

# LICENSING COMMITTEE INFORMATION SHEET

08 October 2025

## Public Application

**TYPE OF APPLICATION:** SHORT TERM LET LICENCE APPLICATION  
NEW HOST-SECONDARY LETTING

**APPLICANT:** JUNAID SYED

**PROPERTY MANAGER:** JUNAID SYED

**ADDRESS:** FLAT F, 22 RIVERSIDE DRIVE, ABERDEEN

## INFORMATION NOTE

- Application Submitted 30/06/2025
- Determination Date 30/03/2026

This Short Term Let licence application is on the agenda of the Licensing Committee for the reason that 1 representation/objection was submitted to the Private Sector Housing Team.

If, after consideration of the representations/objections, the Committee is minded to grant the Short Term Let licence, it may do so since at the time of drafting this report, the necessary upgrading works and certification have been completed.

## DESCRIPTION

The property at Flat F, 22 Riverside Drive, Aberdeen, is the subject of this new Short Term Let licence application and its accommodation comprises of a flat, with 2 bedrooms, bathroom, kitchen and living room. The applicant wishes to accommodate a maximum of 4 guests, which is acceptable in terms of space and layout. The location of the premises is shown on the plan attached as Appendix A.

## CONSULTEES

- Police Scotland
- Scottish Fire & Rescue Service
- Aberdeen City Council's Planning Team
- A public Notice of Short Term Let Application was displayed outside the building, alerting the public to the licence application.

## REPRESENTATIONS/OBJECTIONS

- Police Scotland – no objections
- Scottish Fire & Rescue Service – no objections
- Aberdeen City Council's Planning Team – no objections
- One objection from Objector A (Attached as Appendix B)
- Representation from the applicant (Attached as Appendix C)

The objection was received within the statutory time period therefore the Council must consider.

## COMMITTEE GUIDELINES/POLICY

All applications for Short Term Let licences are dealt with in accordance with the Scottish Government's document:

[Short term lets - licensing scheme part 2: supplementary guidance for licensing authorities, letting agencies and platforms](#)

## GROUNDINGS FOR REFUSAL

This application is being dealt with under the provisions of '[Civic Government \(Scotland\) Act 1982 \(Licensing of Short Term Lets\) Order 2022](#)' (the 2022 Order)

Available [grounds of refusal](#) are as follows:

A licensing authority shall refuse an application to grant or renew a licence if, in their opinion—

**(a)**the applicant or, where the applicant is not a natural person, any director of it or partner in it or any other person responsible for its management, is either—

(i)for the time being disqualified under section 7(6) of this Act, or

(ii)not a fit and proper person to be the holder of the licence;

**(b)**the activity to which it relates would be managed by or carried on for the benefit of a person, other than the applicant, who would be refused the grant or renewal of such a licence if he made the application himself;

**(c)**where the licence applied for relates to an activity consisting of or including the use of premises or a vehicle or vessel, those premises are not or, as the case may be, that vehicle or vessel is not suitable or convenient for the conduct of the activity having regard to—

(i)the location, character or condition of the premises or the character or condition of the vehicle or vessel;

(ii)the nature and extent of the proposed activity;

(iii)the kind of persons likely to be in the premises, vehicle or vessel;

