

LRB-2024-09

**23/01529/FLL - Change of use of flat to form a short-term
let accommodation unit (in retrospect), 75 Muirton Place,
Perth, PH1 5DL**

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Arifa Properties LTD
Ms Sofya Devyatova
75 Muirton Place
Perth
PH1 5DL

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **22nd November 2023**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **23/01529/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 5th October 2023 for Planning Permission for **Change of use of flat to form a short-term let accommodation unit (in retrospect) 75 Muirton Place Perth PH1 5DL.**

David Littlejohn
Strategic Lead (Economy, Development and Planning)

Reasons for Refusal

1. The proposed retrospective change of use is contrary to Policy 30, Tourism e) of National Planning Framework 4 (2023) as the proposal will result in:
 - i. An unacceptable impact on local amenity and character of the area, and
 - ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.
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 as the short-term let accommodation would adversely impact on the amenity of residents and the short-term let use is not compatible with the amenity and character of a long-established residential street.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Notes

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

01

03

04

REPORT OF HANDLING

DELEGATED REPORT

Ref No	23/01529/FLL	
Ward No	P12- Perth City Centre	
Due Determination Date	4th December 2023	
Draft Report Date	22nd November 2023	
Report Issued by	cm	Date 22/11/23

PROPOSAL: Change of use of flat to form a short-term let accommodation unit (in retrospect)

LOCATION: 75 Muirton Place Perth PH1 5DL

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

The application is for a change of use of a residential flat to form a short-term let accommodation unit (in retrospect).

The flat is on the first floor of a block of four flats (2 up and 2 down) and is located on the north side of Muirton Place, east of Balhousie Street. The 2-bedroom flat is accessed by a private door on the side/west elevation of the building. It shares an access path from the street with the ground floor flat and an area of garden ground and waste storage to the rear. The flat also has a private area of garden ground to the rear of the shared garden area. There is no in curtilage parking.

The surrounding area is an established residential area with a mix of flats and dwellinghouses.

SITE HISTORY

22/02195/FLL Change of use of flat to a short term let accommodation unit 20 March 2023 Application Withdrawn

23/00404/FLL Change of use of flat to form a short term let accommodation unit 26 June 2023 Application Withdrawn

PRE-APPLICATION CONSULTATION

None.

DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.

The Council's assessment of this application has considered the following policies of NPF4:

Policy 13: Sustainable Transport

Policy 14: Design, Quality and Place

Policy 30: Tourism

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 17: Residential Areas

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Statutory Supplementary Guidance

- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

OTHER POLICIES

Non-Statutory Guidance

[Planning Guidance - Change of Use of Residential Property to Short-term Let](#)

NATIONAL GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Planning Advice Notes

The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 69 Planning and Building standards Advice on Flooding
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places

Creating Places 2013

Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

Designing Streets 2010

Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

National Roads Development Guide 2014

This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

CONSULTATION RESPONSES

External

North Inch and Muirton Community Council - Objection.

Internal

Environmental Health (Noise Odour) - No objection, short term let informative recommended.

Communities Housing Strategy - The postcode district level of saturation of potential short-term lets is below the level at which it may be considered appropriate to introduce a control area in order to help manage high concentrations of STLs where it affects the availability of residential housing or the character of a neighbourhood.

Transportation And Development - No objection.

REPRESENTATIONS

6 representations were received objecting to the application including the North Inch and Muirton Community Council.

The issues raised are as follows:

- Removing affordable housing from the area
- Negative impact on the amenity of neighbouring properties
- Negative impact on the wider residential neighbourhood
- Erosion of social fabric of wider community
- Detrimental effect on existing on-street parking
- Noise, disruption and anti-social behaviour impacting the amenity of residents
- Unsettling behaviour of strangers on a residential street
- Negative impact on town centre hotels due to increase of short-term lets in residential areas
- Potential to set a precedent for more short term lets which would exacerbate the impact on residential amenity
- Contrary to NPF4 Policy 30

The issues raised are addressed in the report below.

Additional Statements Received:

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	Habitats Regulations / AA Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

The primary policy in this instance is NPF4 Policy 30(e): Tourism, as there is no specific LDP2 policies relating to Short-Term Let accommodation, particularly where changes of use of existing properties are concerned.

NPF4 Policy 30(e): Tourism states that development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

In respect of criterion (i) of NPF4 Policy 30(e), the short term let use and movement through the turnover of guests will have a detrimental effect on the amenity of existing residents and an associated adverse impact on the safety and perceived safety of those residents. The intensification of the short term let use would exacerbate the situation.

