

Proposed Short-term Let Control Area – Frequently Asked Questions

My dwelling is a flat. If the Control Area goes ahead, will I need planning permission to use it as a short-term let?

Yes, planning permission is required to change the use of a flat to a short-term let regardless of whether it is in a Control Area or not.

My dwelling is a house. If the Control Area goes ahead, will I need planning permission to use it as a short-term let?

If your house is within the Control Area, you will need planning permission to use it as a short-term let.

If your house is not within the Control Area, you may still need planning permission to use it as a short-term let. You can find more information on this on the Council's website at: www.pkc.gov.uk/shorttermletsandplanning including a [checklist](#) which can help determine whether planning permission is needed.

I want to convert a non-residential building (e.g. from an office or as part of farm diversification) into a short-term let. If the Control Area goes ahead, will I need planning permission?

Yes, planning permission is required to convert a non-residential building to a short-term let regardless of whether it is in a Control Area or not.

I want to build new holiday accommodation units or extend my existing business. If the Control Area goes ahead, will I need planning permission

Yes, planning permission is required to build new accommodation for short-term let regardless of whether it is in a Control Area or not. Some permitted development rights apply to caravans but planning permission is normally required for new or extended sites. Please contact the Development Management Duty Officer for advice DevelopmentManagement@pkc.gov.uk

My existing holiday accommodation unit already has planning permission. If the Control Area goes ahead, will I need to apply for planning permission again?

No, if a Control Area goes ahead further planning permission will not be required to continue using existing purpose-built holiday accommodation as a short-term let.

If the planning permission granted is temporary, permission would need to be renewed as per the planning condition.

Potential scenarios

My dwelling (house or flat) has been used continuously as a short-term let for more than 10 years. I have a short-term let licence, but I do not have planning permission. What would a short-term let control area mean for me?

If you have been operating continuously as a short-term let for at least 10 years and are able to evidence this then, regardless of whether a Control Area is introduced, you will not be required to apply for planning permission.

You ~~can~~ should, however, submit a [Certificate of Lawfulness](#) to obtain formal confirmation that planning permission is not required.

My dwelling (house or flat) has been used as a short-term let for less than 10 years. I have a short-term let licence, but I do not have planning permission. What would a short-term let control area mean for me?

The introduction of a control area will not mean any change to the requirements for existing short-term lets which have been operating for less than 10 years. A [checklist](#) is available on the Council's website to help you decide whether you should have applied for planning permission. If required, you can submit a **retrospective planning application**.

Even if you do not require planning permission, you can submit a [Certificate of Lawfulness](#) application for a definite decision that the existing use as a short-term let is 'lawful'.

I'm selling my STL property, if the Control Area goes ahead does this mean I need planning permission when I sell or does the new owner need to apply for planning permission?

Planning permission is to do with the property and is not affected by a sale to a new owner. You may want to clarify the legal status of your property in preparation for sale. A [checklist](#) is available on the Council's website to help you decide whether you should have applied for planning permission. If required, you can submit a retrospective planning application.

Even if you do not require planning permission, you can submit a [Certificate of Lawfulness](#) application for a definite decision that the existing use as a short-term let is 'lawful'.

Will the Council set a quota on the number of short-term lets allowed in an area if the Control Area goes ahead?

There is no intention to set a quota for the number of short-term lets in an area.

I live near a short-term let which is having a negative impact on me / on my area. If a Control Area goes ahead, will the Council have more powers to stop these impacts (e.g. anti-social behaviour, noise, disturbance, parking issues)?

The Council has the same powers to deal with negative impacts of a short-term let regardless of whether it is within a Control Area or not. More information on how the Council can help with this is available on the website under [Environmental Health](#) and [Reporting anti-social behaviour](#).

What is the impact of the STL Control area if I let out a room(s) in my house or B&B? The control area legislation does not apply to letting out rooms within the principal home (home letting/home sharing). Planning permission is not normally required for letting out a single room. [Short term lets: planning guidance for hosts and operators - gov.scot](#) and PKC checklist www.pkc.gov.uk/media/50096/Do-I-need-planning-permission-for-a-short-term-let-checklist/pdf/STL_CHECKLIST.pdf?m=1683802014717.

Owners should also check licence requirements.

What is considered in a planning application to change the use from residential to short-term let?

Planning decisions will reflect all relevant planning policy. This includes National Planning Framework 4 (NPF4) with particular regard for Policy 30e) which considers the character and amenity of the neighbourhood and whether the loss of residential accommodation is outweighed by local economic benefits. Perth and Kinross Council also has non-statutory guidance on the

Change of Use of Residential Property to Short-term Letting

www.pkc.gov.uk/media/51995/Planning-Guidance-Change-of-Use-of-Residential-Property-to-Short-term-Let/pdf/Short-term_Let_2023.pdf?m=1701336943553

which will be considered in planning decisions.