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|--|----------------------------|--|-------------------------------------|---|-----------|
| <b>Delegated Report (Refusal)</b>  |                            | <b>Analysis sheet</b>  |                                     | <b>Expiry Date:</b> 14/02/2024              |           |
|  |                            | N/A  |                                     | <b>Consultation Expiry Date:</b> 03/04/2024 |           |
| <b>Officer</b>   |                            |  | <b>Application Number(s)</b>        |   |           |
| Adam Greenhalgh  |                            |  | 2023/5391/P                         |   |           |
| <b>Application Address</b>   |                            |  | <b>Drawing Numbers</b>              |   |           |
| 65-69 Holmes Road<br>London<br>NW5 3AN   |                            |  | See decision notice                 |   |           |
| <b>PO 3/4</b>  | <b>Area Team Signature</b> | <b>C&amp;UD</b>  | <b>Authorised Officer Signature</b> |   |           |
|  |                            |  |                                     |   |           |
| <b>Proposal(s)</b>   |                            |  |                                     |   |           |
| Erection of roof extension (i.e. seventh floor) to facilitate the creation of 11 student accommodation rooms |                            |  |                                     |   |           |
| <b>Recommendation:</b>   |                            | Refuse planning permission   |                                     |   |           |
| <b>Application Type:</b>   |                            | Full Planning Permission   |                                     |   |           |
| <b>Conditions or Reasons for Refusal:</b>  |                            | Refer to Decision Notice   |                                     |   |           |
| <b>Informatives:</b>   |                            |  |                                     |   |           |
| <b>Consultations</b>   |                            |  |                                     |   |           |
| <b>Summary of consultation:</b>  |                            | The application was advertised in the local press on 14/03/2024 and site notices were posted around the site on 15/03/2024   |                                     |   |           |
| <b>Adjoining Occupiers:</b>  |                            | No. of responses   | <b>15</b>                           | No. of objections                           | <b>15</b> |
| <b>Summary of consultation responses:</b>  |                            | <p>Some 15 objections were received from local occupiers. This includes residents on Willes Road, Azania Mews and Holmes Road. An objection was also received from the College Francais Bilingue de Londres. The main objections are summarised below:</p> <ul style="list-style-type: none"> <li>• Over-concentration of student numbers</li> <li>• Excessive noise, disturbance and anti-social behaviour by occupiers</li> <li>• Loss of light to 55 – 57 Holmes Road dwellings and neighbouring school/college</li> <li>• Loss of privacy, including overlooking of neighbouring school/college and playground</li> <li>• Overbearing/sense of enclosure effects for Holmes Road flats and school</li> </ul> |                                     |   |           |

- Unsightly appearance of development and harm to visual amenity/quality of townscape; harm to character and appearance of Inkerman Conservation Area
- Increased risks to security
- The ground floor has been converted into additional residential accommodation
- There is no need for additional student accommodation—the existing building is not fully occupied. Additionally, the building (and proposed extension) are being used (and would be used) for short stays and tourist parties.
- Inadequate management of (short stay/tourist) users and harm to amenity, safety and security
- Inadequate living conditions for future occupiers
- Increased traffic with adverse safety and amenity (air quality) impacts
- Lack of legal agreement including a Student Management Plan
- Lack of legal agreement including a restriction on occupation by students of educational institutions
- Lack of legal agreement to secure a Construction Management Plan
- Lack of legal agreement to secure a car-free development
- Lack of legal agreement to secure highway contributions
- Lack of legal agreement to secure a Student Travel Plan
- Lack of legal agreement to secure public open space contributions
- Lack of legal agreement to secure employment opportunities and apprenticeships

**Kentish Town Neighbourhood Forum**

Kentish Town Neighbourhood Forum (KTNF) raised objections as follows:

The application contravenes the following policies in the Kentish Town Neighbourhood Plan:

1. Loss of amenity for neighbouring occupiers (policy D3).
2. No community consultation or consultation with the Neighbourhood Forum was undertaken.
3. Lack of affordable housing (or employment/training) contributions. The Neighbourhood Plan does not support the development of student accommodation. Any further densification of student accommodation would further undermine the Plan.

Concerns were raised in relation to the use and management of the building. The planning-related objections are summarised as follows:

- This is the third attempt by Stay Club to add an extra floor. In 2018, the application to add 42 rooms was refused and defeated at appeal. In 2020, Stay Club returned with an application to add 24 rooms, which was refused and defeated again. KTNF are concerned that this series of attempts proves that the developer is unwilling to engage with the neighbours.
- With the existing 439 beds, the building on 65 Holmes Road houses a disproportionately large number of people in a single place.
- A second planning application, 2024/0094/P, is currently with the council. It proposes converting office space to create eight additional rooms.
- Licensed as student accommodation, the owners have stretched their terms of use. In conventional halls of residence, students typically live for a whole academic year, and their behaviour is a more balanced mix of studying and partying. The operator appears to specialise in short-

stay groups, which are much more disruptive to the community. On that basis, we cannot support an expansion that undermines KTNF policies to encourage a diverse neighbourhood and a mixed economy.

- Contrary to the supporting documents of the application that stress ordinary student living and the standard student needs and habits, “students” arrive on a weekly basis in big groups (60 to 100/120 people), holiday and party for a short time in big groups (including at night) to then leave, and make room for new groups. These holidaymakers do not contribute to local life but create undue nuisance and pressure on the local community that the management consistently has failed to mitigate. Despite numerous complaints from neighbours over the years, the management appears unable to put procedures in place to eliminate late-night noise.
- The operator appears to have no arrangements with a specific educational institution.
- Examples of environmental anti-social nuisance inflicted on the residents of Holmes Rd include bus loads of international guests being unloaded at 3 am, smoking and congregating around the building during evening and night times, congestion on the narrow pavements of Holmes Rd with trolley cases, daily outings and then returning for a last time in the early morning hours in party mode - loud roaring and screaming, jumping on parked cars to take selfies, etc.
- Inadequacy of accommodation (if it is not used as student accommodation).
- The building will be used as the Kentish Town campus of SCL International College, which specialises in short-term language courses taught on the premises.
- Proposed use for short-term language course purposes and not student accommodation for education institutions
- Use needs to be monitored by licences  
(Planning Officer Note: Licences are a separate type of control. Planning legislation authorises the use of planning conditions and agreements in planning control. Licencing is a separate matter).

**Planning Officer note on proposed use:**

*The letters from neighbours and the Kentish Town Neighbourhood Forum indicate that the existing building is not being used for student accommodation (as per the terms of the original planning permission) and that plans are afoot (see Planning History above) for the existing building to be further used for purposes which do not comply with the permitted use (for student accommodation) and which are of a different class with different/additional planning issues arising.*

*A planning application can only be assessed on its merits, and the current proposal must be considered in relation to the relevant planning considerations. Any existing or future planning control breaches are a matter for planning enforcement. It is not a matter upon which the current proposal for planning application can be determined.*

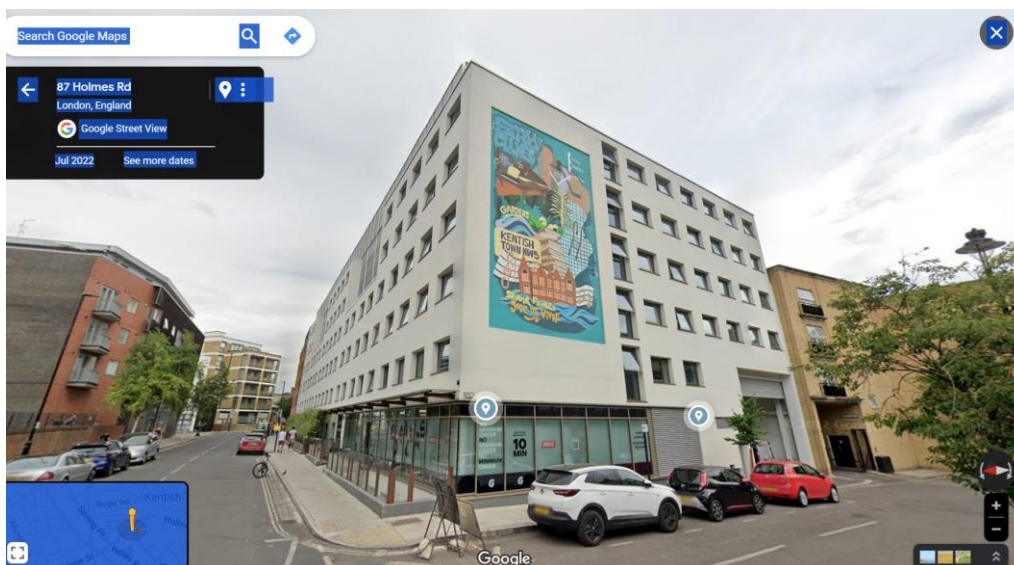
## Thames Water

'Thames Water would advise that with regard to the COMBINED WASTE WATER network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided. On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://thameswater.co.uk/buildingwater).'

