

SPR Planning Local Review Body

From: Emma Muir [REDACTED]
Sent: 30 September 2025 17:23
To: SPR Planning Local Review Body
Subject: Re: LRB-2025-22

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Dear Lisa,

I am writing to you regarding the application for the change of use of flat to short-term let accommodation unit 4B Kings Court, South William Street, Perth, PH2 8LA - Bart Properties Ltd (Application Ref: 25/00567/FLL).

As I have said before, I strongly object to this proposal.

Kings Court is a residential property; it feels entirely out of character for only one unit to be used for such purposes. Additionally, it has a communal entry way, which means that anybody with access to the building has access to every floor.

Should the change of use be granted, it also raises serious questions about the safety of the building and the people who live here.

I am entirely uncomfortable with having strangers come into the building on what is presumably going to be a regular basis. These people would not be known to any of the current residents in the building; therefore, it poses a safeguarding issue for the families with young children who reside here. I am also worried about the risk of damage to communal areas, such as the garden, which several residents have invested a great deal of time in, and the stairwell and hallways.

Some residents use the space under the stairs on the ground floor to store bikes and prams. Should the change of use be granted, this would pose a risk of damage to personal property. These residents live here full-time, either in long-term rental accommodation or as owners of the properties and are well within their rights to store such items there.

There is a sense of community here in Kings Court. We may keep to ourselves, but we respect each other and our shared spaces. It is not at all uncommon to hear horror stories of Airbnb guests who are unruly and disrespectful. We have already had disturbances with people who have rented flat 4B on a short-term basis since the applicant bought the property. Mostly noise in the halls and gatherings in the garden late at night.

It is also worth mentioning that the applicant has been renting out the property without a license, breaking the law in doing so. I believe he has also had some structural work done on the property without the proper permissions. Lastly, there has never been any notice from the applicant regarding this proposal, which, in my understanding, should have been posted somewhere everybody could see it. There have been no such notices in any of the communal areas or on the street.

Given his disrespect for the law and formal procedures, I feel this makes him a totally unsuitable businessman, and I would be concerned about his ability to monitor any guests he allows in the property and also his ability to deal with any issues brought to him by myself or fellow residents respectfully and satisfactorily.

It is on these grounds that I still strongly oppose this proposal.

Kind regards,
Emma
