



Planning Development Management Committee

Report by Development Management Manager

Committee Date: 19th June 2025

Site Address:	Attic Floor Left, 4 Watson Street, Aberdeen AB25 2QD
Application Description:	Change of use of flat to Short Term Let accommodation (sui generis) with maximum occupancy of 3 people
Application Ref:	250391/DPP
Application Type	Detailed Planning Permission
Application Date:	24 April 2025
Applicant:	ACN Property Group
Ward:	Mid Stockton/Rosemount
Community Council:	Rosemount and Mile End



RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

The application site relates to a two-bedroom top-floor (attic) flat within a 2.5-storey mid-terraced tenement building, located on the east side of Watson Street and within the Rosemount and Westburn Conservation Area. The flat shares a building, front door and stairwell with five other flats which are all understood to be in mainstream residential use. There is a shared garden to the rear which includes a seated area, an extension for individual sheds and an area of drying green. There are two areas of front garden fronting onto Watson Street with a path to the front door between.

Relevant Planning History

None

APPLICATION DESCRIPTION

Description of Proposal

Detailed planning permission is sought for the change of use of the property from a residential flat to Short Term Let (STL) accommodation (both sui generis).

The applicant advises that the maximum occupancy for the two-bedroom STL would be three persons at any one time, with a minimum stay duration of 2 nights. The property would be operated as an STL on a permanent basis. Customers of the property would have access to controlled on-street parking. The property would be cleaned after each visit or twice monthly for longer stays.

Amendments

None.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SUTGECBZI0100>

- STL Checklist

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because:

- Seven timeous letters of representation containing material planning considerations that express objection or concern to the proposal have been received.

Determination of the application therefore falls outwith the scheme of delegation.

CONSULTATIONS

Aberdeen City Council (ACC) Internal Consultees

- **ACC - Roads Development Management Team** – No objection to the proposal. The site is located in the inner city, and lies in controlled parking zone M. The existing and proposed uses have the same associated parking requirement, therefore shall be no change or detrimental shortfall on parking within the area. As there are existing parking controls in place there is no scope for indiscriminate parking.
- **ACC - Waste and Recycling** – No objection. The proposed development is classified as commercial and will therefore receive a business waste collection. Customers of the STL could continue to utilise existing domestic waste and recycling bins until commercial status can be determined. Further information is included as an advisory note for the applicant to be aware of.

External Consultees

- **Rosemount and Mile End Community Council** – No comments received.

REPRESENTATIONS

Seven representations have been received in objection to the proposal. The matters raised can be summarised as follows.

Material Considerations

1. The area is a relatively quiet residential neighbourhood with a strong and valued sense of community. The negative impact of STLs elsewhere is evident and can lead to fragmenting and subsequent erosion within the community impacting quality of life, character of the neighbourhood and elements which make Rosemount a desirable area to live. Strangers are not socially invested in the neighbourhood. Relationships between residents would be affected by having short term occupants. An area feels safe when you know the people you cross in the street.
2. Increased foot traffic with frequent coming and going of strangers, with a likelihood of increased noise and movement as well as late night disturbances. The flat is at the top of the building, up three flights of stairs and is unsuitable for frequent passage with wheeled luggage, resulting in noise as well as wear and tear of communal areas. This is an older property in which noise travel between properties is exceptionally noticeable, with additional noise created being detrimental to the neighbouring properties.
3. Strangers would be using the rear garden.
4. Concerns for additional strain on communal amenities such as waste and bin control.
5. Shortage of local rental property. Long term tenancy or ownership are better options near hospitals and town centre.
6. Aberdeen already has a number of hotels to suit a variety of budgets with occupancy rates suggesting there is plenty of space for visitors. A search for properties on Airbnb shows 340 properties with availability, demonstrating supply outstripping demand.

Non-Material Considerations

1. Confusion about the entry system and impacts on security and safety from strangers using the front door key as well as cleaners, with a key safe on the front door not being secure, with it envisaged that occupants will regularly seek entry assistance from residents.