The letters of objection highlight the detrimental effect on residential amenity and the impact the use is having on an established residential community.

The flatted development is private residential in nature, and the introduction of short term let uses could erode that residential character and amenity on a cumulative basis. The short term let use is incompatible with the residential block of four flats and the established surrounding residential development.

In respect of criterion (ii) of NPF4 Policy 30(e), the proposal has resulted in the loss of a 2-bedroom flat to short term let accommodation in an established residential area north of the city centre. The contribution to the local economy from one property in use as a short term let would be limited. The loss of a 2-bedroom residential flat is not outweighed by demonstrable local economic benefits. The proposal does not satisfy clause ii) of part e) of Policy 30 in NPF4.

The proposal does not satisfy NPF4 Policy 30.

As the proposal would not be compatible with the amenity and character of the surrounding area, it also fails to satisfy national and local placemaking policies, NPF4 Policy 14 and LDP2 Policies 1A and 1B, as well as LDP2 Policy 17 Residential Areas. This is discussed in more detail below.

Residential Amenity

NPF4 Policy 14 Design, Quality and Place and LDP2 Placemaking Policies 1A and 1B and Policy 17: Residential Areas support proposals which are compatible with the amenity and character of the surrounding area.

The first-floor flat is one of four flats in a 2-storey block. Through the use of the flat as a short term let there is the potential for noise from the users of the properties to affect neighbouring residential properties. The introduction of Civic Government

(Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022 requires these to be licensed and noise conditions will form part of the licence.

The applicant's supporting statement notes the applicant is keen to ensure that appropriate management arrangements are in place to protect neighbourhood amenity and mitigate potential impacts. A 'Rules of the Household' is included with the supporting documents. Whilst the applicant confirms guidelines are in place for guests, a recent appeal decision to the DPEA (ref: PPA-340-2155) outlined that management guidelines cannot be relied upon as a means to restrict or control the adverse impacts on neighbouring properties and harm to amenity. Further such guidelines cannot be controlled by planning condition.

The resulting change in character of the property, in terms of the lack of permanent residents and potential for disturbance to neighbouring residents within the communal access, waste storage area and rear garden, decreases safety and the perception of safety.

The use of the property as a short-term let is incompatible with the character of the flatted block and the surrounding residential area. The intensification of use and movements would adversely impact the amenity of neighbouring residents and would alter the private residential character.

Any measures put in place to manage and control bookings would not guarantee to stop or prevent anti-social or noisy behaviour occurring or from impacting adversely on the amenity of neighbouring residents. This matter could not easily be controlled by planning conditions.

The proposal does not satisfy NPF4 Policy 14 Design, Quality and Place and LDP2 Policies 1A and 1B Placemaking and LDP2 Policy 17: Residential Areas.

Parking

In terms of parking, there is no in curtilage parking associated with the flat with on street parking only on Muirton Place. The letters of objection highlight a long running issue regarding the availability of on street parking for residents with the short term let use exacerbating the situation. As highlighted in the letters of objection, long-term residents can be approached more readily when a situation arises and a vehicle has to be moved and this is less likely to happen with strangers.

The proposal is not contrary to NPF4 Policy 13 and LDP2 Policy 60B. However, it is acknowledged that parking issues, can contribute to a reduction in residential amenity and this may be exacerbated where several short term let uses accumulate in an area.

Other Material Considerations

Non-Statutory Planning Guidance

The Council's non-statutory planning guidance on short term lets was approved on 1 November 2023. The planning guidance is a material consideration.

The guidance acknowledges that while short-term lets can bring economic benefits to the host and local areas, this must be balanced against the impact the loss of that residential property has on the availability of housing for local people, and in particular access to affordable housing. The Council wishes to support a sustainable visitor economy and therefore recognises the importance of addressing the short-term let issue whilst also encouraging the development of appropriately located hotels, guest houses and bespoke self-catering units that do not erode local housing availability.

The guidance outlines matters to be considered in the assessment of a planning application including whether the property is within a predominantly residential area and there could be adverse impact on amenity for existing residents, particularly in blocks with shared / communal entry. It also states proposals must also comply with all relevant LDP2 policies, in particular Policy 1 Placemaking: Development must contribute positively to the quality of the surrounding built and natural environment.

