

SPR Planning Local Review Body

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Sent: 09 October 2025 11:59
To: SPR Planning Local Review Body
Subject: Re: LRB-2025-26

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Response to Objections — Planning Appeal for 4B Kings Court, South William Street, Perth (Ref: 25/00567/FLL)

Dear Members of the Local Review Body,

I would like to take this opportunity to respectfully respond to the objections raised in relation to my appeal for the change of use of the property at 4B Kings Court, South William Street, Perth, to a short-term let. I fully appreciate the concerns expressed by neighbouring residents and wish to clarify a number of points to provide accurate context and reassurance.

1. Current Use and Letting History

The property has not been in continuous short-term use. It was rented for approximately five weeks to a single company whose employees were carrying out construction work nearby. This was one continuous booking, not multiple stays, and the guests were professional tradesmen who respected the property and the communal areas.

Following this short period, the flat has remained empty and has not been used or advertised for short-term letting since. There has been no ongoing short-term activity at the property.

2. Intention to Sell and Market Conditions

Our intention was to sell the flat. However, as is widely recognised, Perth City Centre flats are currently very difficult to sell, with limited demand in the local property market. The short-term let proposal therefore represents a practical and responsible interim solution to ensure the flat remains maintained, secure, and contributing positively to the local economy. The property is currently still on the market with local estate agency called „Possible”.

3. Building Warrant and Compliance with Regulations

We acknowledge that the internal refurbishment works carried out required a building warrant, and we have submitted an application which is currently under consideration.

We are fully committed to carrying out any further works or adjustments required by Building Standards officers to ensure the property fully complies with Scottish Building Regulations. All works have been undertaken with safety and compliance in mind, and we will cooperate fully with the Council to bring the property to the highest approved standard.

Furthermore, we have been in ongoing contact with Perth & Kinross Council to ensure full understanding and compliance with short-term let licensing requirements. There has been no deliberate attempt to operate unlawfully; the short, single-company rental occurred prior to full clarity on the transitional licensing rules. Since then, the property has remained vacant pending proper approvals.

4. Management Standards and Guest Restrictions

Should permission be granted, the property will be professionally managed and strictly limited to a maximum of four guests at any one time.

To ensure minimal impact on other residents, we will:

- Require guest verification and identity checks before every booking.
- I will personally come, verify the guests, let them in, explain the rules and then pass the keys.
- Employ professional cleaning and maintenance services.
- Enforce strict house rules, including a total ban on parties, gatherings, or noise disturbances. We will also add noise monitoring devices to make sure there's no excessive noise.

We have many years of experience successfully managing several short-term let properties across the region, all of which operate with zero complaints or issues from neighbours. This positive record can be verified and demonstrates our commitment to responsible operation and community respect. We own properties with same communal entrance, very close to Kings Court that got approved, they have been operating for over two years now, with planning/licence in place - there were absolutely no issues caused by our guests, our neighbours are very happy. They were also concerned at the beginning but this quickly turned into positive change, we even hire some of the neighbours to clean our apartments.

Most of the humans don't like changes - they fear the uncertainty and effort it brings. But once the brain realises the new situation is safe and beneficial, resistance often fades. This is the exact situation in this building, none of the neighbours had any experience with short term lets, they only assumed and heard of "Airbnb guests from hell" etc, which sells very well by the media's. I can promise that non of our guests will cause any issues to any of the neighbours, they won't even know they are there. Our workers or tourists guests don't spend much time in the property, they are usually away - working or going out to see our beautiful city & enjoy local restaurants. Perth is also a very strategic destination to anyone wanting to visit central Scotland. I'm that confident that non of the guests will cause any issues, I'm willing to pay £100 to any charity, every time our guests cause any trouble.

5. Fire Safety and Communal Areas

Fire safety is a top priority. The property will fully comply with all Scottish Fire and Rescue Service requirements, including the installation of appropriate smoke and heat detection systems. We added a smoke detector in every single room, the best ones on the market, hard wired and interlinked together.

We would also like to highlight that storing items such as bicycles, baby strollers, or prams in communal stairwells is not permitted under Scottish Fire Safety regulations. These areas must remain completely clear to ensure safe evacuation routes in the event of an emergency.

Therefore, while we understand some residents use these areas for storage, this practice represents a fire risk to all occupants and is not compliant with building safety standards. Our factor (James & Gib) agreed with us that those items are a fire risk (by email) and should be removed immediately, which makes this objection not relevant.

6. Respect for the Community and Neighbours

We recognise that Kings Court is a close-knit residential community, and our aim is to operate in a way that complements and respects that environment.

We are committed to:

- Maintaining open and direct communication with all neighbours.
- Addressing any concerns promptly and constructively.
- Ensuring that all guests are respectful and aware of the shared nature of the building.

A professionally managed short-term let, with responsible guests and clear rules, can coexist harmoniously within a residential setting and ensure that the flat remains secure and well-maintained rather than sitting empty.

7. Positive Contribution to the Area

Approving this change of use will help ensure that:

- The property remains occupied, maintained, and secure, reducing the risk of deterioration.
- The flat supports local businesses by bringing visitors who contribute to the Perth economy.
- The building's overall upkeep and presentation are improved through ongoing professional maintenance.
- We work directly with local restaurants by recommendation, our guests gets discounts and are a huge help to local restaurants & coffee shops. Perth is in big need to bring more people willing to spend more money in the town, as you are aware people going away to different city/country are willing to spend much more money than a local person.

In summary:

- The flat will host a maximum of four guests, with professional management and strict guest rules.
- We have a strong track record of operating multiple short-term lets responsibly and without any neighbour complaints.
- We are fully committed to legal compliance, building safety, and maintaining the peace and character of Kings Court

.We are willing to make special exceptions to make everyone happy.

I respectfully ask the Review Body to take these clarifications into consideration and to grant planning approval for change of use, subject to reasonable conditions, to allow the property to be used safely, legally, and responsibly.

Kindest Regards

Bartek Szmajdzinski

Bart Properties Ltd