



Bart Properties Ltd  
Mr Bartek Szmajdzinski  
4C Windsor Terrace  
Perth  
PH2 0BA

Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

Date of Notice: 8th August 2025

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **25/00567/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 30th April 2025 for Planning Permission for **Change of use of flat to short term let accommodation unit 4B Kings Court South William Street Perth PH2 8LA**

**Kristian Smith**  
**Development Management & Building Standards Service Manager**

### Reasons for Refusal

1. By virtue of the shared entry arrangements in a block of flats, there would be a potential for an increase in noise nuisance both when occupiers are using the property, and arriving/leaving the property. As a result of this, the proposal would adversely impact the existing residential amenity residents living permanently in the block, and especially the occupiers of Flats 4A, 4C and 4D Kings Court. Accordingly, the proposal is contrary to Policy 30(e) (Tourism) of the National Planning Framework 4 (2023) which states that new proposal for short term holiday letting will not be supported where the proposal will result in an unacceptable impact on local amenity and character of the area.
2. By virtue of the location of the property being outwith the City Centre area, the shared entry arrangements in a block of flats and the flatted nature of the proposal, there would be a potential for an increase in noise nuisance both when occupiers are using the property, and arriving/leaving. As a result of this, the proposal would adversely impact on the residential amenity currently enjoyed by those living permanently in the block (especially the occupiers of Flats 4A, 4C and 4D Kings Court), and it would introduce a land use which is not compatible with the surrounding predominately residential properties contained in the building block. Accordingly, the proposal is contrary to Policy 17 (Residential Areas) of the adopted Perth and Kinross Local Development Plan 2 (2019) and the Council's non-statutory Planning Guidance on Short Term Lets which both seeks to protect existing residential amenity, and Policy 1A of the adopted Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that all new proposals contribute positively to the surrounding environment.

3. By virtue of the shared entry arrangements in a block of flats, there would be a potential for an increase in noise nuisance both when occupiers are using the property, and arriving/leaving the property. As a result of this, the proposal is contrary to Policy 56 of the adopted Perth and Kinross Local Development Plan 2 (2019) which looks to protect sensitive receptors from noise generating sources.

### **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**

The applicant should be fully aware that the terms of this decision notice means that the use of the property as a short term let is not authorised. Any future use of the property as such, may result in formal Enforcement action being taken by the Council as Planning Authority without prior warning.

**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](http://www.pkc.gov.uk) "Online Planning Applications" page**

### **Plan Reference**

**01**

**02**

**03**