## Site Description

The application site comprises an 'L' shaped plot of land. Magnet Kitchen Showroom and Warehouse formerly occupied it with customer car parking and two vehicular access points. The approved development under 2013/7130/P (as amended under 2017/6786/P) has been implemented for a seven-storey building (plus two basement levels) with student accommodation, warehouse and café uses.



A number of minor-material amendment applications have been approved (these are summarised in the relevant history section below). There is also a current application, 2024/0094/P (not yet decided) for 'Division of the existing internal double height E(g) office space into two separate storeys to create 8 additional student accommodation rooms' (See 'Planning History' below).

The Kentish Town Regis Road Growth Area is north of the site, and the Kentish Town - Town Centre is within walking distance. The site lies within the boundaries of the Kentish Town Neighbourhood Forum and is subject to the adopted Neighbourhood Plan.

The Inkerman Conservation Area lies adjacent to the site's western boundary, on the opposite side of Cathcart Street. The substantially completed building is visible from various parts of the Conservation Area.

## Relevant History

The application site has a significant history including 3 refusals, 2 of which were appealed by way of Public Inquiry (one was allowed and one was dismissed), before the original permission was approved under 2013/7130/P dated 06/03/2014. Furthermore, two recent applications for an additional storey to the main building (providing further student living accommodation) were refused under 2018/4871/P and 2020/2406/P. Both refusals were subsequently dismissed at appeal (refs: APP/X5210/W/19/3229042 and APP/X5210/W/20/3263246) for design/conservation, quality of living accommodation and neighbouring amenity reasons. A brief summary of the most relevant history is listed below in chronological order (by application type) below.

### Full Planning Applications

**2008/4795/P (withdrawn):** Erection of a part six, part three storey building with two basement levels to provide student accommodation comprising 411 self-contained study rooms and ancillary facilities (Sui Generis), restaurant/cafe use (Class A3) at ground floor level, and part change of use of upper basement level of 55-57 Holmes Road for use as ancillary facilities (refuse store, common room) for the student accommodation. (Following the demolition of the existing warehouse building). *The application was withdrawn 27 January 2009.*

**2009/3187/P (Refused, appeal withdrawn):** Erection of a part six, part three storey building with three and two basement levels respectively to provide student accommodation comprising 358 self-contained study rooms with ancillary facilities (Sui Generis), storage and distribution use (Class B8) at lower basement and ground floor level and restaurant (Class A3) at ground floor level. (Following the demolition of the existing warehouse building). *The application was refused on 13 October 2009 for 26 reasons, including an excessive proportion of student accommodation and a loss of employment space. A Public Inquiry appeal was withdrawn by the Appellant on 9 February 2010.*

**2010/6039/P (Refused, appeal allowed):** Erection of a part six, part three storey building with two basement levels to provide student accommodation comprising 268 student rooms housed within 245 units with ancillary facilities (Sui Generis), storage and distribution use (Class B8) at lower basement and ground floor level and coffee shop (Class A1) at ground floor level. *The application was refused on 4th February 2011 for 19 reasons including failure to deliver an appropriate mix of housing types, over-concentration of student housing (that would be harmful to the established mixed and inclusive community, and result in a loss of amenities to existing residents) and loss of employment floorspace.*

An appeal was submitted (ref: APP/X5210/A/09/2116161) and subsequently allowed on 1st December 2011. A unilateral undertaking (UU) was submitted during the appeal to satisfactorily address the majority of the reasons for refusal (9 to 19).

**2012/6548/P (Refused, appeal dismissed):** Erection of part seven, part three storey building with two basement levels to provide student accommodation comprising 313 student rooms housed within 278 units with ancillary facilities (sui generis), office use (Class B1) at lower basement and ground floor level. *The application was refused on 25 March 2015. The main reasons for refusal were based on the unacceptable loss of employment floorspace; the over-concentration of student accommodation; lack of external amenity space for students and due to the height, bulk, massing and design of the proposal there was considered to be an adverse impact on the character and appearance of the area and potential impacts on sunlight/daylight of neighbouring properties.*

An appeal was submitted (ref: APP/X5210/A/13/2197192) and subsequently dismissed on 4 October 2013. The appeal was dismissed due to the loss of employment space, the over-concentration of student accommodation and the lack of external amenity space for students.

**2013/7130/P (Granted Subject to a Section 106 Legal Agreement):** Erection of part seven, part three storey building above two basement levels to provide student accommodation comprising 273 units (337 rooms and 439 bed spaces) with ancillary facilities (sui generis), warehouse (Class B8) at basement and ground floor levels and a coffee shop (Class A1) at ground floor level following demolition of existing B8 buildings. *Planning permission was granted subject to a Section 106 Legal Agreement on 06/03/2014. The scheme was essentially an amalgamation of the acceptable elements (as deemed by the Planning Inspectorate) from the two appeal proposals ref: 2010/6039/P and 2012/6548/P.*

A number of planning obligations and conditions were included such as financial contributions, the restriction of occupation of student accommodation until the commercial element has been let and occupied, restricting occupation to student accommodation only and not permanent residential accommodation, the development must be linked to a Higher Education Funding Council for England (HEFCE) funded institution, a student management plan, travel plan, Construction Management Plan, Service Management Plan, car-free development, restrictions on use of external amenity space, external noise level compliance and no increase in student bedspaces (i.e. capped at 439).

**2018/4871/P (Refused, appeal dismissed):** Erection of 7th floor extension to facilitate the creation of 42 student accommodation rooms (Sui Generis) to existing student accommodation. *The application was refused on 4 March 2019. The main reasons for refusal were based on the height, scale, massing and detailed design causing harm to the building and adjoining Conservation Area; poor internal ceiling height, room sizes and outlook leading to substandard living accommodation and a material loss of outlook and daylight to neighbouring occupiers.*

An appeal was submitted (ref: APP/X5210/W/19/3229042) and subsequently dismissed on 25 September 2019. The appeal was dismissed on all the substantial reasons for refusal and the Inspector's Decision is attached as Appendix 1.

**2018/4877/P (Granted subjected to conditions):** The formation of a mezzanine floor (at basement level) to provide study rooms, administration, storage areas, kitchen and gym facilities within the student area of the building (partially retrospective) approved on 02/05/2020.

**2020/2406/P (Refused, appeal dismissed):** Erection of 7th floor roof extension to facilitate the creation of 27 student accommodation rooms (sui generis) to existing student accommodation. The application was refused on 1 September 2020. *The main reasons for refusal were based on (1) the height, mass, scale and detailed design, causing harm to the host building, streetscene and character and appearance of the adjacent Inkerman Conservation Area, (2) the living conditions for future occupiers, (3) the effects on the amenity (outlook, overbearing effects and sense of enclosure) for the occupiers of 74 and 55-57 Holmes Road. The appeal Inspector dismissed the appeal on the first and third grounds/reasons for refusal, i.e. harm to the character and appearance of the area and the effect on the outlook and living conditions of the occupiers of the west-facing flats at 55-57 Holmes Road.*

**2020/3698/P:** Change of use of warehouse space (Use Class B8) to office/light industrial/studio space (Use Class B1), including the installation of a mezzanine basement level over a part of the double height warehouse space in order to create 957 sqm of additional space for B1 use. Registered on 20/08/2020 and currently being considered.

