

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:

I believe my application been refused wrongly and will explain on additional document

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.

Please refer to the attached Appeal Letter for detailed reasons for seeking a review

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising 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.

Complete notice of review form

Short term Let Management Plan

Proofs of designated parking, evidence of
Nearby let's

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

06/04/2025

Mr Viktor Halanchak



Date: 4 April 2025

To:

The Secretary

Local Review Body

Perth and Kinross Council

Committee Services

Council Building

2 High Street

Perth

PH1 5PH

Email: planninglrp@pkc.gov.uk

Notice of Review: Appeal Against Refusal of Planning Application 25/00180/FLL

Property: 15 Vasart Court, Perth PH1 5QZ

Proposal: Change of use of flat to short term let accommodation

Date of Refusal: 3rd April 2025

Dear Sir/Madam,

I am writing to submit a Notice of Review under Section 43A of the Town and Country Planning (Scotland) Act 1997 in respect of the decision to refuse planning application reference 25/00180/FLL

for the change of use of a flat to a short term let at 15 Vasart Court, Perth.

I respectfully request that the Local Review Body reconsider this decision, as I believe the application meets all relevant planning policies and that the grounds for refusal have been sufficiently addressed. Below I outline my responses to the reasons given for refusal:

Reason 1 & 2 - Noise Nuisance and Impact on Residential Amenity

I fully acknowledge the importance of protecting the amenity of existing residents. To this end, the proposed short-term let will be restricted to a maximum of 4 guests, and will be rented exclusively to families and couples, not groups or partygoers. Strict house rules will be enforced prohibiting parties, loud noise, or any form of disturbance, particularly during late hours (10pm-8am).

A Short-Term Let Management Plan is included with this appeal, setting out these operational measures in detail. It includes provisions for:

- Strict guest screening and booking terms
- Prohibition of events or group gatherings
- On-call contact for neighbours and residents to report any concerns
- A professional cleaning and inspection routine after each stay

These steps directly address concerns about increased noise or disruption and will ensure the flat integrates smoothly with the residential character of the area.

Reason 3 - Noise Sensitive Receptors (Policy 56)

As noted above, this property will be responsibly managed, with restrictions in place to mitigate noise and ensure respectful use by all guests. The use of the flat as a short-term let is not inherently more disruptive than standard residential use when properly regulated. With the safeguards in the management plan, there will be no unacceptable impact on sensitive receptors.

Reason 4 - Parking Provision

The flat includes a designated private parking space within the development, which will be made available to all short-term let guests. There is no anticipated pressure on on-street or shared parking, and this satisfies the requirements set out in the National Roads Development Guide 2015.

Other Considerations

It is also worth noting that several other properties in the surrounding area are currently operating as short-term lets, which demonstrates that such use can be compatible with the local character when properly managed. The proposed change of use contributes to local tourism and aligns with Policy 30(e) of National Planning Framework 4, provided the residential amenity is protected-which this application ensures.

Conclusion

I respectfully submit that this appeal demonstrates:

- Full alignment with local and national planning policies
- A clear management strategy to protect residential amenity
- That there are no technical grounds for refusal, particularly in light of designated parking and nearby precedent

I kindly request that the Local Review Body grant planning permission for the proposed change of use at 15 Vasart Court. Please find attached the supporting Short-Term Let Management Plan and property layout plans.

Thank you for your time and consideration.

Yours faithfully,

Viktor Halanchak

SHORT-TERM LET MANAGEMENT PLAN

15 Vasart Court, Perth PH1 5QZ

Applicant: Viktor Halanchak

1. Property Use and Guest Profile

The property will be let exclusively on a short-term basis to:

- Families
- Couples
- Individual business or leisure travellers

Maximum occupancy: 4 persons

Minimum stay: 2 nights

No parties, events or gatherings permitted

2. Noise and Behaviour Management

To minimise any noise or disruption to neighbours:

- Guests will be required to agree to a strict House Rules Policy, including:
 - No loud noise between 10pm and 8am
 - No parties, gatherings, or events
 - Respect for neighbours and communal areas at all times
- Clear signage will be displayed inside the property reminding guests of these rules
- A 24/7 contact number will be provided to neighbours for any urgent concerns
- Repeat offenders will be permanently banned from booking

3. Check-In/Check-Out Procedures

- Check-in: 3:00pm onwards
- Check-out: by 11:00am

- Self-check-in system using a secure lockbox to avoid disturbance
- Clear guidance is provided to guests regarding quiet entry and exit, especially during early/late hours

