

SPR Planning Local Review Body

From: Kay Al <[REDACTED]>
Sent: 01 October 2025 14:20
To: SPR Planning Local Review Body
Subject: Re: LRB-2025-22

Good afternoon Audrey,

I own a property in Kings Court South William Street Perth, PH2 8LA. I would like to object to the appeal for 4B Kings Court change of use to short term let. As well as my original objections I have since found out further reason for objections.

1. Not a fit and proper person to be running a short term let in this building; the property is currently trading without a licence. The owner of the business is already breaking the law before they have even officially started running it. Guests, almost a constant flow of 1-6 guests have been staying at the property as advertised via Airbnb, Poland, booking.com and perhaps other platforms.

To date, we have not received any Public Notice of Information, so have not legally been advised of the licence application. This implies that this has been hidden by the owner in order for there to be no objections. They currently have at least 6 other properties on their Airbnb and 13 on booking.com so are aware of the process involved in obtaining a Short Term Let licence. Withholding seems to be a conscious act.

There are also breeches with Fire Safety and Building Standards. There is no HMO licence or valid Building Warrant.

Running a business is a Right but it also comes with Responsibilities which include running it safely and honestly; something we have not seen evidence of yet. They are not taking into account this is a shared space with shared accountability and will therefore not be an appropriate member of our community. Otherwise, they wouldn't be applying for a licence in the first place. They are exploiting the honesty and safety in this community in order to make money.

2. The premises are not suitable for a Short Term Let;

(i) This building is a residential building and has a small close community within it including families with young babies, infants, toddlers and teenagers. We are long-term residents and part of the reason it is a community is because we take pride and care of one another. If it had a large turn over of strangers it would not be the kind of building it is.

(ii) Commercial guests would be highly inappropriate in this building of residential tenants.

(iii) Complete strangers from all over the world would be staying in this building without any accountability. This building and the long term residents do not have the capacity for this.

(iv) As mentioned already, the flat has seen a high turnover of strangers coming in and out of the building. This has put all the residents on edge, e.g., asking who is at the door before answering, locking the door when taking the bins out or going into the back courtyard, checking who is out in the courtyard and what they are doing in our shared space and asking who anyone is if we don't recognise them.

(v) Having a high turnover Short Term Let of strangers will put all the young children in the building at risk. It also puts all our premises, personal items and our shared spaces at risk. The items that are

being stored appropriately under the stairs are items that belong to people who have not objected to the planning permission but they are now aware of the owner's attitude towards them which has been a completely unhelpful comment made by the owner of 4B.

Let me make this clear; every person that has objected to the Short Term Let has done so by forming their own opinion through the nature and actions of the property owner of 4B. Nobody has manipulated anyone else's opinions. We gave objected because a Short Term Let is not welcome in this building. That's the whole point of democracy and being allowed to have an opinion with the right to voice it. We will not be silenced by someone who is breaking the law and comprising the safety and building integrity. I respectfully request; BACK OFF WALL STREET WANNABE. This is Perth not New York! Make your money somewhere else.