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where making any determination under the planning acts, regard is to be had to the provisions of the Development Plan; and, that any determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise. Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Development Plan

National Planning Framework 4

- Policy 1 (Tackling the Climate and Nature Crises)
- Policy 2 (Climate Mitigation and Adaptation)
- Policy 3 (Biodiversity)
- Policy 12 (Zero Waste)
- Policy 13 (Sustainable Transport)
- Policy 30 (Tourism)

Aberdeen Local Development Plan 2023 (ALDP)

- Policy D2 (Amenity)
- Policy H1 (Residential Areas)
- Policy R5 (Waste Management Requirements for New Developments)
- Policy T2 (Sustainable Transport)
- Policy T3 (Parking)
- Policy VC2 (Tourism and Culture)

Aberdeen Planning Guidance

- Short-term Lets

Other National Policy and Guidance

- Scottish Government publications:
 - Circular 1/2023: [Short-Term Lets and Planning](#)
 - Short Term Lets: [Business and regulatory impact assessment – November 2021](#)
 - Scottish Government – [Research into the impact of short-term lets on communities across Scotland – October 2019](#)

EVALUATION

Key Determining Factors

The key determining factors in the assessment of this application are whether the proposed development would impact upon the character and amenity of the area, including the residential amenity of immediately neighbouring properties.

Provision of Short Term Let accommodation and impacts on character & amenity

Policy 30 (Tourism), paragraph (e) of National Planning Framework 4 (NPF4) states:

e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or*
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits*

Policy H1 (Residential Areas) of the ALDP states:

Within existing residential areas, proposals for non-residential uses will be supported if:

- 1. they are considered complementary to residential use; or*
- 2. it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.*

Impact on character and amenity of the area

The application property is situated within a residential area as zoned in the ALDP Proposals Map, albeit at the edge of the residential area, and is bordered immediately to the south by the Rosemount Town Centre, starting from the neighbouring property (2 Watson Street). Watson Street itself is fairly quiet and residential in character, however, as you get closer to Rosemount Place, the character is that of a busier road, with a mix of shops and businesses along the main street, sitting c. 20m south of the application building. Representations made in objection to the application have noted that the introduction of a short-term let in this location would harm the character of the area and sense of community (*issue 1 in representations*).

The use of the application property as an STL would require access by transient guests and cleaners, presenting an increase in activity and coming and goings, compared to mainstream residential use. Given the small-scale nature of the property, comprising a proposed maximum occupancy of three people at any one time, the use of the property when occupied is not considered to significantly change. In addition, the introduction of this short-term let would not result in a clustering of this type of accommodation in the area and as such, it is considered that the character of the area would be preserved.

In terms of impacts on amenity, the property shares a communal entrance, stairwell and rear garden with five other properties, which are understood to be in mainstream residential use. In general, it is considered that the use of properties as STL's within residential flatted buildings could result in increased harm to the amenity of neighbouring properties, beyond that which would

typically be expected from a property in mainstream residential use, particularly due to the following:

- the potential for noise from increased coming and goings via the communal entrance and stairwell due to frequent customer turnovers (check-ins and check-outs) and cleaning between occupancies;
- the potential for noise from customer activities within the property, particularly in the quieter, more sensitive late evening and early morning periods – especially if used as a ‘party flat’;
- the potential for the disturbance of privacy and the perceived impact on safety resulting from the use of communal areas (including gardens) by transient persons unknown to permanent residents.

The application property is located on the top floor and as such, requires guests, as well as cleaners, to ascend the entirety of the communal stairwell for access, passing the other properties in the building. Representations also raised potential additional noise from the movement of luggage up the stairs and that noise within the building is exceptionally noticeable due to it being an older building. Noise transmissions could therefore be heard from movement within the communal hallway as well as from the use of the property, with neighbouring flats sitting below (*issue 2*). However, due to the small-scale use of the property, used by up to three guests at any one time, the noise created from its use is not likely to be beyond what would be expected from permanent residents living in a two-bedroom property. The proposed check in time is from 15:00 and the agent has advised that this would be until 10pm and check out time is before 10:00, using a lockbox to access the key. While the property could be accessed at later times of the day, and due to the nature of the lockbox access, potentially later than the 10pm limit, it is likely that check in and out would be during less sensitive times of day when residents are more likely to be out of the building and as such, the noise from the movement of luggage and check in and out would likely not be significantly experienced by neighbouring residents. Although the building is of an older construction and could exacerbate noise, the stairs within this building are carpeted, dampening some of the sound from the use of the stairwell. The proposed STL is a 45sqm two-bedroom flat with a stated maximum occupancy of three people. It is thus unlikely that the flat would be used for the hosting of parties or other events of an anti-social nature that could harm the amenity of neighbouring properties in terms of noise from activities within the property during the more sensitive late night and early morning periods. Such activities could nevertheless take place in the property if operated as mainstream residential accommodation. The proposal is therefore not considered to present significant harm to the amenity of the existing building for the neighbouring residents given that it would be used in a similar way to how it would as a permanent residence.