**2024/0094/P:** Division of the existing internal double height E(g) office space into two separate storeys to create 8 additional student accommodation rooms – not yet decided

#### Minor-Material Amendments (Section 73 applications)

**2015/5435/P (Granted Subject to a Section 106 Legal Agreement):** Variation of Condition 20 (approved plans) of planning permission 2013/7130/P was approved on 27/05/2016 with a Deed of Variation to the original legal agreement. The main changes included extension of the lower basement level to relocate part of the warehouse (B8) use from the mezzanine floor, internal reconfigurations,

introduction of social space and study rooms on the mezzanine level, changes between double and twin rooms, lift overrun, new rooflights and lightwells

**2016/4664/P (Granted Subject to a Section 106 Legal Agreement):** Variation of Condition 20 (approved plans) of planning permission 2013/7130/P was approved on 03/05/2017 with a Deed of Variation to the original legal agreement. The main changes included reconfiguration of the warehouse levels and ground floor to provide an enlarged social area for the student accommodation use; an additional row of windows on the Holmes Road elevation; additional rooflights into basement and changes to positioning of windows.

**2017/6786/P (Granted Subject to a Section 106 Legal Agreement):** Variation of Condition 20 (approved plans) of planning permission 2013/7130/P was approved on 27/07/2018 with a Deed of Variation to the original legal agreement. The main proposed changes include lowering the basement level by 950mm, internal changes, an increase to the volume and area of warehouse space and reduction of ancillary student space. This version of the consent has been implemented.

#### Approval of Details

**2016/5269/P (Granted):** Submission of details to discharge conditions 4 (contamination), 5 (landscaping), 6 (waste), 10 (CHP), 15 (access) and partial discharge of 16 (SuDs) of planning permission 2013/7130/P. The application was approved on 03/03/2017.

**2016/5496/P (Granted):** Submission of details to partially discharge condition 2 (materials and details) of planning permission 2013/7130/P. The application was approved on 30/12/2016.

**2016/6245/P (Granted):** Submission of details to discharge conditions 14 (details, calculations, method and design of groundworks) and 22 (appointment of engineer) of planning permission 2013/7130/P. The application was approved on 03/03/2017.

**2017/6568/P (Refused):** Submission of details to discharge condition 2 (details of the layout, sections, elevations of windows, door framing and roof plant equipment) of planning permission 2013/7130/P. The application was refused on 12/01/2018 as the proposed materials and details would not safeguard the character and appearance of the premises and the wider area as per the requirement of the planning condition.

#### Advertising Consent

**2019/1927/A (Granted):** Display of external non-illuminated mural on the side wall of hostel building facing Cathcart Street. The application was approved on 10/06/2019 and is in situ.

## **National Planning Policy Framework 2023**

### **London Plan 2021**

### **Camden Local Plan 2017**

Policy G1 Delivery and location of growth

Policy C1 Health and wellbeing

Policy C5 Safety and security

Policy C6 Access for all

Policy E1 Economic development

Policy E2 Employment premises and sites

Policy A1 Managing the impact of development

Policy A2 Open space

Policy A3 Biodiversity

Policy A4 Noise and vibration

Policy D1 Design

Policy D2 Heritage

Policy CC1 Climate change mitigation

Policy CC2 Adapting to climate change

Policy CC3 Water and flooding

Policy CC4 Air quality

Policy CC5 Waste

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car-free development

Policy T3 Transport infrastructure

Policy T4 Sustainable movement of goods and materials

Policy DM1 Delivery and monitoring

### **Camden Planning Guidance (CPG)**

- CPG Housing (2021)
- CPG Amenity (2021)
- CPG Biodiversity (2018)
- CPG Planning for health and wellbeing (2021)
- CPG Public Open Space (2021)
- CPG Design (2021)
- CPG Energy Efficiency and Adaptation (2021)
- CPG Student Housing (2019)
- CPG Transport (2021)
- CPG Developer Contributions (2019)

**Inkerman Conservation Area Statement March 2003**

**Kentish Town Neighbourhood Forum Neighbourhood Plan - adopted 19 September 2016**

## **Assessment**

### **1. Background**

1.1 The existing seven storey building with two basements was originally approved under 2013/7130/P. This approval was an amended scheme following a number of refusals and appeals at the site: 2012/6548/P (refused then dismissed at appeal in 2013); 2010/6039/P (refused then appeal allowed in 2011) and 2009/3187/P (refused then appeal withdrawn). The approved scheme under 2013/7130/P is effectively an amalgamation of the two decided appeal proposals (2012/6548/P and 2010/6039/P), combining the elements considered acceptable by the respective Inspectors. The Council considered the scheme to be the maximum quantum of development at the time in terms of height and student numbers. In summary, the approval under 2013/7130/P included the provision of student accommodation and warehouse (B8) floorspace in the same building and site layout as approved by



2010/6039/P, with an additional storey as considered acceptable in the appeal decision for 2012/6548/P.

### **2018 and 2020 applications and dismissed appeals for an additional storey on the building:**

**1.2 2018/4871/P (Refused, appeal dismissed):** Erection of 7th floor extension to facilitate the creation of 42 student accommodation rooms (Sui Generis) to existing student accommodation. *The application was refused on 4 March 2019. The main reasons for refusal were based on the (1) the height, scale, massing and detailed design causing harm to the building and adjoining Conservation Area; (2) poor internal ceiling height, room sizes and outlook leading to substandard living accommodation and (3) a material loss of outlook and daylight to neighbouring occupiers. The Inspector dismissed the appeal on the first, second and third grounds/reasons for refusal citing (1) the proposed larger extent of mesh over cladding would read as a top heavy addition to the building, making it appear unduly prominent within the streetscene. I conclude that the proposal would be harmful to the character, appearance and significance of the Inkerman Conservation Area; (2) I find the ceiling heights proposed would be harmful to the living conditions of occupiers. The proposed rooms would all be single aspect, with their windows positioned behind the mesh over cladding panels that are to be used on the uppermost parts of the building. For these collective reasons, the proposal would fail to provide an acceptable standard of living accommodation for the prospective occupiers of the rooms, and (3) the additional floor of accommodation proposed would further increase the overall height and massing of the appeal property, which at 7 storeys in height is already significant when considered within its surroundings. This increase in height would have a harmful overbearing effect upon the flats and balconies that the appeal property faces towards, as it would create a greater sense of enclosure than at present. Such an arrangement would therefore be harmful to the outlook of the occupiers of the neighbouring flats.’ The Inspector also noted: ‘there are a number of instances where best practice guidelines for daylight availability would not be met, meaning that a number of flats would lose significant levels of daylight.’*

**1.3 2020/2406/P (Refused, appeal dismissed):** Erection of 7th floor roof extension to facilitate the creation of 27 student accommodation rooms (sui generis) to existing student accommodation. The application was refused on 1 September 2020. *The main reasons for refusal were based on (1) the height, mass, scale and detailed design, causing harm to the host building, streetscene and character and appearance of the adjacent Inkerman Conservation Area, (2) the living conditions for future occupiers, (3) the effects on the amenity (outlook, overbearing effects and sense of enclosure) for the occupiers of 74 and 55-57 Holmes Road. The appeal Inspector dismissed the appeal on the first (partly) and third grounds/reasons for refusal, i.e. harm to the character and appearance of the area and the effect on the outlook and living conditions of the occupiers of the west-facing flats at 55-57 Holmes Road. On the first reason for refusal the Inspector agreed upon the adverse effects on the appearance of the building and the streetscene, but not the harm to the Inkerman Conservation Area.*

