

Rebuttal to Comments on: Application Ref: 23/01040/FLL – Change of use of flat to form short-term let accommodation unit (in retrospect), 4 Knowehead House, Dundee Road, Perth, PH2 7EY

Date: 28/01/2024

Throughout the planning and appeal process I have included factual and data based evidence shedding light on comments made by a handful of neighbours which should be considered merely heresay. In the initial stages of operation in 2020, minor challenges were encountered and subsequently resolved through collaborative efforts with neighbours. However, as time progressed, Mr. Jameson's requests in particular became increasingly unrealistic and irrational, leading to a communication impasse. In presenting the information, it is our intention to demonstrate that the concerns raised lack substantiation. The authoritarian and gang like approach used by the committee members has left me uncomfortable on the grounds of my own property where I have made every effort to ensure compliance with all regulations, new and old, implemented by Perth and Kinross Council.

Knowehead House is an apartment block with communal living areas and with communal living some tolerances must be provisioned. The extent of the complaints logged over the last year at Knowehead House have been minimised to the following:

1st February 2023: Some cigarette butts in the car park area, 4 glass bottles in the green waste bin. (Mr Jameson). Replied and rectified immediately.

Friday 12th May 2023: Children running on the roof terrace. (Mr Sathya Samiappan) Contacted guests immediately and rectified.

26th November 2023: Green bin waste in the Blue Bin. Mr Dale threatened with Environmental Health department and to revoke my right to any external bins via the committee. He suggested I would need to take all future waste to the skip. (Mr Dale)

Our cleaner is trained to check bins on leaving the building. This would have been rectified on departure. I made contact with environmental health previously to this to make a collaborative effort with PKC to ensure we had all measures in place which they recommend in prevention of cross contamination. They were satisfied that our practices are superior to 95% of other similar properties. Extra recommended measures implemented.

13th December 2024: Cigarette butts in the car park area. Replied and rectified immediately. (Mrs Jameson)

1st January 2024: Noise on Hogmanay evening coming from the apartment at 11.30pm. 1 x beer can and 1 x glass bottle in the car park. (Mr Jameson)

These issues and frequency of issue would be found in any communal living development and are not indifferent to local amenity in a flatted property anywhere else.

Enhancement of Local Amenity:

It cannot be argued that the property was not brought back in to use after being empty for over 2 years. Mr Dale has also not been in the property to have known the extent of remedial works required. These were predominantly caused by the age of the property and long outstanding roofing issues at the property which had caused damage over the period laid empty. I had rectified these personally initially and there was also collaborative efforts made with neighbours on 2 occasions at later dates of which I have receipts for all roofing works.

Noise Management & Antisocial Behaviour:

I find it highly unlikely if the noise issues mentioned were substantial that there would not be 1 instance lodged with the Police or Perth and Kinross Council over the 4 years of operation. It is much more likely that these issues were not substantial enough to alert any authority. I have since been sent conformation via Freedom of Information Officer showing zero reports made. The Noise monitor logs previously sent also attest to this and show a proactive approach in prevention of any disturbances. The accusation of advertising as a "party flat" is completely false. We highlight in all advertising materials that Parties are not allowed and state this as a specific reason for refusal or removal and/or loss of security deposit.

 FOI <FOI@pkc.gov.uk>
To: You


Mon 08/01/2024 17:30

Date: 08/01/2024

Our ref: 1316

Dear Lee Deans

Response to Request

Subject: Noise or Anti Social Behaviour Reports

I refer to your request for information dated 07/12/2023.

The information you requested was:

Could you please provide any correspondence which relates to any noise or anti social behaviour reports at 4 Knowehead House, Dundee Road, Perth, PH2 7EY, or if there has not been any could you please clarify this.

Response

Relative to the above, I have been advised of the following:-

Our Safer Communities Team have received no complaints at Knowehead House since the building was redeveloped. There are historical noise complaints within the building but not at No. 4 and nothing since 2012. In terms of section 17(1)(b) of the Freedom of Information (Scotland) Act 2002, this is formal notice that this information is not recorded.