The rear garden is accessed via the shared hallway at ground floor level. Upon conducting a site visit, the garden was notably well maintained, with defined areas of planting, an area of grass mostly used for drying clothes and a small section of hardstanding in the corner of the garden, with a table and a couple of chairs. As such, the layout of the rear garden could be used for sitting out in for prolonged periods of time, enjoyed by both existing residents and potential future guests to the short-term let. Given the existing nature of the garden, shared by six flats, the presence of three transient guests would not significantly harm the existing level of privacy afforded to this rear garden or the enjoyment of its use. The existing layout of the chairs and table, and limited open grass area suggests it is typically used by a small group at one time at present and this would continue to be the case. In any case, it is not anticipated that customers staying at the property on a short-term basis would be likely to use the garden area for any significant periods of time, if at all, particularly if the property is used by tourists or business travellers, who would be more likely to be out sightseeing or working during the day. The site also lies 200m from Victoria Park and 400m from Westburn Park, that may be more attractive to visitors.

It is therefore considered that the impacts on amenity from the use of the property as an STL could most likely arise from the increased probability of noise emissions affecting the occupants of the other flats from arrivals and departures by customers, via noise transmission from the communal hallway, and to the impact on safety and security (either actual or perceived) from the use of the communal areas by transient non-residents. However, given the nature of the application property (with a maximum of three customers when in use and periods of time when the property will likely not be in use), and the number of other properties in the building, combined with the context of the surrounding area, would be sufficient to ensure that its use as an STL would not, in itself, cause any significant harm to the amenity of the neighbouring mainstream residential properties within the building, beyond the impacts to amenity which could occur if the property were to remain in mainstream residential use. Although a reduction in safety and security for the permanent residents in the building resulting from the use of the property as an STL could occur, it is considered that any such reduction would be relatively minor and mitigated by appropriate management of the property – ensuring that the risk of actual harm to safety and security would be low.

It is therefore considered that the use of the property as an STL, with a maximum occupancy of three people would not cause significant harm to either the character or amenity of the area, in accordance with Policy 30(e)(i) of NPF4 and Policy H1 of the ALDP.

Provision of Short Term Let tourist accommodation and local economic benefits

Policy VC2 (Tourism and Culture) of the ALDP states that:

‘Proposals for new, or expansion of existing, visitor attractions and facilities capable of strengthening the appeal and attraction of Aberdeen to a wide range of visitors will be supported.

Proposals should complement existing visitor facilities and be sequentially located in the city centre, or on a site allocated for that use in this Plan, unless activity and locality specific issues demonstrate that this is impracticable.’

The use of the property as an STL offers a different type of visitor accommodation to hotels and guesthouses that can be more attractive for certain visitors, particularly families and business travellers / contract workers who may be staying in the city for several weeks. The Scottish Government’s publication on ‘Short Term Lets: Business and regulatory impact assessment’ from November 2021 states:

‘Short-term lets make an important contribution to the tourist economy because they can:

- a) offer visitors a unique tourist experience through a host's local knowledge, increasing the attractiveness of Scotland as a place to visit,*
- b) offer accommodation in places not served by hotels and hostels, for example, and therefore help with dispersal of visitors from "hotspot" areas,*
- c) offer more affordable accommodation, helping to attract tourists that may have a lower budget, and*
- d) provide additional capacity to accommodate tourist or other visitor demand in areas with a high demand over a short period of time (for example, to accommodate tourists during the Edinburgh Festival or the Open golf tournament).’*

Although it is not possible to precisely quantify or demonstrate the local economic benefits that would be derived from the use of the application property as an STL, as required by Policy 30(e)(ii) of NPF4, given the likely use of the property by tourists and/or business travellers it is envisaged that customers of the property would be likely to spend money in the local tourism and hospitality sectors, to the benefit of those businesses. This is backed up in general terms by the Scottish Government's 'Research into the impact of short-term lets on communities across Scotland' publication, produced in October 2019, which states in Key Findings - Chapter 5:

'The positive impacts of STLs most commonly identified related to the local economic impacts associated with the tourism sector.'

