

APPENDIX 2: SUMMARY OF APPLICANTS SUPPORTING INFORMATION

Supporting Statement: -

- Outlines the benefits of the proposal - New and active use for the historic building, minor internal alterations only required, and complies with relevant guidelines.
- Highlights that the building has been vacant for 17 years and is in poor condition.
- Notes the current layout which consists of Ground floor: entrance Hall, office, store, First floor: 5 ensuite rooms, communal living and kitchen, Second floor: 6 ensuite rooms, 2 kitchens, laundry and store, and Attic/Third floor: 3 offices, kitchen, bathroom, store.
- Identifies that the proposal provides for the change of use to aparthotel with minor internal alterations to create 5 self-contained apartments with a ground floor reception area with laundry for guests and that no restaurant or bar is proposed.
- Assessment identifies a high demand for serviced accommodation in Montrose, exceeding UK average occupancy rates and a shortage of 4-bed apartments in Montrose.
- The building would be professionally managed by a local company and a keypad access with codes would provide security.
- The new Layout would consist of Ground floor: Reception, guest laundry area, First floor: 1x 2-bed apartment, 1x 3-bed apartment, Second floor: 1x 2-bed apartment, 1x 4-bed apartment, Third floor/attic: 1x 2-bed apartment.
- Internal alterations would entail minor internal alterations to create additional bedrooms and no external alterations planned, only repairs to windows and roof.
- Overall the proposal reuses vacant building in good location, meets high demand for serviced accommodation and minor alterations respect fabric of listed building.
- Concludes that the proposal would bring a vacant building back into an active use and secures the future of the listed building. The proposal by way of its land use, size and scale would comply with the development plan without an adverse impact on the amenity of the immediate neighbours.

Montrose Market Dashboards Summaries by PriceLabs (three separate documents):

- The analysis provides an assessment of the short-term contract rental market for 2, 3, and 4 bedroom serviced accommodation within the local area.
- They provide KPIs (Key Performance Indicators) for the past 365 days, Past 30 Days vs Previous 30 Days and Past 7 Days vs Previous 7 Days.
- A Listings Map shows the location and price of listings.
- A Market Summary provides historical data on revenue, occupancy, booking window, and length of stay.
- Supply and Demand information shows trends in number of bookings and active listings.
- Price and occupancy trends information highlights future dates with expected increase in occupancy.
- Future Occupancy, Bookings and Cancellations: Shows current occupancy and recent booking/cancellation activity.
- Future prices information provides insights on how nightly rates are set for future dates.
- Length of stay and booking window trends information analyzes booking trends based on length of stay and booking window.
- Common amenities information is presented in relation to current listings, desired amenities, prevalence of discounts, cleaning fees, cancellation policies, extra person fees, and max number of guests in listings vs bookings.

Response to objection and clarification on operation (dated 20 March 2024 & 04 April 2024): -

- The application site is located within the centre of Montrose and was formerly used as a homeless shelter.
- The proposed use as an aparthotel which would be a use expected to be located within a town centre location.

- The reuse of a town centre listed building for a function which has a strong unmet demand is considered to comply with relevant policy.
- Confirms the applicants are committed to a high-quality development and will submit a Noise Management Plan prior to opening to ensure any disturbance to the neighbouring properties is minimised.
- The intention is that the premises will be used for contract workers and possibly tourists visiting the area.
- It is not anticipated that the guests will create significant noise entering and leaving the building.
- As part of the Noise Management Plan, notices will be posted requesting that the guests respect the neighbours when entering/leaving.
- The applicant and the agent who will be managing the property have confirmed that they do not experience noise with short term lets.
- If there was to be any disturbance, there is the ability to evict the problematic guest immediately.
- There is no permanent on-site management; however, the management company, Clark Anderson Properties have a local presence with a number of other properties in the area and recognise it is in their interests to ensure the premises are managed properly and that no issues are experienced by the neighbouring properties.
- The Noise Management Plan (NMP) will include contact details of the managing agents and will be provided to the neighbours and should they have any concerns, they can make direct communication, ensuring prompt resolution of any issues.
- Clark Anderson has extensive experience managing short term lets and, whilst they do not currently experience noise related issues at their properties, should any occur they appreciate a proactive communication and collaboration with neighbours to maintain a peaceful neighbourhood environment.
- Corporate guests will be booked through their employer with many bookings being through existing Clark Anderson clients and the booking process will facilitate efficient vetting and ensures a high standard of guest behaviour.
- It is intended that the rooms will be rented directly to local companies hopefully as long term lets.
- It is anticipated that the majority of workers occupying the rooms Mon to Friday and rooms will usually be single occupancy.