Title Deed:

At no point was it mentioned that the Title Deed and provision for all properties in the building to be used for holiday letting would supersede local and national planning regulations. However, it certainly bares relevance where all owners have signed this legally binding document agreeing to its uses and who have also benefitted from use of this provision. This legal document forms an agreement and acceptance of comings and goings of holiday letters by all residents at Knowehead House site.

Roof Terrace Area:

The roof terrace area is privately owned by number 4 Knowehead House. When purchasing the property it was highlighted that the terrace area was structurally reinforced and had the weight bearing capacity of 40 adults. A calculation was carried out with the original structural engineers Millards of Dundee prior to purchase of the hot tub. The optimum placement and positioning was confirmed in line with the structural steel beams. Steel beam placement was also confirmed with Corryard who developed the building in 2017 to ensure structural and personal safety

Economic Benefit:

Knowehead Penthouse is unique and should be treated in this fashion. There is not a property like this in Perth and Kinross and draws guests in from all over the UK to enjoy what Perthshire has to offer. I have included below representations displaying the value it offers and the positive affects it has on our city.



Alison Fyvie Smith

to me ▾

11:02 AM (40 minutes ago)



Morning Dean,

We are so disappointed for us and you that Perth and Kinross refused your planning permission.

Can Perth and Kinross council not see that you are offering a unique product in the area, not everyone wants a hot tub in the woods or the middle of nowhere.

Your product brings people into Perth that will help boost the economy of lots of businesses as you in walking distant of the town centre encouraging people to shop and socialise in the town.

The luxury of your products is far superior to others in the area.

We will not be looking at a similar set up in Perth & Kinross as none meet our expectations.

We highlighted your product to fiends and family who were all looking to book due to what you are offering.

Guests would not bring all of their supplies with them like they do for remote offering like yours.

Sorry if these don't make sense or if they can help with you your appeal.

Regards

Iona Skye



2 of 3 < > [Menu]



Sean O'Neil

to customercomplaints, chloe.burrell, me ▾

Sep 19, 2023, 7:24 PM



Hi

I'm writing to complain about the incredible short-sightedness of Perth and Kinross Council's decision to refuse retrospective planning permission to the Airbnb at Knowehead House in Bridgend.

On a personal level, myself and my fiancé have booked the Airbnb for our **wedding** night next year - with my fiancé and her mum also booked in for the night before the **wedding**.

We also have guests staying at other Airbnbs owned by the same proprietor which we now have to worry may also close in the run up to our **wedding**.

The reason we need to worry is also the reason this decision is so short-sighted - there is an incredible lack of accommodation for guests in Perth City Centre. PKC is closing Air B'nBs at a time when two city centre hotels are completely closed off to visitors (Station Hotel and Queen's Hotel). The New County Hotel is also obviously closed in the most tragic of circumstances.

The Council have for years recognised the lack of accommodation as a problem - that's why in 2020 they sold 1 - 5 High Street to developers for £1 to build a hotel - a hotel that's never materialised. So a city which is three hotels down from where they were when they were flogging buildings for pennies in the hope of attracting hotels is now actively shutting down other forms of accommodation. It's a strange tactic for a place opening a new £27million museum next year in the hope of attracting tourists - where are they going to stay?

Because trust me, as a person living in Perth trying to organise a **wedding** in Perth where the majority of guests aren't from the area - getting accommodation is a genuine struggle. Again, I assume from what is stated above that the council is very much aware of this struggle.

On a final note, the apartment in question is a little bit different - it describes itself as a luxury apartment - and that's why we booked it for our **wedding** night, it offers something different from everywhere else in the city. Do visitors and locals not deserve the option of a little bit of luxury if they want it?

In 2019, the owner of the Blue Lagoon chip shop on High Street told the council to "start acting like a city" after they refused their licence extension to remain open until after the pubs shut. It would seem on this evidence that years down the line this advice has not been heeded and once again Perth is giving off the impression that it is closed for business and closed to tourists.

Guest

Customer Service

Customer Service

Messages

🔍

Reply score: 90%

Sort messages by:

All messages

◇

Lisa Brown

29 Jan 2024

Hi Lee, Thanks for getting in touch with me ...