He noted: *‘The side elevation would be readily apparent from Holmes Road close to the corner with Cathcart Road and from Cathcart Road itself. Currently this part of the building has a resolved appearance with the mesh top floor protruding above the clean line of the parapet in a visually satisfactory way. To that extent the current design is a complete and balanced composition with the existing top level a strong terminating feature but this would be significantly diluted by the proposal. The negative effect of adding a further tier would be accentuated by the introduction of an additional external material. The proposed stepping of the building would undermine its existing clear architectural style producing a confused and convoluted effect. Overall the design and location of the proposed extension would appear odd and would adversely affect the locality. Whilst the proposal is intended to be understated the resulting double stepping arrangement would be jarring.*

And ..... *‘It follows that the setting of this heritage asset would be preserved in accordance with Policy D2 of the Camden Local Plan. Nevertheless, the proposal would harm the character and appearance of the area and would not accord with Local Plan Policy D1 which seeks high quality design that respects local context and character. It would also offend the design principles in Policy D3 of the Kentish Town Neighbourhood Plan of 2016’.*

On the third reason for refusal the appeal Inspector noted: *The Daylight and Sunlight Study concludes that the proposed development would have a low impact on light received by neighbouring properties and that amenity would therefore be sufficiently safeguarded. There is no reason to disagree with these technical findings. However, the Council is concerned that the proposal would have an overbearing impact on certain properties. There are windows and balconies on the west side of Nos 55-57 which would be directly facing the northern end of the proposed extension. At this point it would be located up to the edge of the existing building. The adjoining windows would be facing directly towards this part of the proposal at fairly close quarters. Consequently, occupiers would experience an adverse visual impact which would be detrimental to their outlook. Therefore, for this reason alone, the proposal would harm the living conditions of the occupiers of the west-facing flats at 55-57 Holmes Road.*

1.4 These recent refusals and dismissed appeals are a material planning consideration and should be given great weight in any decision.

## **2. The Proposal**

2.1 Planning permission is sought for the erection of a 7th-floor extension to facilitate the creation of 11 single student accommodation rooms (Sui Generis) to the existing student accommodation. The new 8<sup>th</sup> storey would be constructed on top of the completed 7 storey building.

2.2 The extension would be above the substantially completed development under 2017/6786/P (a minor-material amendment of 2013/7130/P). It would increase the student accommodation from 273 units and 439 bedspaces to 284 units and 450 bedspaces. Access to the proposed new floor would be via an extended lift and stair cores.

2.3 The additional 7<sup>th</sup> floor would be 2.7m high, 52.725m in length and 6.75m in depth. It would include a stairwell and lift (wheelchair accessible) at its eastern end, where it would sit next to 61 – 63 Holmes Road. It would be set back 8m from the western elevation of the existing building (onto Cathcart Street). The existing 6th-floor setback is overlaid with distinctive aluminium mesh panels in a simple alternating colour pattern. The proposed 7th floor would be clad with the same mesh panels. The gross internal area of the proposal is indicated as 306 sqm.

2.4 The additional 11 rooms would be single occupancy rooms (studios) of 17 – 20 sqm. The internal room height in the 7th-floor rooms would be 2.5m. All the rooms would be single aspect and have their clear single window facing Holmes Road. The room closest to the wheelchair-accessible lift is shown as being wheelchair accessible

## **3. Assessment**

3.1 The relevant planning considerations are:

- Land Use
- Affordable Student Accommodation
- Design, Character and Appearance, Conservation
- Standard of student accommodation
- Neighbouring amenity
- Transport
- Sustainability
- Local employment/training
- Public open space

## **4. Land use**

4.1 The principle of student accommodation on the site is acceptable as it has been consented to and implemented. The proposal seeks to add further student accommodation. None of the other consented land uses on the site are materially affected by the proposal.

#### Increase in student accommodation

4.2 Student concentration and subsequent impacts have historically been a contentious issue on this site and have received objections from neighbouring residents and businesses. A brief summary of the history of student numbers is included below:

2010/6039/P refused, and the appeal was allowed. One of the reasons for refusal was overconcentration of student housing. But the Inspector considered 417 beds acceptable: *'I do not find the proposal would result in an undesirable over-intensification of purpose built student accommodation (PBSA) or harm the overall social balance of the wider community, but rather serve to redress it by bringing the proportion of students in Kentish Town up to the Borough average.'*

2012/6548/P refused, and the appeal dismissed. Over-concentration of student accommodation (550 bed spaces) was a reason for refusal and the Inspector upheld it. On the matter of student numbers the Inspector noted:

*I am cautiously inclined to believe that it might cross an ill-defined threshold. I am in little doubt that there would be more occasions or events of noise and disturbance locally, arising from the effects of student exuberance, and this would be likely to provoke more complaints from the general public living in the area. And I note that there are many more new flats in the immediate vicinity than there were a few years ago. To my mind, this consideration, while not by itself decisive in the appeal, does little to commend the current scheme.'*

*In summary, it is not clear whether the proposal would conflict with relevant policies for student accommodation, as they tend to pull in opposite directions. In other words, the policies are broadly supportive, but with important caveats intended to safeguard locally resident communities. But in the final analysis I agree with the Council that there are some reasonable grounds for concern about a likely increase in noise and disturbance from the significant proposed increase locally in student numbers. This might, just, bring about or reflect an undesirable over-concentration.'*

2013/7130/P granted by the Council. 439 bed spaces were approved. The Committee Report relating to that permission states:

*Therefore, an increase of 22 students on site would not have any significant or noticeable impact on the area in terms of noise or result in an overconcentration of students. S106 clauses are recommended to secure a Student Management Plan and linking occupation to a HEFCE-funded institution.'*

- 2020/2406/P (Refused, appeal dismissed): Erection of 7th floor roof extension to facilitate the creation of 27 student accommodation rooms (sui generis) to existing student accommodation

The Officer report noted that the proposal would result in 300 units and 466 bedspaces. Officers did not consider that this would result in a harmful over-concentration that would lead to unacceptable noise and disturbance locally. Student numbers were not referred to within any of the reasons for refusal and it was not a matter upon which the appeal was considered and dismissed. The appeal Inspector noted : *'There is a strong body of evidence from residents living near to the appeal site that the existing development is a source of anti-social and unneighbourly behaviour. That is not a matter for this appeal but given that the proposal would be for additional student rooms the provisions of any undertaking should include adequate safeguards in that respect'*

## **Conclusion on student numbers:**

5.3 Given the appeal Inspector for the previous application (2020/2406/P) (which proposed an additional storey to provide an additional 27 rooms) had no objections on grounds of student numbers/concentration, it is considered that there can be no objections to the current proposal to provide an additional 11 rooms (subject to a student management plan being secured via legal obligation).

5.4 The proposal would increase the student accommodation from 273 units and 439-bed spaces approved under 2017/6786/P (a minor-material amendment of 2013/7130/P) to 284 units and 450-bed spaces. This falls between the approved figure of 439 and the 550 dismissed at Public Inquiry under 2012/6548/P.

5.5 Officers do not consider that this would result in a harmful over-concentration that would lead to unacceptable noise and disturbance locally. It is noted that this was not a reason for refusal under 2018/4871/P (42 beds) 2020/2406/P (27 beds) and the numbers have decreased with this application. The additional 19 bed spaces when including the roof extension application would not result in an overconcentration of student accommodation. This permission would be subject to a student management plan being secured via legal obligation

## **Affordable student accommodation**

6.1 Policy H9 aims to ensure that there is a supply of student housing available at costs to meet the needs of students from a variety of backgrounds. The requirement derives from the London Plan 2021 (policy H15) and section 3.9 of the Mayor's Housing SPG 2016. It arises from concern amongst higher education institutions and student bodies that high housing costs in London are harming their ability to attract students from less wealthy backgrounds and compete with institutions elsewhere.

