

LICENSING COMMITTEE INFORMATION SHEET
25 February 2026

Public Application

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

APPLICANT: MADHUBANTI BASU

PROPERTY MANAGER: GRAMPIAN LETTINGS LTD

ADDRESS: 24 CLASHRODNEY AVENUE, ABERDEEN

INFORMATION NOTE

- Application Submitted 12/08/2025
- Determination Date 11/05/2026

This Short Term Let licence application is on the agenda of the Licensing Committee as it was deferred from Committee on 21 January 2026. The application has received 2 representations/objections that were 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 under delegated powers since at the time of drafting this information note, the necessary certification has not been completed.

DESCRIPTION

The property at 24 Clashrodne Avenue, Aberdeen, is the subject of this new Short Term Let licence application and its accommodation is a detached property where the property comprises on the ground floor, lounge, dining room, kitchen, bathroom and three bedrooms, one of which has ensuite shower room. The first floor comprises two bedrooms, one of which has ensuite shower/bathroom. The applicant wishes to accommodate a maximum of 6 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)
- One objection from Objector B (Attached as Appendix C)
- Representation from the property manager (Attached as Appendix D)

The objections were 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](#)

GROUNDS 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 24 Clashrodney Avenue, Aberdeen.
- There are no other Granted Short Term Let licences at Clashrodney Avenue.
- 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'

Objection regarding application 9051075234

[Redacted]
To ShortTermLets

Reply Reply All Forward

Wed 27/08/2025 15:57

Follow up. Completed on 27 August 2025.
You forwarded this message on 27/08/2025 15:58.

I live at [Redacted] and write in regard to the short term let application 9051075234, for 24 Clashrodne Avenue.

Background information

There is a parcel of land (referred to as the "turning circle" on the land certificate) with joint ownership between 24, 26 and 28 Clashrodne Avenue.

The land connects the street with the rear garden of 26 and 28, and also provides access to the single-vehicle driveway of 24.

There are longer-term plans between numbers 26 and 28 to pave the rear garden to use as dedicated parking, rather than using street parking, which is often maxed out among existing residents nearby.

I wish to object to this application for the following reasons:

Lack of landowners' permission

In recent weeks, guests staying at 24 appear to have been instructed to park their cars on the turning circle. I have not been consulted on this and object to future use of the land for this purpose.

The use of the turning circle for parking will impact on future access to the rear land of 26 and 28 when it requires maintenance and is adapted to allow for parking.

Security

Existing guests at 24 have been seen accessing the house via an unsecured key hidden underneath a flowerpot. As a neighbour, this makes me concerned about unsanctioned guests, squatters and vandals who may gain access to the house.

Parking

As mentioned previously, the driveway of 24 only has room for one vehicle. This means additional vehicles will be required to park on the street. Currently street parking is already at a premium among existing residents, so an increase in demand would directly inconvenience me and others.

Impact of large gatherings

The property has five bedrooms and the application notes a maximum occupancy of six people. I am deeply concerned about the use of the property as a short-term let for gatherings and parties. Those hiring the house would have no long-term responsibility for the property or to its neighbours, leading to the potential for loud noise and large groups of people directly affecting my quality of life.

I would have fewer concerns if it was a case of new neighbours moving into the property permanently, as there would be an opportunity to build up a relationship and tackle issues as they arise.

The homeowners did not consult or communicate with me prior to previous guests staying at the property, nor when submitting this application. I first learned of the application via a notice on a lamppost outside my house on 17 August.

If this is the first step to officially using the property as a short term let and my input as a neighbour - and joint land owner - is already being disregarded, I have no confidence that the owners have or will take any of my thoughts, feelings or concerns into consideration in the future.

I would be grateful if the Licensing Committee could consider these reasons when deciding the outcome of this application.

Many thanks,

[Redacted]

'C'

Objection to 24 Clashrodney Avenue multi occupancy application.

[Redacted]
To ShortTermLets

Reply Reply All Forward [Share] [More]

Mon 01/09/2025 09:11

Follow up. Completed on 01 September 2025.
You forwarded this message on 01/09/2025 09:56.

I live at [Redacted] and write in regard to the short term let application 9051075234, for 24 Clashrodney Avenue.

Background information

There is a parcel of land (referred to as the "turning circle" on the land certificate) with joint ownership between 24, 26 and 28 Clashrodney Avenue. The land connects the street with the rear garden of 26 and 28, and also provides access to the single-vehicle driveway of 24. There are longer-term plans between numbers 26 and 28 to pave the rear garden to use as dedicated parking, rather than using street parking, which is often maxed out among existing residents nearby.

I wish to object to this application for the following reasons:

Lack of landowners' permission

In recent weeks, guests staying at 24 appear to have been instructed to park their cars on the turning circle. I have not been consulted on this and object to future use of the land for this purpose. The use of the turning circle for parking will impact on future access to the rear land of 26 and 28 when it is adapted to allow for parking.

Security

Existing guests at 24 have been seen accessing the house via a key hidden under a flowerpot. This is not secure and, as a neighbour, makes me concerned about future use of the property by unsanctioned guests, squatters and vandals.

Parking

As mentioned previously, the driveway of 24 only has room for one vehicle. This means additional vehicles will be required to park on the street. Currently street parking is already at a premium among existing residents, so an increase in demand would directly inconvenience me and others.

Impact of large gatherings

The property has five bedrooms and the application notes a maximum occupancy of six people. I am deeply concerned about the use of the property as a short-term let for gatherings and parties. Those hiring the house would have no long-term responsibility for the property or to its neighbours, leading to loud noise and large groups of people directly affecting my quality of life. I would have fewer concerns if it was a case of new neighbours moving into the property permanently, as there would be an opportunity to build up a relationship and tackle issues as they arise.

The homeowners did not consult or communicate with me prior to previous guests staying at the property, nor when submitting this application. I first learned of the application via a notice on a lamppost outside my house on 17 August.

If this is the first step to officially using the property as a short term let and my input as a neighbour - and joint land owner - is already being disregarded, I have no confidence that the owners have or will take any of my thoughts, feelings or concerns into consideration in the future.

[Redacted]

Sent from [Outlook for iOS](#)

'D'

From: Grampian Lettings Ltd

Sent: 08 September 2025 17:35

To: ShortTermLets

Subject: Re: Short Term Let Licence Application - 24 Clashrodney Avenue, Aberdeen

Hi Rachel,

We acknowledge the objection letters submitted regarding our short-term let licence application and I'd like to kindly address the points raised.

Parking

The property has its own private driveway at the front, which comfortably fits 2- 3 cars. This means guests will not need to use street parking or create difficulties for neighbours.

Noise and Parties

We completely understand concerns around noise. As a professional property management company, we have clear rules and procedures in place to prevent parties or disruptive behaviour. In the rare event of an issue, we deal with it quickly and effectively. In fact, in over six years of operating, we have never received a single report of such problems from neighbours at our properties.

Current Occupants

I would also like to confirm that the people currently staying at the property are friends and family of the owners. They are not related to short-term lets or similar arrangements.

For this reason, we feel it's a little unfair to assume problems will occur when there's no history of this. Our priority has always been to run our properties responsibly and respectfully, while maintaining good relationships with neighbours and the community.

We hope this helps to reassure you, and we remain committed to managing the property to the highest standards.

Kind regards,

Grampian Lettings Ltd