Heather Crosby

29 Jan 2024

Thank you Heather for the warm words, I wil...

< Jackie Coutts

Good evening, Lee

I am truly sorry to hear that due to regulations, you are having to temporarily close your business.

My husband & myself have been coming to your beautiful apt with friends for the past 2 years and had once again booked for this year.

The apartment is just perfect for catching up with our friends and exploring the beautiful city of Perth. The location is perfect for walking into the city or taking the car to explore and support businesses in the area. The house is always immaculately presented with all the little touches that make it a perfect loca-

Conversation with guest

Hi Lee,

...

Thanks for getting in touch with me and I'm sorry to hear that. Me and my friends were really looking forward to coming to your accommodation. We felt like we won a watch when we found this was only 10 minutes away from a wedding we're attending. The apartment met all our needs with being able to have a relaxing evening before the wedding and allow us to get ready together for the wedding the next day. The wedding is a two day event so we were glad we found a home away from home only 10 minutes taxi ride away from the destination.

The communication since I booked has been great and if this decision is reversed we would love you to get back in touch with us to book us back in on these dates.

We actually have really struggled to find anywhere in the area that's a reasonable price and is done to a high spec. We only get

✔️ Protect your account security – do not share sensitive information via messaging and [Read more](#)

Guest

Customer Service

Messages

Reply score: 90%

Sort messages by:

All messages

Hi Jackie Thank you for the lovely message,...

Nicole Daly

26 Jan 2024

If suitable you can book this by clicking the l...

< Darren Crosbie

Hi Lee,

...

this is extremely disappointing. I booked this as a surprise for valentines for my wife and now due to the short notice (I appreciate any notice is better than none) I'm going to struggle to find somewhere as a replacement and if I am lucky enough to find somewhere it won't be the same (I picked this accommodation for that fact it's different to anything else I seen) and will most definitely be a lot more expensive due to the short notice of the booking.

Guest

Customer Service

Messages

Reply score: 90%

Sort messages by:

All messages

linda porter

29 Jan 2024

Hi, we sent a message above a couple of da...

Lisa Brown

29 Jan 2024

Hi Lee, Thanks for getting in touch with me ...

< Heather Crosby

Sat 27 Jan 14:03

We are terribly sad to hear this.
Dear Perth and Kinross council,
It would behoove your city to allow places like Knowehead Penthouse accommodation to offer potential visitors to your city a lovely place for short term visits. Without this, your community may be forfeiting income from potential visitors whom may now choose to visit elsewhere in Scotland.
Best,
Heather Crosby and family

✔ Protect your account security – do not share sensitive information via

FAO Lee - Free Promotional Opportunity with Perth City & Towns for Dean's Retreats

External

Inbox x



Nicola Martin

to me ▾

Thu, Aug 4, 2022, 11:44 AM



Hi Lee,

I work with Kirsty Easton for Invest in Perth and Emily Queen on Invest in Perth and Perth City & Towns Channels.

We're about to do a bank of photographs to use in future promotions for the area and I'd like to do a session in your apartment with a hot tub. This one ideally so we can capture those views. **Knowehead Penthouse with rooftop hot tub**

This is free of charge for you to take part, and you'd have use of the images afterwards. The budget has been allocated via VisitScotland's destination marketing fund and so they would also have use of the images making this a great opportunity for you to get some free exposure.

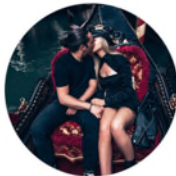
Time, however, is not on our side here!

I have a group of women arranged for photography on **Friday 19th August** - they're actually Kirsty's friends and she has suggested you'll know some of them!

I'm aware you're probably all booked up over the busy period but wondered if there was an hour or two free on this day where we could stage and do the photographs. I'm crossing my fingers it might be a crossover day!



Ashley & Stuart



@ontheroadagaintravels

262

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Message



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Barcelona.

Spas.

Scotland Trips.

Pinned



2.8M

Pinned

Driving in Scotland



857.5K

Pinned



957.1K