(iv)the possibility of undue public nuisance; or

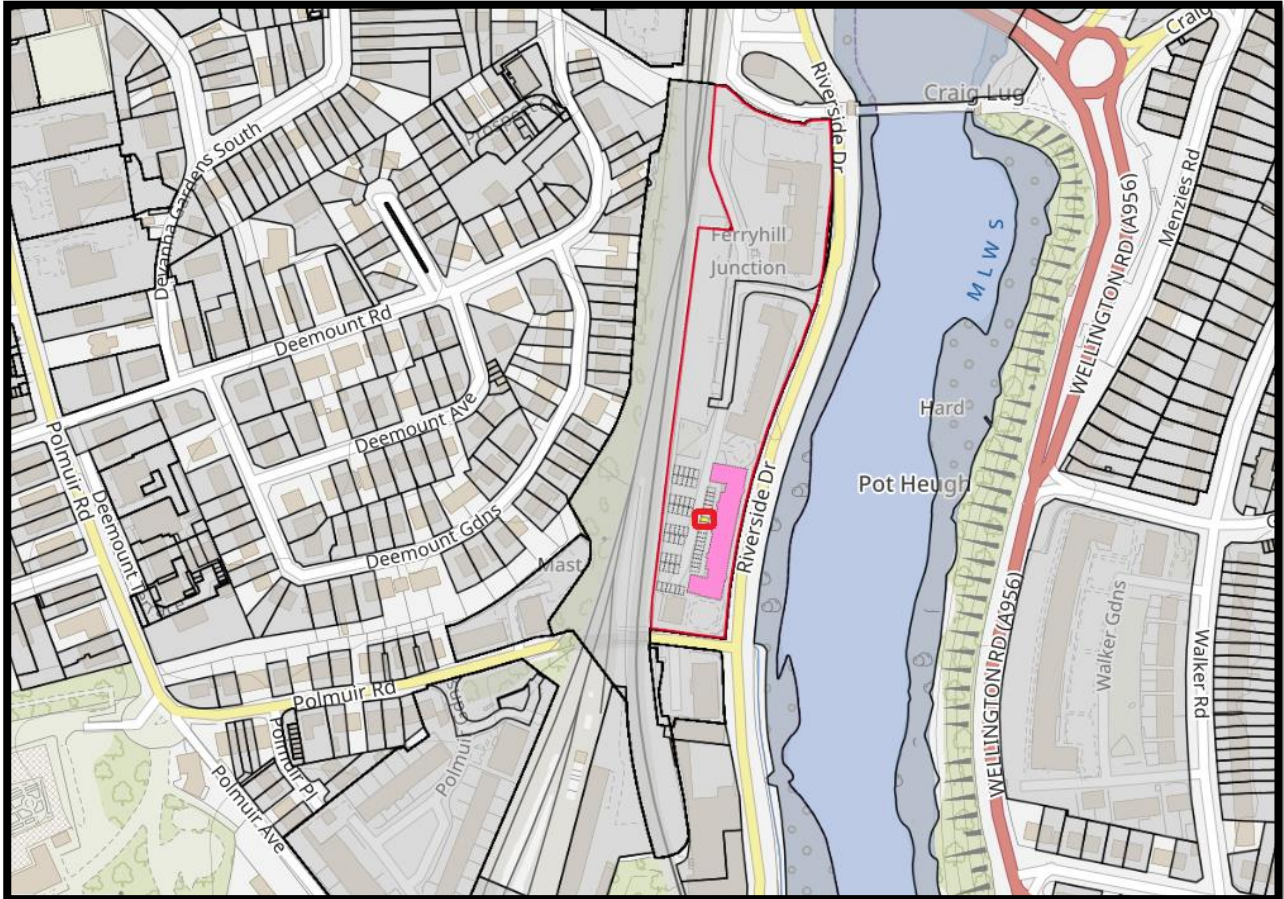
(v)public order or public safety; or

**(d)**there is other good reason for refusing the application;

## OTHER CONSIDERATIONS

- Landlord Registration is not a requirement of Short Term Let licensing.
- The Council's Community Safety Team has no anti-social behaviour reports in respect of Flat F, 22 Riverside Drive, Aberdeen.
- There are 8 Granted Short Term Let licences at Riverside Drive.
- The property is currently unlicensed. As the applicant is a new operator, the property cannot operate as a Short Term Let until the Licence application is determined.