6.2 Policy H9 (criterion g) of the Local Plan requires an undertaking in place to provide housing for students at one or more specific education institutions or otherwise provide a range of accommodation that is affordable to the student body as a whole. London Plan Policy H15 seeks "the maximum level" of affordable accommodation. Until the Mayor's Housing SPG 2016 is updated, the Council requires the provision of 33% affordable housing. This would therefore need to be secured through a S106 legal agreement.

6.3 The requirement for affordable student accommodation would only apply to the uplift of the 11 additional rooms.

6.4 Officers consider that a payment-in-lieu of affordable housing, calculated in accordance with guidance, would be the most beneficial contribution that can be achieved in this instance. The payment-in-lieu contribution, using the requirement for 33% affordable housing and the Housing CPG contribution rate of £5,000 per sqm is shown below.

6.6 The proposal would provide an additional 306 sqm GIA. The proportion of affordable student accommodation required is 33%. The payment required is calculated as follows: 306 sqm x 33% x £5,000 per sqm = £504,900

6.7 No signed undertaking exists for the new student accommodation to be linked to a specific educational institution. Consequently, there is a requirement for a commensurate provision of affordable student housing, in this case, by way of a contribution of £504,900. In the absence of a legal agreement to secure a contribution of £504,900 to affordable student housing, the application should be refused on grounds of non-compliance with policy H9.

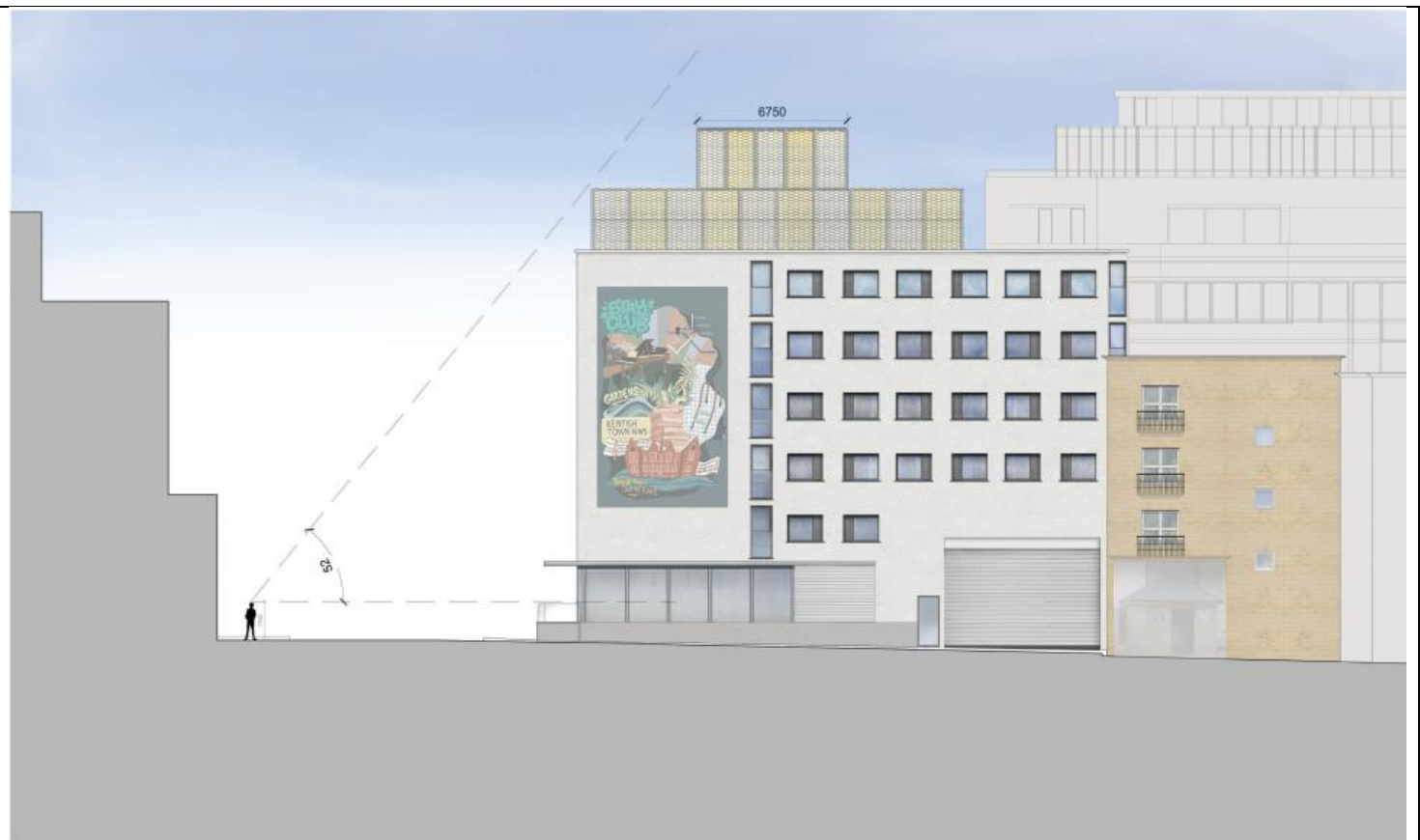
## Design, Character and Appearance, Conservation

7.1 The implemented development was originally approved under 2013/7130/P. This consented the erection of a part seven, part three storey building above two basement levels. The rationale for the approval was that the proposal was not significantly different from the scheme under 2012/6548/P, where the Inspector at the Public Inquiry did not dismiss the appeal on the grounds of design/impact on the surrounding area. As part of the appeal decision, the Inspector concluded that there was a good case in townscape terms for a 7 storey building and that it would complement its neighbours without appearing excessive in height in either street elevation, or otherwise over-dominant. He also indicated that the scheme represented an acceptable maximum for the site (i.e. that anything above 7 storeys would not be acceptable). The relevant paragraph from the appeal decision is quoted below, with emphasis added to illustrate the point regarding the scheme being the maximum development acceptable: *'In my view, there is a good case in townscape terms for a 7 storey building on the appeal site, of the overall height proposed. It would complement its neighbours without appearing excessive in height in either street elevation, or otherwise over-dominant. And I see no necessity in design or policy terms for the upper storey(s) to be set back from the main elevation. That said and accepting the inevitable degree of subjectivity in such a judgement, **the current scheme probably represents an acceptable maximum for the site**, in terms of the site coverage, and the height, bulk and massing of the building.'*