Given that the proposal would comprise a tourism facility that would not be in the city centre, the proposal would have tensions with Policy VC2 (Tourism and Culture) of the ALDP. In assessing the magnitude of this tension, it is noted that the application site is c. 600m from the city centre boundary, via a route through Rosemount Town Centre and Neighbourhood Centre. As such, it is within a less than 5 minute walk to the main businesses and amenities in the city centre and 10 minutes to Union Street and the main city centre. It is also within close walking distance to numerous local shops and businesses on Rosemount Place which can be expected to be used by guests, supporting this local town centre. In addition, the site is within a 15 minute walk to Aberdeen Royal Infirmary and could be utilised as suitable accommodation for users and visitors to the hospital, including for guests to the teaching hospital. It is therefore considered that the use of the property as an STL is generally compliant with Policy VC2 of the ALDP.

Housing

Although housing is in need in Aberdeen, there is not currently understood to be any significant pressure placed on local housing need from the amount of STLs in Aberdeen, as is experienced elsewhere in Scotland (for example Edinburgh and the Highlands & Islands in particular), therefore it is considered that the loss of residential accommodation resulting from the use of the property as an STL would not have any significant impact on local housing need – ensuring that the proposals are generally compliant with the aims of Policy 30(e)(ii) of NPF4.

The Aberdeen City Council Communities, Housing and Public Protection Committee declared a housing emergency in Aberdeen on 5 September 2024, with an action instructed to commit to the creation of a Housing Emergency Action Plan to develop solutions to resolve it. To date, there has been no revision to the Short-Term Lets Aberdeen Planning Guidance following this declaration. There is no guidance within the declaration itself regarding its application in relation to the change of use of existing mainstream residential properties to STLs, nor has any been any issued at the time of writing. Furthermore, there is no guidance regarding if the forthcoming action plan would have any implications on such proposals. Because of this, at the time of the determination of this application, minimal weight can be placed on the declaration relative to the other material planning considerations, notably the Development Plan and the adopted Aberdeen Planning Guidance.

However, it is recognised that housing need and demand can be subject to significant change over time, as demonstrated by such matters being periodically reviewed and quantified through Housing Need and Demand Assessments and addressed through the Development Plan process.

In relation to the duration of planning permissions for Short Term Lets, the Scottish Government Circular 1/2023 (Short-Term Lets and Planning) notes that:

4.14 Planning authorities can impose a condition when granting planning permission to require the permitted use to be discontinued after a specified period – this is known as "planning permission granted for a limited period".

4.15 Planning authorities may consider applying a discontinuation condition of 10 years, or such other time period as they consider appropriate, when granting planning permission for short term letting in a control area (or outside, if they see fit).

The grant of planning permission for the use of the property as an STL on a permanent basis would result in the permanent loss of residential accommodation in a sustainable location. As such, it is considered necessary in this instance to recommend the grant of planning permission for a time-limited period of five years, which is the time period between the publication of Housing Need and Demand Assessments:

- To ensure that local housing need, demand and supply can be considered for any future applications for the continued use of the property as an STL;
- To allow for the site to be automatically returned to residential use upon the expiry of the permission (unless a new consent is granted in the meantime); and
- To further consider the demonstrable local economic benefits of the property's use as an STL at the time of any further planning application.

Transport & Accessibility

Policy 13 (Sustainable Transport) on NPF4 and Policy T2 (Sustainable Transport) of the ALDP all promote and encourage the use of sustainable and active modes of travel where possible, as opposed to private vehicle trips. Policy T3 (Parking) of the ALDP is supportive of low or no car development in suitable locations where there is adequate access to active travel and public transport options.