The proposed use is incompatible with the neighbouring residential uses in a long-established residential area north of the city centre. The short term let use and the movement of guests could erode residential amenity on a cumulative basis. The proposal does not comply with relevant NPF4 and LDP2 policies as required and set out in the planning guidance.

Letters of objection

Six letters of objection have been received. The letters of objection highlight the detrimental effect the short term let use is having on residential amenity and the impact the use is having on an established residential community.

The issues raised are of sufficient weight to justify the refusal of the application.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The economic impact of the proposal is likely to be minimal.

VARIATION OF APPLICATION UNDER SECTION 32A

This application was not varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly, the proposal is refused on the grounds identified below.

Reasons

1. The proposed retrospective change of use is contrary to Policy 30, Tourism e) of National Planning Framework 4 (2023) as the proposal will result in:
 - i) An unacceptable impact on local amenity and character of the area, and
 - ii) The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.
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 as the short-term let accommodation would adversely impact on the amenity of residents and the short-term let use is not compatible with the amenity and character of a long established residential street.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

None.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

03

04

APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please refer to the accompanying **Guidance Notes** when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS
ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MS	Ref No.	
Forename	SOEYA	Forename	
Surname	DEVYATOVA	Surname	
Company Name	ARIFA PROPERTIES	Company Name	
Building No./Name		Building No./Name	
Address Line 1	75 MUIRTON	Address Line 1	
Address Line 2	PLACE	Address Line 2	
Town/City	PERTH	Town/City	
Postcode	PH1 5DL	Postcode	
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	

3. Postal Address or Location of Proposed Development (please include postcode)

75 MUIRTON PLACE
PERTH
PH1 5DL

NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.

4. Type of Application

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

- Planning Permission
- Planning Permission in Principle
- Further Application*
- Application for Approval of Matters Specified in Conditions*
- Application for Mineral Works**

NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.

*Please provide a reference number of the previous application and date when permission was granted:

Reference No:

Date:

**Please note that if you are applying for planning permission for mineral works your planning authority may have a separate form or require additional information.

5. Description of the Proposal

Please describe the proposal including any change of use:

CHANGE OF USE OF A FLAT TO SHORT-TERM ACCOMODATION INCLUDING GARDEN TO THE REAR. THE LICENCE HAS ALREADY BEEN GRANTED. PLEASE NOTE THE SMALL GARDEN OWNED BY THE APPLICANT AT THE BACK. FLAT ENTRANCE IS NOT SHARED

Is this a temporary permission?

Yes No

If yes, please state how long permission is required for and why:

Have the works already been started or completed?

Yes No

If yes, please state date of completion, or if not completed, the start date:

Date started:

Date completed:

If yes, please explain why work has already taken place in advance of making this application

IT WAS ALLOWED TO HOST PRIOR TO THE CHANGE IN THE SCOTTISH SHORT-TERM LEGISLATION

6. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal?

Yes No

If yes, please provide details about the advice below:

In what format was the advice given?

Meeting Telephone call Letter Email

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes No

Please provide a description of the advice you were given and who you received the advice from:

Name: Date: Ref No.:

MRS CLAIRE MILES & HER COLLEAGUES FROM THE PLANNING DEPT HAVE ADVISED ON SEVERAL CHANGES THAT HAD TO BE MADE.

7. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha): Square Metre (sq.m.)

8. Existing Use

Please describe the current or most recent use:

RESIDENTIAL HOUSE

9. Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes No

If yes, please show in your drawings the position of any existing, altered or new access and explain 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 changes to public paths, public rights of way or affecting any public rights of access? Yes No

If yes, please show on your drawings the position of any affected areas and explain 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?

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total number of existing spaces plus any new spaces)

Please show on your drawings the position of existing and proposed parking spaces and specify if these are to be allocated for particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

10. Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements? Yes No

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to a public drainage network
No, proposing to make private drainage arrangements
Not applicable – only arrangement for water supply required

What private arrangements are you proposing for the new/altered septic tank?

Discharge to land via soakaway
Discharge to watercourse(s) (including partial soakaway)
Discharge to coastal waters

Please show more details on your plans and supporting information

What private arrangements are you proposing?
Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)
Other private drainage arrangement (such as a chemical toilets or composting toilets)

Please show more details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water? Yes No

Note:- Please include details of SUDS arrangements on your plans

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

Yes No

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

11. Assessment of Flood Risk

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

Yes No

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

If yes, briefly describe how the risk of flooding might be increased elsewhere.