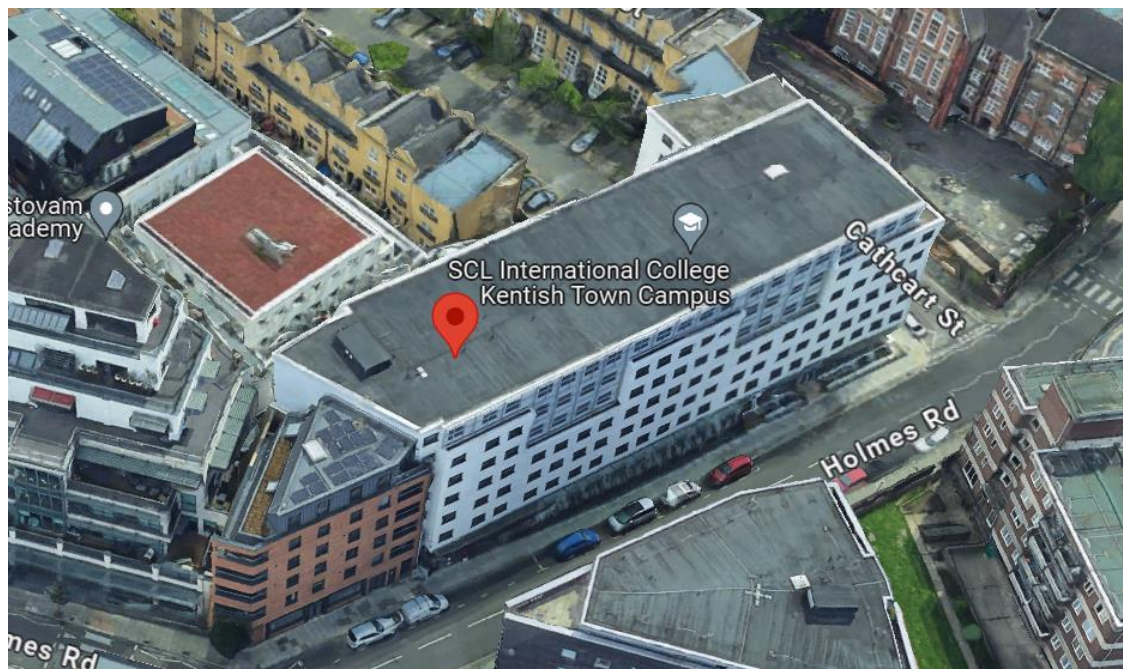
7.2 The previous application for an additional storey on the building (2020/2406/P) was refused by the Council on the grounds that the additional storey would be detrimental to the character and appearance of the host building, streetscene and wider area while failing to either preserve or enhance the character and appearance of the adjacent Inkerman Conservation Area. The appeal Inspector partly agreed, noting that *'the side elevation would be readily apparent from Holmes Road close to the corner with Cathcart Road and from Cathcart Road itself. Currently, this part of the building has a resolved appearance, with the mesh top floor protruding above the clean line of the parapet in a visually satisfactory way. To that extent, the current design is a complete and balanced composition with the existing top level, a strong terminating feature, but the proposal would significantly dilute this.'*

7.3 The appeal Inspector did not share the Council's view on the impacts on the Inkerman Conservation Area. Indeed, he notes: *'In this case, the significance of the heritage asset (i.e. Conservation Area) is found within its defined area. The surroundings beyond contribute very little to that significance, so the proposal would not detract from its overall value. It follows that this heritage asset's setting would be preserved per Policy D2 of the Camden Local Plan.'*

7.5 The proposed extension would add a further storey to the approved scheme, which is substantially completed.



7.6 Officers consider that the substantially completed development maximises what is suitable for this site in terms of size and design. The implemented scheme has been designed as a render main façade with a wide crenulated parapet above. It has mesh-covered upper storeys that signify the terminating or roof storey of the development. In this respect, the design is a complete composition.



7.7 The Council's guidance on roof extensions is clear, stating that roof extensions are unlikely to be acceptable where the building is a complete composition (para 5.8 of CPG – Design). The proposal would constitute an ill-fitting addition to the building, which would neither respect the building lines or profiles of the building nor the elevational treatments with its oversized, full-height windows. It would have a convoluted design, which would significantly detract from the architectural merit of the building. The additional floor would create a visual intrusion to the streetscene and skyline.

7.8 The extension would be less visible in short-range views of the building but would be visible in longer-range views and from neighbouring dwellings' habitable room windows, balconies, and terraces. The site is located inside a dog-leg on the south side of Holmes Road. Thus, the building has a greater visual presence in the streetscape than had it been located elsewhere on a more linear section of Holmes Road. It is considered that the extension would appear incongruous to an already large building that has resulted in a significant change to the character of the area. The proposal would result in additional scale and massing of the building, which would cause harm to its appearance and the visual amenities of the surrounding area.



7.8 In addition to the above, officers are concerned with the impact of any paraphernalia on the roof (such as overruns, plant, any other projections, etc.). Officers consider that limited details related to plant equipment have been provided to this date.

7.9 The proposal would fail to accord with policy D1 (Design) of the Local Plan, which seeks (among other things) to secure high-quality design in development that respects local context and character. It also states that the Council will resist the development of poor design that fails to take the opportunities available to improve an area's character and quality and how it functions. The proposal similarly fails to comply with policy D3 of the Kentish Town Neighbourhood Forum Neighbourhood Plan, which requires proposals to be well integrated into their surroundings, be of an appropriate scale, height, massing and architectural detailing and be of the highest quality.

### **Standard of Student Accommodation**

8.1 The additional 11 rooms would be single occupancy sleeping/living/kitchen rooms (studios) with separate W.C.'s. They would be 17 – 20 sqm in area. The Student Housing CPG indicates that studio units with kitchen and W.C. and shower facilities should be at least 15.5 sqm in area:

**Figure 2. Benchmark areas for study bedrooms and studios in student housing**

| <b>Configuration</b>   | <b>Single room – benchmark area</b> | <b>Double room – benchmark area</b> |
|--|-------------------------------------|-------------------------------------|
| <b>Study bedroom with shower, WC and wash basin</b><br>(without kitchen facilities or cohesive living) | 12.5 sq m                           | 14.5 sq m                           |
| <b>Studio with kitchen facilities and shower, WC and wash basin</b>                                    | 15.5 sq m                           | 17.5 sq m                           |
| <b>Study bedroom in cohesive living with shower, WC and wash basin</b><br>(without kitchen facilities) | 10.6 sq m                           | 13.7 sq m                           |

The benchmark areas are based on Camden's minimum HMO standards but add 1 sq m for a desk/ chair, 3 sq m for kitchen facilities, and 2.5 sq m for a shower, WC and wash basin.

8.2 Additionally, given that Inspector had no issue with the 16 sqm rooms proposed within the previous scheme, dismissed at appeal, there are no objections to the now proposed rooms in terms of the quality of accommodation.

8.3 The rooms would have an internal head height of 2.5m and tall windows that would provide natural light and an open outlook. There are no objections in terms of the sizes, layouts or living conditions.

### **Neighbouring Amenity**

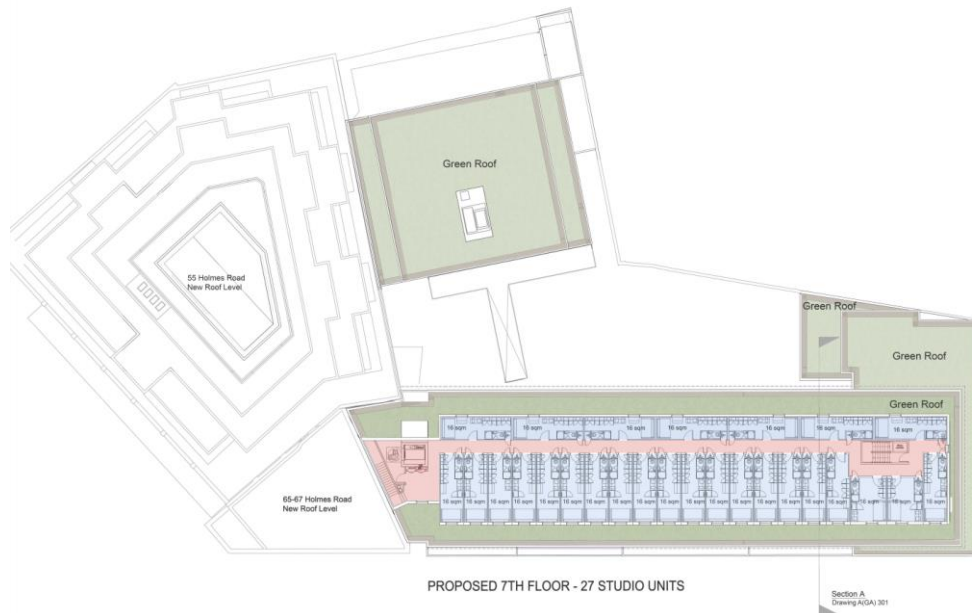
9.1 The current proposal reduces the size and quantum of the development, which was proposed under application 2020/2406/P, which was refused by the Council and dismissed at appeal. That proposal comprised more bedrooms (27), was deeper (2.6m and 2.2m from the front and rear elevations, respectively), and was longer (61m). However, it was lower, at 2.6m in height compared with 27m for the current proposal.