4. Waste and Recycling

- Guests will be provided with clear instructions on how to dispose of general waste and recycling in line with council collection schedules
- Waste bins will be monitored and managed by the host or cleaning team to avoid overflow or improper disposal

5. Parking

- The property includes a designated private parking space for guest use
- Guests will be informed of its location and advised not to use neighbouring or communal spaces

6. Cleaning and Maintenance

- A professional cleaning service will clean the property between each stay
- Cleaning includes inspection for damage and prompt reporting of any maintenance issues
- Linens and towels will be changed for each new guest

7. Insurance and Compliance

- The property is covered by appropriate short-term let insurance
- The use complies with current fire and safety regulations, including smoke alarms, carbon monoxide detectors, and fire escape information
- A valid Short-Term Let Licence will be maintained in accordance with local regulations

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The Broch, 1st Floor, Luxurious City Centre Apartment Perth

14 MONART ROAD, PERTH, UNITED KINGDOM

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The Broch, 1st Floor, Luxurious City Centre Apartment Perth

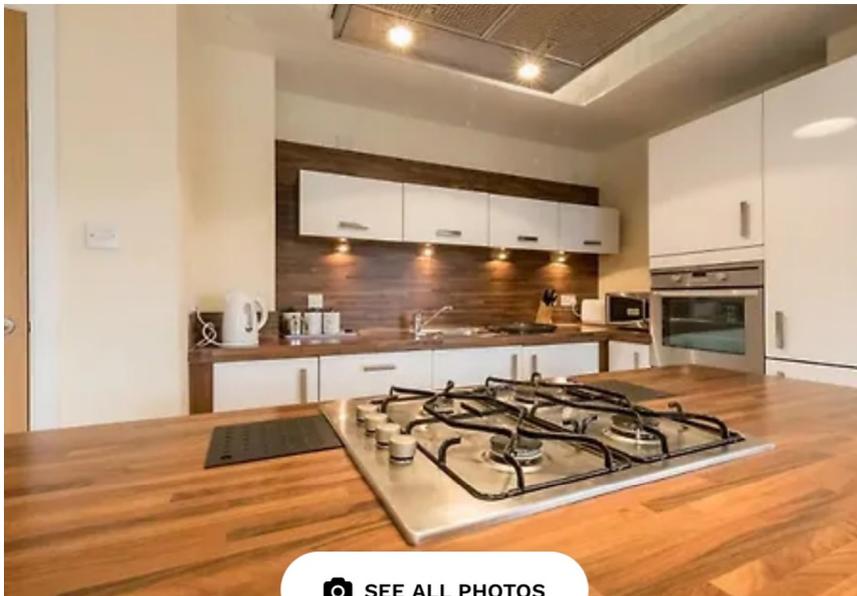
AVAILABILITY SEARCH

7 Apr 2025

8 Apr 2025

2 Guests

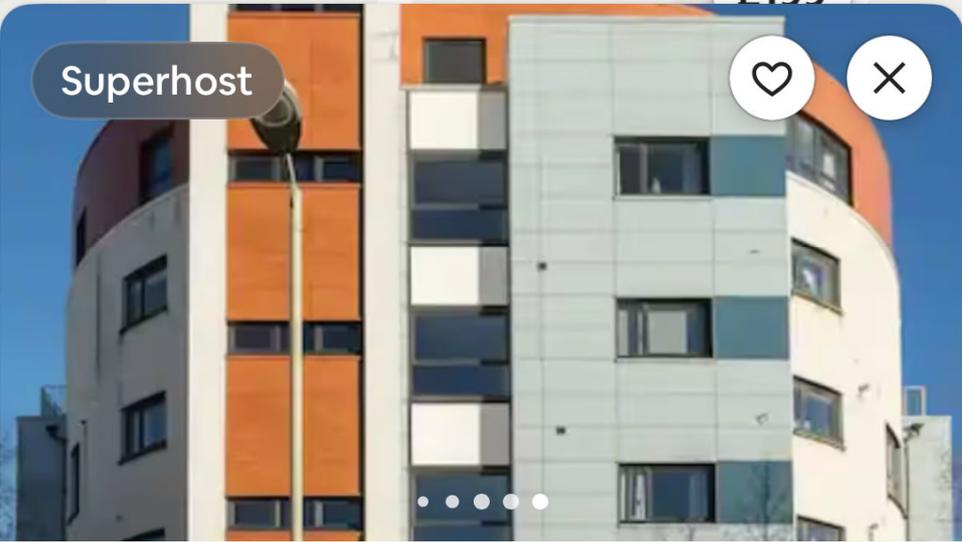
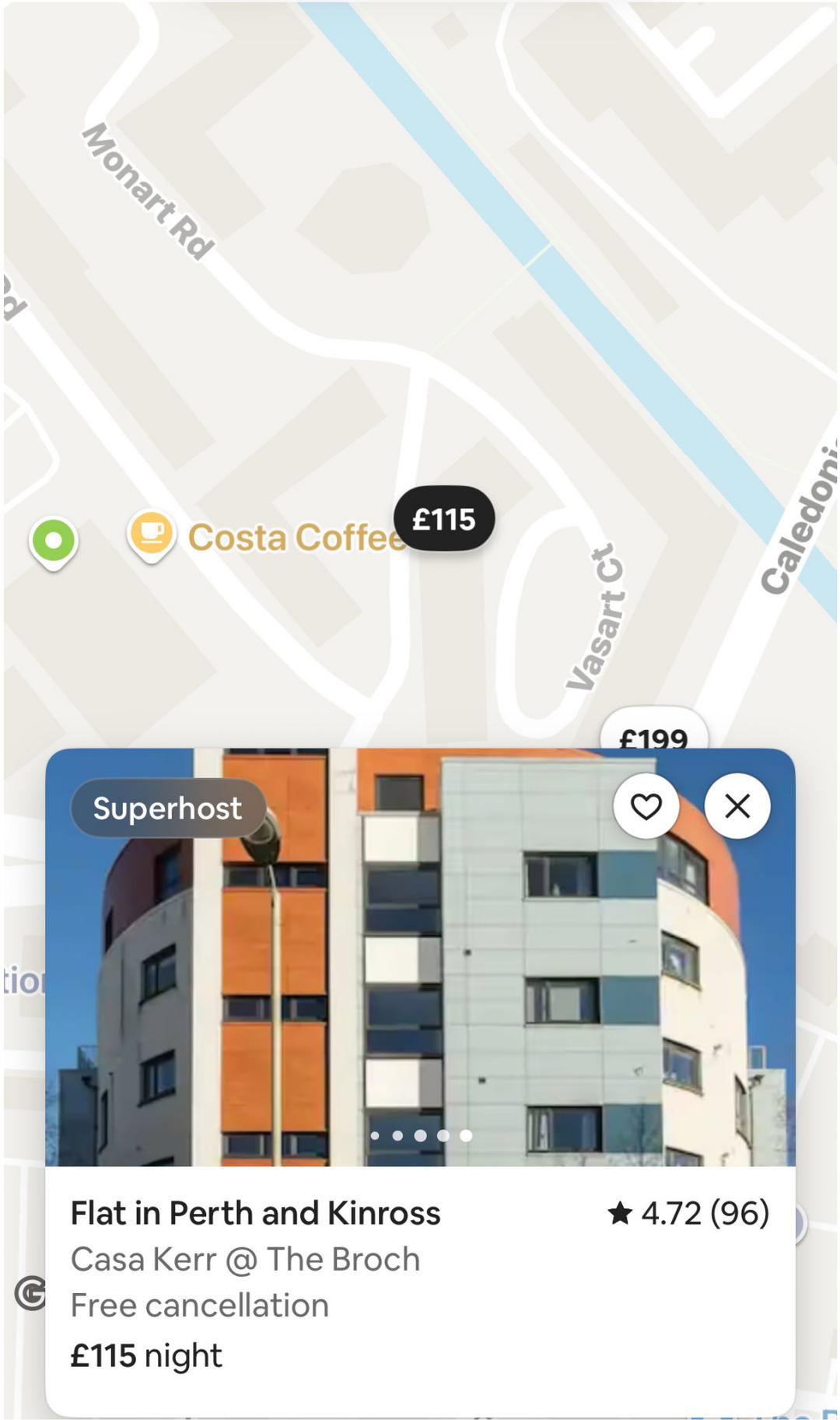
CHECK RATES



SEE ALL PHOTOS

General Map Room overview Features Photo gall

The Broch, 1st Floor, Luxurious City Centre Apartment



Superhost



Flat in Perth and Kinross

★ 4.72 (96)

Casa Kerr @ The Broch



Free cancellation

£115 night