

**APPEAL BY MR CHI TANG**

**AGAINST THE DECISION OF THE LONDON BOROUGH OF CAMDEN TO  
REFUSE FULL PLANNING APPLICATION 2023/5391/P**

**ERECTION OF ROOF EXTENSION (I.E. SEVENTH FLOOR) TO  
FACILITATE THE CREATION OF 11 STUDENT ACCOMMODATION  
ROOMS**

**65-69 HOLMES ROAD, LONDON, NW5 3AN**

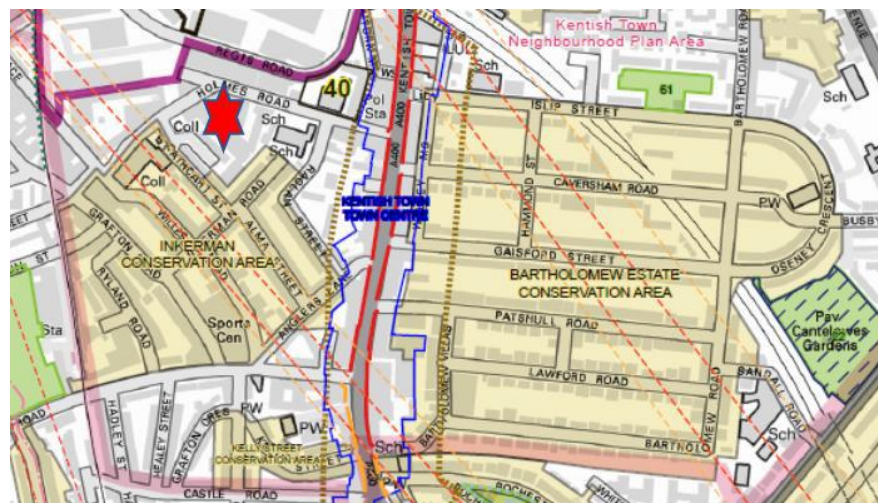
**LPA APPLICATION REF: 2023/5391/P**  
**DATE OF DECISION: 02/05/2024**

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## 1.0 SITE & SURROUNDINGS

- 1.1 In terms of context the appeal site is located within the administrative area of the London Borough of Camden, a Borough in north-west London (partly within inner London) divided into 18 three-member wards. The appeal site is located within the administrative ward of Kentish Town South.
- 1.2 The ward of Kentish Town South is a suburban area of north London, primarily residential in character but with a mix of commerce and industry. The ward is well connected, benefiting from several bus routes as well as underground and overground rail services into and out of central London. Accordingly, the site has a Public Transport Accessibility Level (PTAL) rating of 5 which is equivalent to 'very good' accessibility, highlighting the highly sustainable location of the appeal site.
- 1.3 The site is located outside of, but sandwiched in between the Inkerman and Bartholomew Estate Conservation Areas, highlighted by the image below which shows the site (red star) in the context of these conservation areas (yellow fill) and the Kentish Town Centre (blue outline).



- 1.4 The Inkerman Conservation Area, to the immediate south and west of the appeal site, is largely residential in character but also comprises a limited mix of commercial, employment and academic uses on Holmes Road on the approach towards the appeal site. In that regard there is a significant difference in architectural and historic value between built development within the conservation area and that of the appeal site and its immediate surroundings.
- 1.5 Similarly, the Bartholomew Estate Conservation Area to the east of Kentish Town Road is largely residential in character, comprising a regular grid pattern of continuous ribbon development from the Victorian age.
- 1.6 The site is located at 65-69 Holmes Road and previously comprised a low-rise commercial building generally dwarfed by surrounding development. That building has been demolished and construction work is complete on development approved under planning application reference 2017/6786/P

which granted permission for a 7-storey building (with 2 basement levels) for the purposes of student accommodation, warehouse space and a coffee shop.

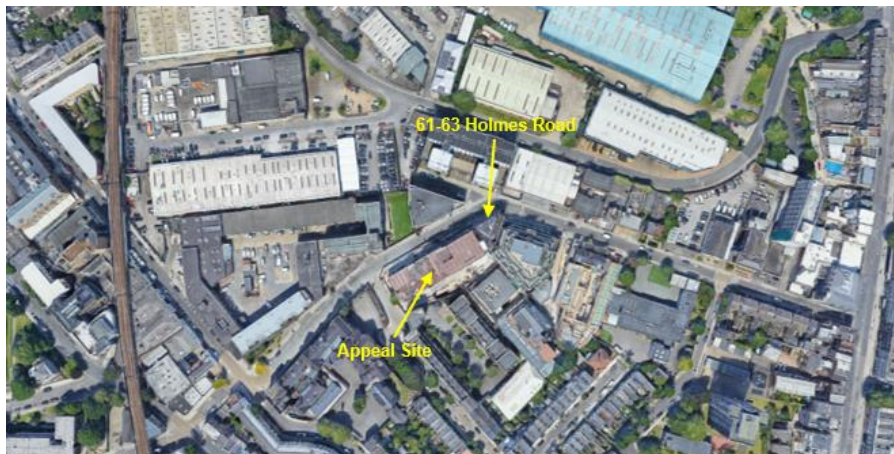


View south-west to north-east

- 1.7 The immediate locale surrounding the appeal site is characterised by buildings of 5 to 6 stories in height. The presence of high-rise development in the immediate surroundings is relevant to the consideration of the appeal proposals and therefore, attention is drawn to the following examples:

#### **61-63 Holmes Road**

- 1.8 61-63 Holmes Road is located immediately adjacent to the appeal site and comprises a six storey plus basement building in mixed residential and commercial use.