9.2 The third reason for refusal of application 2020/2406/P was '*The proposed development, due to its height, massing, scale and location, would result in a material loss of outlook as well as having an overbearing impact and an increased sense of enclosure on the occupiers at 74 and 55-57 Holmes Road*'.

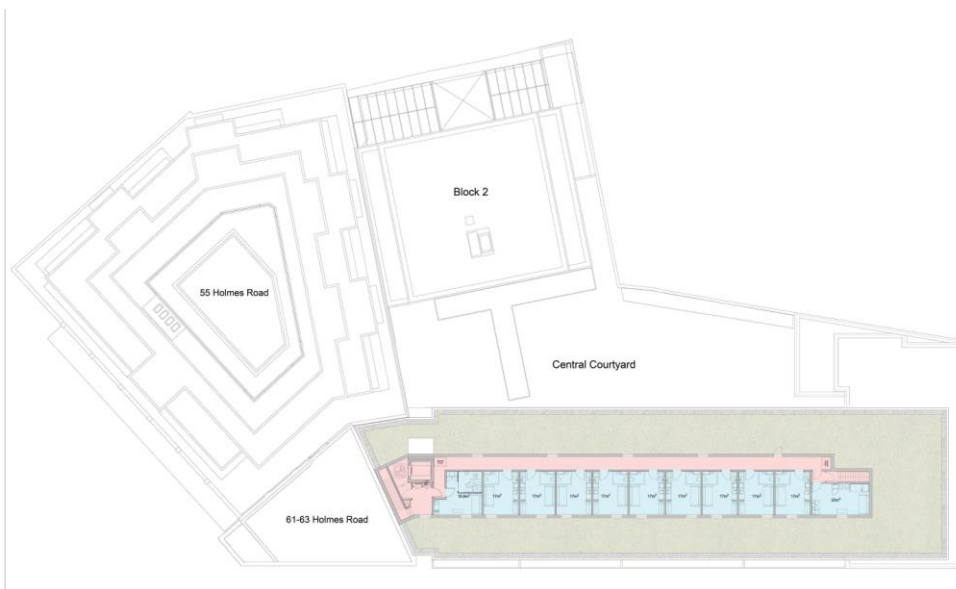
9.3 In dismissing the appeal, the Inspector agreed with the Council on the loss of outlook and overbearing effects on the occupiers of 55 – 57 Holmes Road, but he did not agree with the Council on 74 Holmes Road: '*There are windows and balconies on the west side of Nos 55-57 which would be directly facing the northern end of the proposed extension. At this point it would be located up to the edge of the existing building. The adjoining windows would be facing directly towards this part of the proposal at fairly close quarters. Consequently, occupiers would experience an adverse visual impact which would be detrimental to their outlook. 16. Therefore, for this reason alone, the proposal would harm the living conditions of the occupiers of the west-facing flats at 55-57 Holmes Road.*'

9.4 With respect to 55 – 57 Holmes Road, the proposal would be set back by 2.3 m when compared with the proposal under application 2020/2406/P:





*Proposed seventh floor plan under application 2020/2406/P*



*Now proposed seventh floor (set back 2.3m from 55 – 57 Holmes Road when compared with the proposal under 2020/2406/P)*

9.5 Despite the 'set-back', the proposal would still result in a loss of outlook for 55 – 57 Holmes Road occupiers. The proposal would reduce the open aspect of the living rooms, balconies and terraces at the rear of this development. It would therefore be contrary to policy A1 for protecting the amenity of occupiers.



9.6 There were no objections on grounds of significant loss of daylight/sunlight at neighbouring sites under application 2020/2406/P. The current proposal is accompanied by a Daylight and Sunlight Assessment, concluding that all neighbouring windows (requiring daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test. The proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

9.7 Policy H9 of the Local Plan requires new student housing to contribute to creating a mixed, inclusive and sustainable community that does not create a harmful concentration of such a use in the local area or cause harm to nearby residential amenity. It states that where the scale or concentration of student housing proposed is likely to harm the balance and sustainability of the community or otherwise harm local amenity, the Council will seek a range of mitigating measures such as management plans. A student management plan is required for all planning applications involving student accommodation (as per Camden's Local Area Requirements for Planning Applications (2018)). It is required to be secured via S106 and to include details on health and safety standards and procedures; maintenance and repairs; environmental quality; landlord and tenant relationship; student welfare; anti-social behaviour and disciplinary procedures; administration, accreditation and compliance procedures; secured by design principles and student tenancy agreement. In the absence of a legal agreement securing a student management plan, it would fail to protect the amenities of the surrounding area, contrary to policies A1 and H9 of the Camden Local Plan 2017.

## Transport

10.1 The site has a PTAL score of 5, which indicates that it has a very good level of accessibility by public transport. The nearest station is Kentish Town, located to the northeast of the site, whilst Kentish Town West is located to the southwest. Numerous bus services are available from within a short walk to the east of the site on Kentish Town Road and to the south on Prince of Wales Road.

10.2 In line with Policy T1 of the Camden Local Plan, cycle parking should be provided in accordance with the standards set out in the London Plan. For student accommodation, the requirement is for 0.75 spaces per bedroom for long stay use and 1 space per 40 bedrooms for short stay use. This gives a requirement for 8 long stay spaces for the proposed development. Both the Transport Statement and the Student Travel Plan submitted in support of the application state that 10 additional long stay and 1 short stay space will be provided for the additional student rooms. No plans have been submitted to

demonstrate that 8 additional safe, accessible and convenient cycle parking spaces would be provided for the additional rooms and the proposal is therefore contrary to policy T1 of the Local Plan.

10.3 In accordance with Policy T2 of the Camden Local Plan, the proposed development should be subject to a car-free agreement. This will prevent future occupiers from adding to existing on-street parking pressures, traffic congestion, and air pollution while encouraging the use of more sustainable modes of transport such as walking, cycling, and public transport. Until such time as a legal agreement is completed, including the prevention of future occupiers from obtaining on-street car parking permits, the proposal is contrary to Policy T2.

10.4 Given that the proposed development will lead to an increase in pedestrian and cycling activity at the site, it is recommended that the application be subject to a Pedestrian, Cycling and Environmental Improvements contribution of £11,000 to be secured by means of the Section 106 Agreement. This contribution will be used towards the Holmes Road Area Safe and Healthy Streets scheme. It is considered that this scheme will be of direct benefit to the residents of the development and is fair and reasonable in scale, in line with the relevant guidance on planning obligations. Until such time as a legal agreement is completed to secure a contribution of £11,000 towards pedestrian, cycling and environmental improvements, the proposal is contrary to Local Plan policy T3 (Transport Infrastructure).

10.5 A draft Student Travel Plan has been submitted in support of the application. This will need to be secured by means of the Section 106 Agreement together with the associated Monitoring and Measures Contribution of £5,196 to ensure that the travel plan is monitored over a 5 year period, with regular travel surveys and monitoring reports to be provided by the developer to the Council for review after initial occupation and subsequently in Years 1, 3 and 5 to ensure compliance with the aims, measures and targets outlined in the plan. It would appear that travel plan monitoring has not been undertaken in recent years, partly due to the Covid pandemic, and it is therefore considered appropriate to secure a new travel plan monitoring regime for the site as part of this development. Until such time as a legal agreement is completed to secure a Student Travel Plan and associated Monitoring and Measures Contribution of £5,196, the proposal is contrary to Local Plan policy T1 and T3.

10.6 A Student Pick Up and Drop-Off Management Plan has also been submitted in support of the application. This sets out the regime that is to be followed at the start and end of the academic term/year to manage the impact of student arrivals and departures on the local road network and in particular parking conditions. The site is located within the CA-L (Kentish Town South) controlled parking zone, where permit bays are restricted to the hours of 8.30am to 6.30pm Monday to Friday. Rather than use Resident bays, students are recommended to make use of the adjacent Pay by Phone bays (maximum stay 2 hours), in order to prevent misuse of the resident bays. Students who choose to arrive/depart by car are required to book in advance so as to avoid overloading the bays and also to avoid overspill parking in the surrounding streets. It is recommended that the Plan be secured by condition/Section 106 Agreement to ensure future compliance with the measures set out in the Plan. Until such time as a legal agreement is completed to secure the implementation of the Student Pick Up and Drop-Off Management, the proposal is contrary to Local Plan policy T2.

