even St Andrews.

With two bespoke pods, sleeping up to 10 guests. Spacious and light with beautiful décor, fine linens, fluffy towels, bath robes and slippers. A fully equipped kitchen including wine fridge and a bijoux shower room.

A short walk leads to a secluded waterfall and plunge pool perfect for wild swimming. Return to the bubbly aromatic waters of a wood fired aromatherapy hot tub. At night the sky becomes a twinkling blanket of stars.

Benefit from ultimate self-care at Meadowsweet Spa from their award winning therapist.

Relax, rebalance and revitalise your body, mind and soul with deeply relaxing and nurturing spa treatments, a cocoon of luxury. Our skincare range Made for Life Organics are handmade in Cornwall and created from organic botanicals.

Their wellness treatments are suitable for all and include a range of treatments from facials, hot stone massage, reflexology, mamma to be massage and treatments suitable for those with a cancer diagnosis or life limiting illness. Nurture in nature with a morning of yoga, mindfulness or forest bathing.

For an indulgent treat during your stay, enjoy a delicious afternoon tea in our Boutique boho belle tent or private fine dining alfresco from one of our selected chefs. Surrounded by beautiful countryside, birdsong, walks and wildlife we are just the tonic to relax and recharge.

- Nearest town: Forgandenny
- Treatments: www.pathgreenglamping.co.uk
- Offers: www.pathgreenglamping.co.uk

More info | www.pathgreenglamping.co.uk