The application property is situated 600m outside of the city centre boundary as defined in the ALDP Proposals Map. It is therefore within walking distance to the city centre's main businesses and amenities, as well as closer local businesses within Rosemount. Controlled on-street car parking would be available for use by customers of the STL and it is considered that the STL would likely generate a similar level of car parking demand as if the property were to remain / revert to mainstream residential use. Nevertheless it is anticipated that the majority of customers staying at the property on a short-term basis would likely be tourists or business travellers, the majority of whom could reasonably be expected to arrive in the city by plane, train or bus and access the property sustainably, not generating any traffic or requiring any car parking. The proposals are therefore compliant with Policies 13 of NPF4 and T2 and T3 of the ALDP.

Waste Management

Policy 12 (Zero Waste) of NPF4 and Policy R5 (Waste Management Requirements for New Development) of the ALDP both require developments that generate waste and/or recyclables to have sufficient space for the appropriate storage and subsequent collection of that waste and recyclable materials.

The applicant has advised that the property will have a commercial waste management agreement in place for the collection of waste generated by the customers of the STL. Although the property would be a business and would therefore not pay Council Tax, customers of the STL would be able to utilise existing domestic general waste and mixed recycling bins situated on the site. Should the applicant wish to utilise the existing communal domestic bins then the Council's Waste & Recycling Service have advised that the property could utilise the existing, subject to the applicant paying a financial contribution towards the collection of the waste, via a business waste contract with the Council, in lieu of not paying Council Tax. Therefore waste and recyclables generated by the customers of the property can be adequately stored and collected and an

advisory note is recommended for the applicant to be aware of in relation to entering into the required business waste contract with the Council. The proposals are therefore acceptable in accordance with Policies 12 of NPF4 and R5 of the ALDP.

Tackling the Climate and Nature Crises, Climate mitigation and Biodiversity

Policy 1 (Tackling the Climate and Nature Crises) of NPF4 requires significant weight to be given to the global climate and nature crises in the consideration of all development proposals. Policy 2 (Climate Mitigation and Adaptation) of NPF4 requires development proposals to be designed and sited to minimise lifecycle greenhouse gas emissions as far as possible, and to adapt to current and future risks from climate change. Policy 3 (Biodiversity) of NPF4 requires proposals for local development to include measures to conserve, restore and enhance biodiversity, proportionate to the nature and scale of development.

The proposed development, comprising the change of use of an existing property, with no associated external alterations, is sufficiently small-scale such that it would not make any material difference to the global climate and nature crises nor to climate mitigation and adaptation, nor are there any opportunities to minimise greenhouse gas emissions given the nature of the proposals. Therefore the proposals are compliant with Policies 1 and 2 of NPF4. The proposed development would be wholly internal, small-scale and does not offer the opportunity for any biodiversity gain and the proposals are thus considered to be acceptable, despite some minor tension with Policy 3 of NPF4.

Matters raised in representations

Matters 1 and 2 have been considered within the foregoing report.

3. Strangers would be using the rear garden.

The impact of safety and security (actual and perceived) has been assessed earlier in the report. It is generally anticipated that due to the visiting nature of guests, the rear garden is likely to not be regularly used as they would typically be out during the day. However, when it is in use, due to the layout and existing shared nature of the garden, its use by up to three transient guests would not harm the enjoyment of this shared garden.

4. Concerns for additional strain on communal amenities such as waste and bin control.

The attached advisory note outlines the requirement for a contract to be entered for the management of business waste.

5. Shortage of local rental property. Long term tenancy or ownership are better options near hospitals and town centre.

The impact of short-term let accommodation on housing has been assessed in this report which has outlined that the loss of residential accommodation resulting from the use of the property as an STL would not have any significant impact on local housing need provided they align with NPF4 Policy 30 (Tourism) of NPF4. A condition for a time-limited period of five years has been recommended, which is the time period between the publication of Housing Need and Demand Assessments to review the impact this type of accommodation could have on housing. This location would align with NPF4 Policy 30 in that it would sit near to the city centre and the local Rosemount Town Centre, as well as Aberdeen Royal Infirmary, offering suitable accommodation to visitors to these areas.