10.7 Given the location of the site, the scale of the proposed development and the difficulty of adding an additional floor to an existing building, it is recommended that the application be subject to a Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000, to be secured by means of the Section 106 Agreement. This will help ensure that the proposed development is carried out without unduly impacting neighbouring amenity, or the safe and efficient operation of the local highway network. Until such time as a legal agreement is completed to secure the implementation of a CMP, associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000, the proposal is contrary to Local Plan policies A1, T3 and T4.

10.8 The site will continue to be serviced on-street, as at present. The modest increase in student room numbers will not lead to a material increase in servicing and deliveries to the site. A Servicing Management Plan is therefore considered unnecessary in this instance.

10.9 A highway contribution is not considered necessary for this development. Any damage that occurs to the adjacent footway during construction will be covered by the scaffolding bond secured under the scaffolding licensing process.

## **Sustainability**

11.1 The proposal comprises a 7th-floor extension with 11 rooms and approximately 306 sqm of additional floor space. In the Council's Energy Efficiency and Adaptation CPG (2021), there is a requirement for residential development of up to 500 sqm in the area to achieve carbon emission reductions 19% above Part L of 2013 Building Regulations targets and to employ renewable energy technologies where possible. Policy CC2 (Adapting to climate change) of the Local Plan requires all development to be resilient to climate change, including measures such as bio-diverse roofs. Policy CC3 (Water and flooding) requires new development to incorporate water efficiency measures.

11.2 The Energy & Sustainability Report which has been submitted sets out the range of measures which will be provided in accordance with the energy hierarchy (Be Lean, Be Green, Be Clean) to achieve enhanced carbon reduction emissions. A 35% reduction over the Part L (2021) baseline case is predicted, partly by the installation of 17.5 kWp of PV panels on the roof of the extension. (Note: There are no PV panels on the existing roof, which would be lost as a result of the addition of the additional storey). An energy and sustainability plan would be secured by S106 agreement if planning permission were granted and a condition to secure detail and output of the PV panels.

11.3 A bio-diverse roof is also proposed for the new extension. A planning condition can control its specification, maintenance/management and performance. Water use by future occupiers can also be secured by way of a planning condition. As such, the proposal is considered to meet the carbon emission target in the Energy Efficiency & Adaptation CPG and include a satisfactory range of sustainability measures.

## **Local employment/training**

12.1 Previously (application 2020/2406/P), there was a requirement – under the 'Employment Sites and Business Premises' CPG 2018 to provide a range of training and employment benefits during and after the construction phase for local residents and businesses. A package of recruitment, apprenticeship and procurement measures was identified as required by a S106 legal agreement.

12.2 The current proposal does not exceed the threshold for the provision of local employment / training contributions in the Employment Sites and Business Premises CPG 2021, vis: 'Schemes that provide 1,000sq m (GIA) or more of net additional floorspace could potentially have build costs exceeding £3 million. The Council will therefore expect schemes of 1,000 sqm (GIA) or larger to provide employment or training initiatives secured through a section 106 agreement with the Council unless evidence is provided to demonstrate that the scheme is below the £3m build cost trigger'. A reason for refusal relating to a lack of agreement to secure an appropriate local employment/training contribution is therefore not applicable.

## **Public Open Space**

13.1 Local Plan Policy A2 requires developments to secure new and enhanced open space and ensure that development does not put unacceptable pressure on the Borough's network of open spaces. The policy states that the Council will seek developer contributions for open space enhancements using S106 agreements and to address the additional impact of proposed schemes on public open space considering the proposal's scale and the number of future occupants and the land uses involved. Given

the nature of the proposal the Council would accept a financial contribution in lieu of securing new public open space on-site. The public open space contribution, based on the adopted formula in the Public Open Space CPG, is £14,850, which equates to a requirement of £200 per sqm with single rooms being measured at 9 sqm and a factor of 0.75 recognising that student accommodation is often not used for part of the year. Until such time as a legal agreement is completed to secure a contribution of £14,850 towards the provision of public open space, the proposal is contrary to Local Plan policies A2 of the Camden Local Plan 2017 and policy GO1 (Local Green Spaces) of the Kentish Town Neighbourhood Plan.

## **Conclusion**

14.1 For the reasons set out in the report above, the application is considered to be contrary to the Development Plan in regard to the policies for urban design and the amenity of surrounding occupiers. The proposal also fails to include an appropriate S016 legal agreement to provide a car free development, affordable student housing, student management plan, pedestrian/cycling/environmental improvements, student travel plan, student pick-up and drop-off plan, Construction Management Plan and Open Space contribution.

## **Recommendation: Refuse Planning Permission**

1. The proposed development, by virtue of its height, mass, scale and architectural design, would be detrimental to the character and appearance of the host building, the quality of the townscape and the visual amenity of neighbouring occupiers. It would therefore be contrary to policy D1 (Design) of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan. It would also be contrary to the London Plan 2021 and NPPF 2023.

2. The proposed development, due to its height, massing, scale and location, would result in a material loss of outlook as well as having an overbearing impact and an increased sense of enclosure on the occupiers at 55-57 Holmes Road. It would therefore be contrary to policy A1 (Managing the impact of development) of the Camden Local Plan 2017. It would also be contrary to the London Plan 2021 and the NPPF 2023.

3. The proposed development, by way of the absence of 8 additional cycle parking spaces, fails to include sufficient facilities to promote the use of sustainable transport and reduced car use. As such it is contrary to policies T1, CC1 and CC2 of the Camden Local Plan 2017, the London Plan 2021 and the NPPF 2023.

4. The proposed development, in the absence of a legal agreement securing a student management plan, would fail to protect the amenities of the surrounding area contrary to policies A1 and H9 of the Camden Local Plan 2017.

5. In the absence of a legal agreement to secure a contribution of £504,900 to affordable student housing the proposal is contrary to policy H9 (Student Housing) of the Camden Local Plan 2017, London Plan 2021 and NPPF 2023.

6. In the absence of a legal agreement to secure a contribution of £11,000 towards pedestrian, cycling and environmental improvements, the proposal is contrary to Local Plan policy T3 (Transport Infrastructure) of the Camden Local Plan 2017, London Plan 2021 and NPPF 2023.

7. In the absence of a legal agreement including the prevention of future occupiers from obtaining on-street car parking permits, the proposal is contrary to policy T2 (Parking and car-free development) of the Camden Local Plan 2017, London Plan 2021 and NPPF 2023.

8. In the absence of a legal agreement to secure a Student Travel Plan and associated Monitoring and Measures Contribution of £5,196, the proposal is contrary to Local Plan policy T1 (Prioritising walking,

cycling and public transport) and T3 (Transport Infrastructure) of the Camden Local Plan 2017, London Plan 2021 and NPPF 2023.

9. In the absence of a legal agreement to secure the implementation of the Student Pick Up and Drop-Off Management, the proposal is contrary to Local Plan policy T2 (Parking and car free development) of the Camden Local Plan 2017, London Plan 2021 and NPPF 2023.

10. In the absence of a legal agreement to secure the implementation of a Construction Management Plan, associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000, the proposal is contrary to Local Plan policies A1, T3 and T4 of the Camden Local Plan 2017, London Plan 2021 and NPPF 2023.

11. The proposed development, in the absence of a legal agreement to secure a contribution of £14,850 for public open space, would be likely to contribute to pressure and demand on the existing open space in this area. The proposal is therefore contrary to policy A2 (Open Space) of the Camden Local Plan 2017 and policy GO1 (Local Green Spaces) of the Kentish Town Neighbourhood Plan.