12. Trees

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

Yes No

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

13. Waste Storage and Collection

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

Yes No

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

STANDARD WASTE AND RECYCLING BINS

14. Residential Units Including Conversion

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

Yes No

If yes how many units do you propose in total?

Please provide full details of the number and types of units on the plan. Additional information may be provided in a supporting statement.

15. For all types of non housing development – new floorspace proposed

Does your proposal alter or create non-residential floorspace?

Yes No

If yes, please provide details below:

Use type:

If you are extending a building, please provide details of existing gross floorspace (sq.m):

Proposed gross floorspace (sq.m.):

Please provide details of internal floorspace(sq.m)

Net trading space:

Non-trading space:

Total net floorspace:

16. Schedule 3 Development

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.

17. Planning Service Employee/Elected Member Interest

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

Yes No

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority?

Yes No

If you have answered yes please provide details:

DECLARATION

I, the applicant/agent certify that this is an application for planning permission The accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed

I, the applicant/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants

Yes No N/A

Signature:

[Redacted Signature]

Name:

SOFYA DEVYATINA

Date:

28.09.23

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

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

Are you able to identify and give appropriate notice to ALL the other owners? *

Yes No

Certificate Required

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

Certificate B

Land Ownership Certificate

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

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] 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;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Mrs Catherine McGillivray

Address:



Date of Service of Notice: *

11/09/2023

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

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed:

Ms Sofya Devyatova

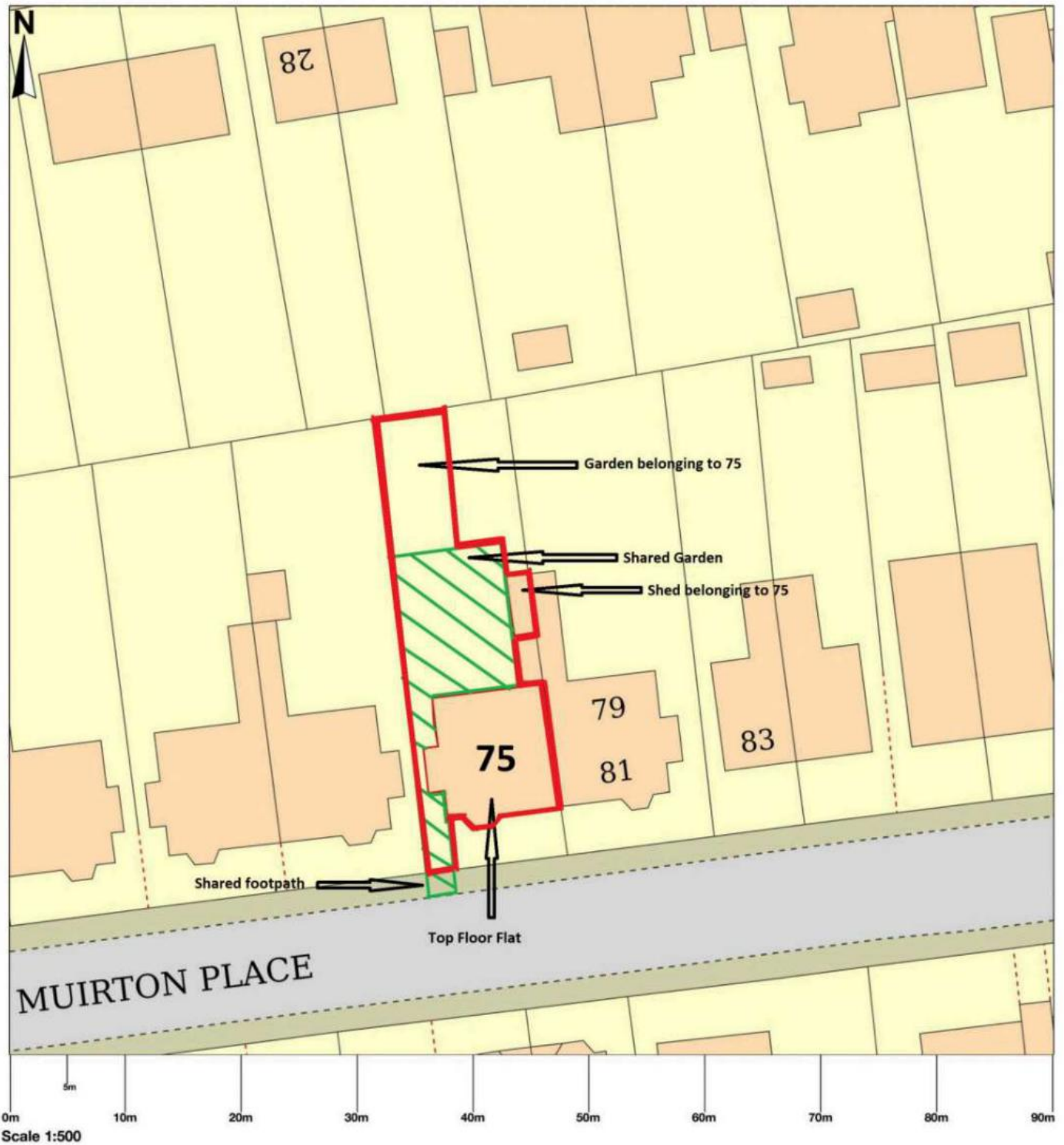
On behalf of:

Date:

10/09/2023

Please tick here to certify this Certificate. *

75 Muirton Place, Perth, PH1 5DL



Rules of the Household

- **check-in & check-out time**

Our check-in and check-out times are: 4pm and 10am. However, we will always try to accommodate travelers and families, please enquire with the hosts whether your requirements can be met.

- **No unregistered guests allowed**

We are a licensed short-term business and our license only allows up to 4 people in the household, therefore, any unregistered guests will be reported to the booking site and banned from future bookings at Muirton flat. Equally, if you have paid for 2,3 guests but 4 beds are used, this will also be reported, as 4 guests mean more cleaning, more ironing and washing.

- **Noise and parties**

Muirton flat is located in a quiet, residential area, as well as our neighbours downstairs are into their 80s, therefore, we kindly ask you to be mindful and keep the noise down when in the flat and when in the garden. This also means that we do not allow hosting parties inside the flat.

- **Drugs or any other illegal substances**

We have a strict policy towards any use of drugs or any other illegal substances at our premises. Any such instances will be reported to local police and the booking websites.

- **Non-smoking**

Please refrain from smoking inside the flat and use the private garden at the back. Please do not dispose of your cigarettes in the grass or patio, put them out and take it into the flat and bin it.

- **Furniture**

Please do not re-arrange the furniture in the flat. If anything is damaged, please contact us immediately

- **BBQ Outside**

We provided a small BBQ grill and a fire pit in the garden. If desired to use, please, inform us so we can guide you how to do it in a safe for neighbours and environment manner.

- **Fire Safety**

In an unfortunate event of fire, you will find an escape route plans attached to the main doors in the flat. Please take a minute to study them upon your arrival. As well as, you can find the fire safety blanket in the kitchen and a fire extinguisher.

- **Parking**

Parking on the streets in this council is free, however, please be mindful of gates and entrances of our neighbors, kindly do not park in any obstructing way. Please also do not rev your engine during the night or play any loud radio music as this is a residential street with many families around.

- **Trash and Food consumption**

We would appreciate any food or beverages consumption to be held within the Kitchen/dining area to avoid spillage and potential damage to the furniture. We would also greatly appreciate our guests taking their rubbish down to the bins provided on the side of the building (those marked 75 belong to the flat). For your information, the blue bin is recycling only, please do not dump just any rubbish inside as this will not be picked up by the council. Strictly speaking, blue bin should be for clean boxes, recyclable bottles and plastic, anything food contaminated should NOT be placed in the blue bin. (example, pizza boxes do NOT go in the blue bin). All the non-recyclable rubbish goes to the Green Bin.

We trust this information proves useful and we are kindly asking you to behave how you would behave in your own house, in your neighbourhood.

MUIRTON PLACE

On street parking provided on Muirton Place



FRONT COMMUNAL GARDEN

Notes:

The owner wishes to use the first floor flat as a Secondary letting (The letting of property where they do not normally live). The flat has 2 bedrooms and will accommodate max 4 people. There is a bath/shower and kitchen area. The heating is served by a boiler system. The flat will be a Self-catering unit/Holiday let.

The holder of the licence must keep records showing that all upholstered furnishings and mattresses within the parts of the premises which are for guest use, or to which the guests are otherwise permitted to have access, comply with the Furniture and Furnishings (Fire Safety) Regulations 1988(1).

