

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)
ENFORCEMENT NOTICE

TO: The Owner The Occupier Scott McMorris

[REDACTED]

Katie McMorris

[REDACTED]

ISSUED BY: The City of Edinburgh Council ("the Council") as planning authority for the purposes of Section 127 of the Town and Country Planning (Scotland) Act 1997.

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to them that there has been a breach of planning control, under Section 123(1) (a) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations.

2. THE LAND AFFECTED

Ground floor flatted property, located on Sciennes House Place, Edinburgh, known as PF2, 4 Sciennes House Place, Edinburgh, shown etched in red on the attached plan.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the material change of use of the property from residential dwelling to short stay commercial visitor accommodation.

4. REASONS FOR THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last ten years.

The case was opened in response to enquiries that the property is being used for short stay commercial visitor accommodation.

Planning permission was sought for the short stay commercial use in August 2023 and subsequently refused in October 2023 (reference: 23/03739/FULSTL). The property is still being marketed on Airbnb under the title "Bright ground floor flat near the Meadows". The property is advertised as having 1 bedroom and can provide sleeping accommodation for up to 3 people. The property is available to book for one-night stays and reviews indicate that the use commenced in August 2023.

