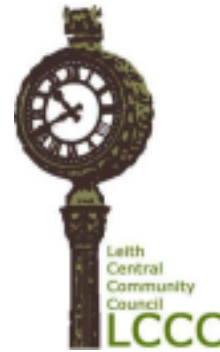


Leith Central Community Council



Leith Central Community Council (LCCC) Policy on Short Term Let (STL) Planning Applications, agreed at the LCCC meeting on **20 April 2026**

LCCC recognises that Short Term Lets can raise concerns for the community in relation to the loss of residential accommodation and adverse impacts on amenity. This policy sets out the criteria under which LCCC will normally object to STL planning applications. It is based on concerns regularly raised by residents in the Leith Central area. LCCC will normally object to STL planning applications in the following circumstances:

1. Shared Access

Where the STL shares a common stairwell or doorway with other residents, creating issues of residential amenity, safety, and security.

2. Contrary to National Planning Framework 4 (Policy 30(e))

Policy 30(e) requires that development should “not result in an unacceptable impact on local amenity or the character of the neighbourhood or area” and should “not result in the loss of residential accommodation unless justified by demonstrable local economic benefits.”

LCCC will object to STL applications where these conditions are not met.

[NPF4 Policy 30 – Houses and Homes \(Scottish Government\)](#)

3. Contrary to City Plan 2030 (Policy Hou 8.6.31)

Policy Hou 8.6.31 seeks to “preclude the introduction or intensification of non-residential uses incompatible with predominantly residential areas” and to prevent deterioration in living conditions in mixed-use areas with important residential functions.

LCCC will object to STL applications where use of the property is likely to have a materially detrimental effect on a predominantly residential area.

[Edinburgh City Plan 2030 – Proposed Plan \(City of Edinburgh Council\)](#)

4. Aparthotels

Aparthotels are often presented as a distinct form of accommodation. However, in practice they function as short stay visitor accommodation and can have similar impacts to hotels and Short Term Lets. LCCC will object to planning applications for Aparthotels where they would contribute to the loss of residential accommodation, the intensification of visitor accommodation within a predominantly residential area, or where their cumulative impact would adversely affect residential amenity, housing availability, or the character of the neighbourhood. LCCC also notes the need for clarity from the City of Edinburgh Council regarding the regulatory and licensing framework applied to Aparthotels in comparison with other forms of short-term visitor accommodation.

5. Appeals and Compliance

LCCC supports strict adherence to planning regulations and time limits within the planning process. LCCC will object to applications where an applicant continues to operate without the appropriate consent or licence during the appeal process.

Implementation

LCCC will object to all STL planning applications that fall within the above criteria as a matter of course. All such objections will be recorded periodically in the LCCC Planning Status Register. This policy will be reviewed annually at the LCCC Annual General Meeting, along with all other LCCC policies.