‘A’




**‘B’**

  
09/07/2025

Dear Sirs,

**OBJECTION TO SHORT TERM LICENCE APPLICATION FOR 22F  
RIVERSIDE DRIVE, ABERDEEN AB11 7DF YOUR REF HSTL727301111**

I am the owner of flat 

I object to the granting of a short-term licence for 22F on the following grounds:

There is already one STL in existence for 22A and a total of seven licences have been granted in the Riverside Drive development which consists of 135 flats in total. The majority of the granted licences are concentrated in stairwells 20, 21, 22 and 23. Thus this concentration changes the character, noise and pressure on services within this area of the development.

The property has been operating for some time as an unlicensed STL prior to submitting this application. It has also continued to operate as an STL since making the application to the Council on 30/6/25, which I understand to be incorrect. Neither is, the property listed on the Scottish Landlord Register.

Whilst I understand that internal car parking issues are not within the remit of the Licence Committee the additional pressure on a scarce resource does cause concern and disruption in what is a settled residential area. These flats were never designed or built to accommodate the entry and exit of guests at all hours.

Similarly, I understand that the Licence Committee cannot take into account the property Deeds which prohibit the mounting of key boxes on the walls but I challenge why this cannot be considered since it is an eyesore that again causes concern and anxiety to residents. There is also a security risk here since a set of keys must of necessity include the common front door key meaning anyone getting access to a key box will also have access to all the front doors within that stairwell.

We have noticed greater pressure on waste bins in recent months resulting in overflowing bins and mess in the development exacerbated by seagulls. This is considered by myself and several other owners to be caused by short term visitors disposing of food and food carry-out wrappers etc thereby causing bins to overflow. Please see enclosed photos (3)

Yours faithfully,



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'C'

**From:** J S

**Sent:** 17 September 2025 16:51

**To:** ShortTermLets <[ShortTermLets@aberdeencity.gov.uk](mailto:ShortTermLets@aberdeencity.gov.uk)>

**Subject:** Re: Short Term Lets Licence Application - Flat F 22 Riverside Drive, Aberdeen, AB11 7DF

Dear Ms Hanssen,

I hope you are well! In light of the letter of objection, I would like to bring to the committees attention a couple of things. Firstly, the objector has attached photos of rubbish which he has attributed to guests visiting the area; without any proof of him making accusations, can he kindly prove that it was done by short term Lettings guests? Also if it was done by the guests, as you can see in one of the pictures, there is what appears to be a broken fridge. Would guests brake fridges (hence incur a financial penalty from the host) and leave them outside? On the balance of probability, it has to be a landlord or tenant.

Now I would like to explain the issue of short term letting. When I bought the flat, I immediately started to prepare the flat to get ready to apply for short term Lettings licence. It was a very difficult time for me and my family when we bought the flat to discover that my mother has cancer. I am there only son here and I am also their carer. So I had to bring them back and forth from hospital etc, a consequence of which I had to give my wife access to the online portal to upload pictures and get the website sorted as the process can take time whilst I dealt with my family issues. However, whilst sorting out the website, my wife accidentally made the page live and I started receiving bookings. The council wrote to me giving me 14 days legal notice and I immediately put everything offline and complied with the notice. My mental health and the stress of this ordeal has had a deep impact on me.

Seeing the objection letter I was very disappointed to read something with such little substance; and my application being heavily delayed. I have had a fair amount of financial loss due to the objectors letter. He complains about rubbish without any solid evidence of who is littering. He complains about parking, and every flat has one allocated space as-well of plenty additional parking visitor spaces. I would estimate that we have over 30 visitor spaces. On the whole, the complex is very clean to others that I have seen around Aberdeen, the bins are mostly tidy with the occasional odd piece of litter. There have been no reported complaints of noise from short term Lettings guests, no serious problems. All we have is a very opinionated letter from the objector without any solid substance.

I also had my mums cousin visit, so I let him stay in the property as it was empty, I had the objector coming knocking of the door asking if everything was ok and peeping inside flat and making him and his family feel uncomfortable. He said he was the president of the neighbourhood watch. Why is he coming to my flat without an invite? However, I held my nerve and I have not confronted him as we have this committee meeting coming up! I decided to stay silent but this is harassment.

Kind regards,

Junaid Syed

