

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0094/P	Inkerman Area RA	11/02/2024 20:34:29	COMNOT	<p>Objection from Inkerman Area Residents Association</p> <p>We are the Residents Association that represents the residents of Holmes Road, and the area to the South and West.</p> <p>Over the last several years we have had a steady stream of complaints about the Stay Club. Large groups of excited and noisy people stay for short periods of time (see below) and cause nuisance by hanging around outside the building late at night, making a lot of noise, smoking (which drifts up to neighbouring flat windows) and generally disturbing the neighbourhood. Several attempts have been made to raise these issues with the Stay Club's management, but with no result.</p> <p>Planning permission was originally granted in line with the Camden Local Plan and the London Plan. Both of these referred specifically to the need to maximise the supply of student housing.</p> <p>The Camden Local Plan states this is:</p> <p>in order to support the growth of higher education institutions in Camden and Camden's international academic reputation</p> <p>The London Plan strategically sets out at paragraphs 4.15.1 and 4.15.2 that: London's higher education providers make a significant contribution to its economy and labour market. It is important that their attractiveness and potential growth are not compromised by inadequate provision for new student accommodation.</p> <p>Both plans emphasis that the need for student housing is for those in higher education.</p> <p>Our experience is that the Stay Club has been unable to fill the Holmes Road premises to meet this need. Unlike its near neighbour, Mary Brancker House, there seems to be no specific contract with a higher education establishment. Instead, the student rooms are frequently let to short term visiting groups, eg of young language students. These arrive in groups of 50 – 120 and move around the area as a group, including at night. This has caused a great deal of noise nuisance for local residents.</p> <p>In addition, rooms in the building are advertised for rent at standard market rates for studios. These advertisements rarely specify that the accommodation is for students of any kind and we know that the rooms are sometimes let to non-students at a commercial rent.</p> <p>The applicant's planning statement states:</p> <p>7. SUMMARY & CONCLUSION 7.1 In providing much needed student accommodation, the proposed development will optimise the use of this sustainable brownfield site, supporting the local economy and Camden as a centre for higher education</p> <p>They have failed to demonstrate that they are doing anything to support the local economy and Camden as a</p>

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				<p>centre for higher education, and in short, it is clear that there is no justification for an expansion of rooms for student use. In addition, they are clearly already in breach of their current planning permission by using the premises for commercial rental in addition to student letting.</p> <p>In view of the nuisance caused by the existing users of the building, and the applicant's failure to address the problems of antisocial behaviour, we are strongly opposed to any expansion in the number of rooms.</p>
