



## DECISION NOTICE

### The Town and Country Planning (Scotland) Act 1997

### Detailed Planning Permission

Richards Tattoo Studio LTD  
Mr Richard Pinch  
3 Trinity Quay  
Aberdeen  
AB11 5AA

Aberdeen City Council in exercise of its powers under the above mentioned Act hereby **refuses planning permission** for the development specified below and shown in the plans and drawings listed.

<b>Application Reference Number</b>	250841/DPP
<b>Address of Development</b>	45 Mearns Street Aberdeen AB11 5ER
<b>Description of Development</b>	Change of use of flat to short-term let accommodation with maximum occupancy of 4 people
<b>Date of Decision</b>	8 October 2025

#### DETAILS OF ANY VARIATION MADE TO THE APPLICATION

None.

#### REASON FOR DECISION

The reasons on which the Council has based this decision are as follows –

The change of use of this property to short-term let (STL) accommodation with a maximum occupation of four guests would result in up to seven STLs within a block of 46 flats with a total maximum occupancy of 26 guests. It would result in up to two STLs on the same floor of 10 flats

with a total maximum occupancy of 8 guests, a concentration of 20%. This concentration of STL units within the apartment building and the cumulative intensity of their use would result in significant adverse impact upon the amenity of the residential properties within the apartment building, as a result of the additional STL being approved in its location and proposed maximum occupation.

These harms to amenity would include a negative impact on security, real or perceived, within the communal areas of the building due to the large numbers of transient visitors to the building, and the potential increase in disturbance through noise of comings and goings which would result. This harm to amenity is contrary to Policy H2 (Mixed Use Areas) of the Aberdeen Local Development Plan 2023 (ALDP) and Policy 30 (Tourism) of National Planning Framework 4 (NPF4), as well as failing to be healthy or safe and pleasant under Policy D1 (Quality Placemaking) of the ALDP and Policy 14 (Design, Quality and Place) of NPF4.



A full evaluation and account of the processing of the application is contained in the report of handling, which is available by entering the application reference number at <https://publicaccess.aberdeencity.gov.uk/>.

## PLANS AND DRAWINGS

Location Plan  
Other Floor Plan (Proposed)

Signed on behalf of the planning authority

A handwritten signature in blue ink that reads "Daniel Lewis".

**Daniel Lewis**  
Development Management Manager

## **IMPORTANT INFORMATION RELATED TO THIS DECISION**

### **RIGHT OF APPEAL**

If the applicant is aggrieved by the decision of the planning authority –

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
- c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A review request must be made using the 'Notice of Review' form available from <https://www.eplanning.scot/>.

## **SERVICE OF PURCHASE NOTICE**

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development that would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.