6. *Aberdeen already has a number of hotels to suit a variety of budgets with occupancy rates suggesting there is plenty of space for visitors. A search for properties on Airbnb shows 340 properties with availability, demonstrating supply outstripping demand.*

The location of the application site is in a suitable location for tourist accommodation, c.600m from the city centre boundary and would align with ALDP Policy VC2 (Tourism and Culture). There is also not considered to be an overprovision or clustering of this type of accommodation in the immediate vicinity and as such, would not restrict the need for other accommodation of this type.

ADMINISTRATIVE MATTERS

None

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

Due to the stated maximum occupancy of three people, the layout of the shared building and the context of the surrounding area, it is considered that its use as Short Term Let (STL) accommodation would not have a significant adverse impact on the character or amenity of the area, nor on the amenity of the immediate neighbouring properties within the application building, beyond what could typically be expected if it were to be used as mainstream residential accommodation, in accordance with Policy H1 (Residential Areas) of the Aberdeen Local Development Plan 2023 (ALDP). The property's use as an STL would likely provide some local economic benefits, potentially to the tourism and hospitality sectors, as it is within walking distance to the city centre through the adjacent Rosemount Town Centre and Neighbourhood Centre as well as Aberdeen Royal Infirmary, without causing any significant harm to local housing need through the loss of residential accommodation, in accordance with Policy 30 (Tourism) of National Planning Framework 4 (NPF4).

The development would provide tourist accommodation within walking distance of the city centre and to the adjacent Rosemount Town and Neighbourhood Centre, in accordance with Policy 13 (Sustainable Transport) of NPF4 and Policy T2 (Sustainable Transport) of the ALDP. The development would have access to controlled on-street parking and be accessible via active and public transport links which is considered acceptable in accordance with Policy T3 (Parking) of the ALDP. The STL would be sited within walking distance of the city centre, and to local shops and amenities in the Rosemount Town Centre and Neighbourhood Centre which would be readily accessible via sustainable and active modes of travel. The site is also close to Aberdeen Royal Infirmary as a potential required accommodation location for visitors to this site. Therefore the proposed development is considered to be acceptable despite some minor tension with Policy VC2 (Tourism) of the ALDP.

The development has sufficient means for the adequate storage and collection of any waste and recyclables generated, in accordance with Policy 12 (Zero Waste) of NPF4 and Policy R5 (Waste Management Requirements for New Development) of the ALDP.

The proposed development, comprising the change of use of an existing property, with no associated external alterations, is sufficiently small-scale such that it would not make any material difference to the global climate and nature crises nor to climate mitigation and adaptation, nor are there any opportunities to minimise greenhouse gas emissions given the nature of the proposals,

therefore the proposed development is compliant with Policies 1 (Tackling the Climate and Nature Crises) and 2 (Climate Mitigation and Adaptation) of NPF4. There is no opportunity to enhance on-site biodiversity, therefore the proposals are acceptable, despite some minor tension with Policy 3 (Biodiversity) of NPF4.

CONDITIONS

(1) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(2) TIME LIMIT FOR SHORT-TERM LET USE

The hereby approved use of the property as Short-Term Let accommodation shall expire 5 years following the date of the grant of permission as stated on this notice, unless a further planning permission has been granted for continued use of the property as Short-Term Let accommodation in the meantime. Should no further planning permission be granted then the property shall revert to mainstream residential use as a flat after the aforementioned 5-year period.

Reason: In order to allow the local housing need and demand situation and the local economic benefits derived from the use of the property as a Short Term Let to be reassessed in 5 years' time, to ensure that the loss of the property as residential accommodation would remain compliant with Policy 30 of NPF4.

ADVISORY NOTES FOR APPLICANT

(1) COMMERCIAL USE OF COMMUNAL DOMESTIC STREET BINS

As Short Term Let accommodation comprises a commercial use, business rates are payable by the operator, rather than Council Tax. In the absence of a Council Tax payment which would cover the cost of the collection of waste from the on-street bins, the operator is required to enter into a contract with Aberdeen City Council's Business Waste & Recycling team, to enable the lawful use of the on-street bins by customers of the property, if they haven't done so already.

Further information is available on the Council's website at:

<https://www.aberdeencity.gov.uk/services/bins-waste-and-recycling/business-waste>

The operator can contact the Council's Business Waste & Recycling team at:

businesswaste@aberdeencity.gov.uk