Main Entrance

Smoke detectors & heat detector in kitchen INTERLINKED tamper proof long-life lithium detectors

Scale 1:50

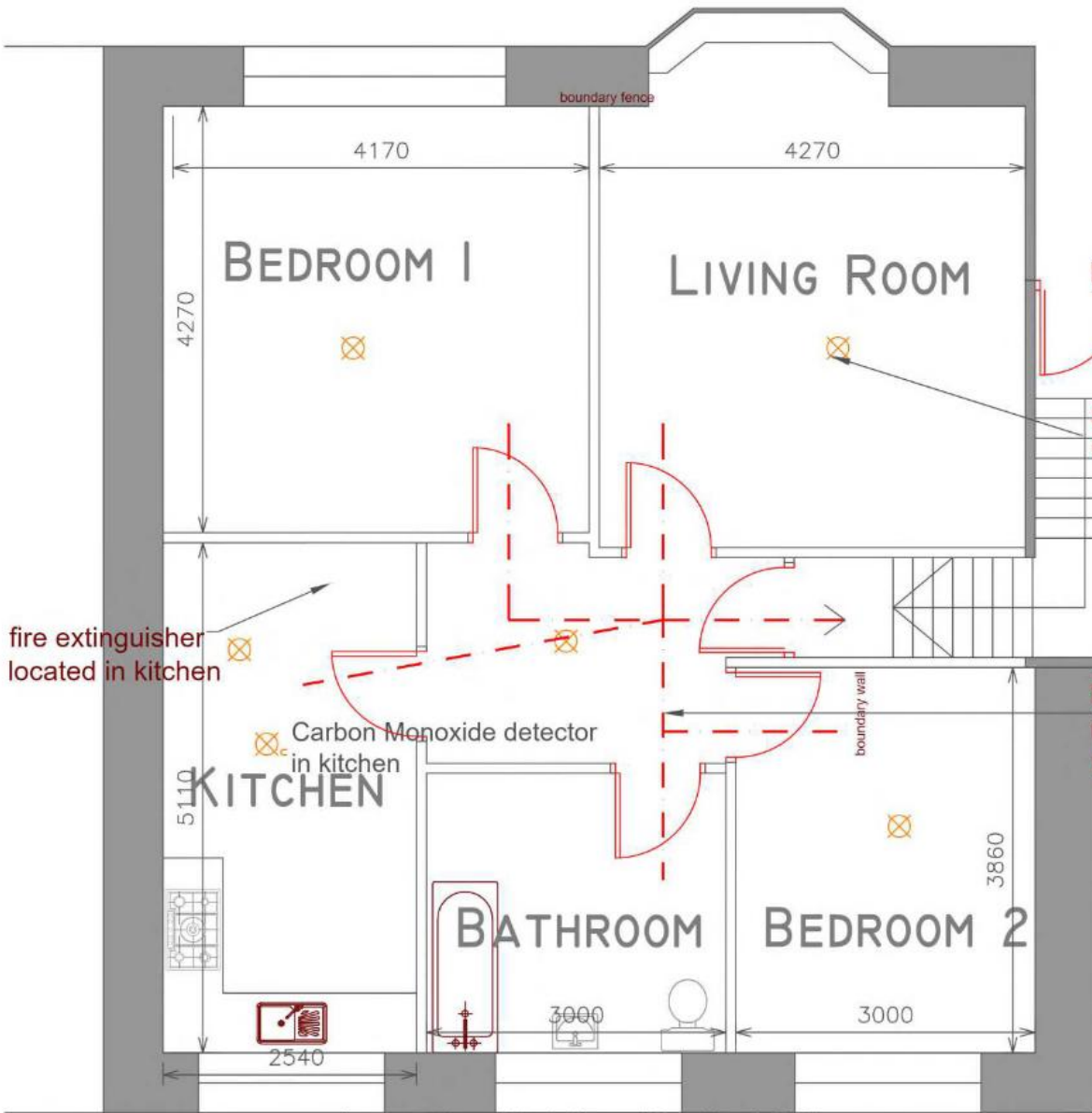


ROY SURVEYORS
Chartered Surveyor & Design

Red dashed line indicates means of escape in case of fire to external space to front

Title: Existing Layout	Property: 75 Muirton Place, Perth Perth	Client: Sofya Devyatova
Scale: As Shown @A3	Date: Dec 2022	Job no.: tbc
Issue: Planning	Drawn by: Mpr	Dwg. no.: 01
Revision:	Description	Date

**Planning licensing scheme for short term let
75 Muirton Pl, Perth PH1 5DL**



Layout as Existing (Scale 1:50)