Contextual relationship between 61-63 Holmes Road and the appeal site





61-63 Holmes Road

### **Mary Brancker House, 54-74 Holmes Road**

- 1.9 Mary Brancker House is located to the north of the appeal site on the opposite side of Holmes Road and comprises a 5 and 6 storey building partly in employment use at ground floor and accommodated by students above.



Contextual relationship between 54-74 Holmes Road and the appeal site



54-74 Holmes Road (rendered building)

### 74a/b Holmes Road

- 1.10 74a/b Holmes Road is located directly opposite the appeal site and comprises a 5-storey building in employment use at ground floor and residential above.



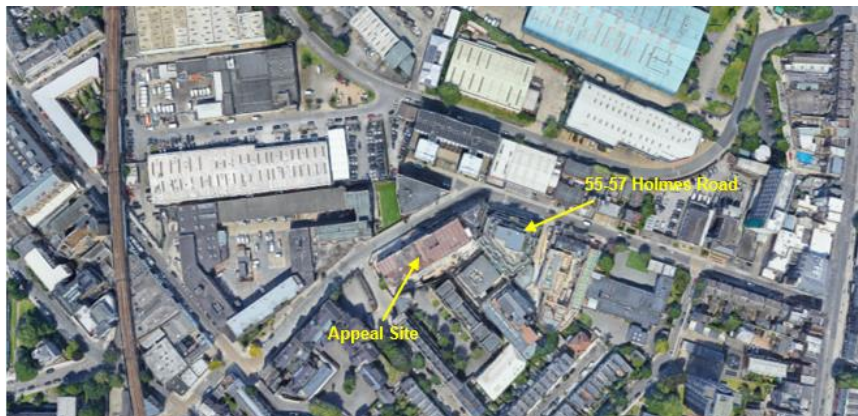
Contextual relationship between 74a/b Holmes Road and the appeal site



74a/b Holmes Road with similar or larger scale development in both the background and foreground

### 55-57 Holmes Road

- 1.11 55-57 Holmes Road is located to the east of the appeal site and comprises a tiered 7 storey building in mixed employment and residential use.



Contextual relationship between 55 Holmes Road and the appeal site

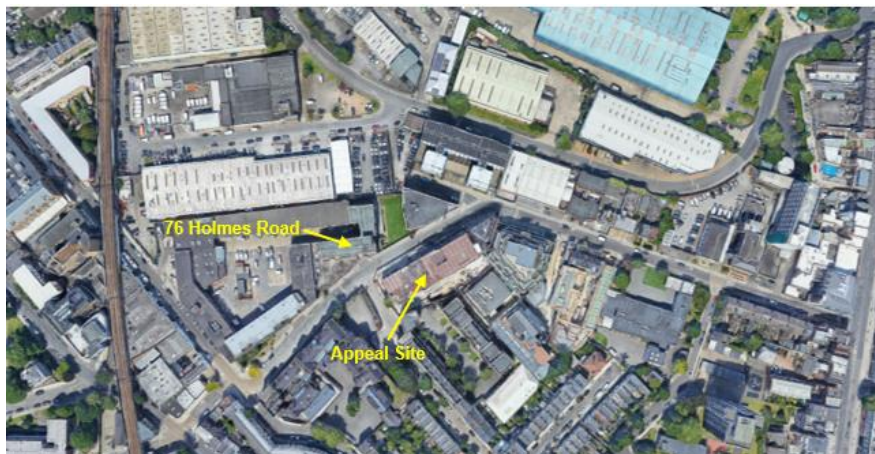




55-57 Holmes Road

## 76-78 Holmes Road

- 1.12 76-78 Holmes Road is located to the north-west of the appeal site on the opposite side of Holmes Road and comprises a 5-6 storey building in residential use as well as London Borough of Camden Holmes Road Depot.



Contextual relationship between 76 Holmes Road and the appeal site



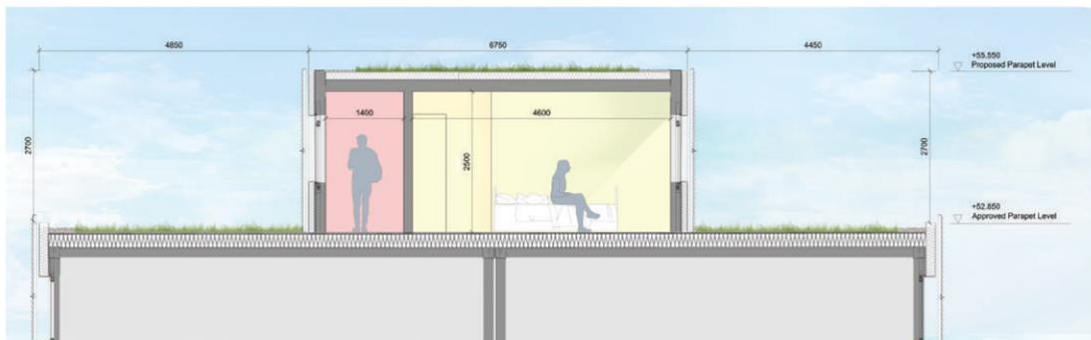
76 Holmes Road (to left)

## **2.0 BACKGROUND TO THE APPLICATION**

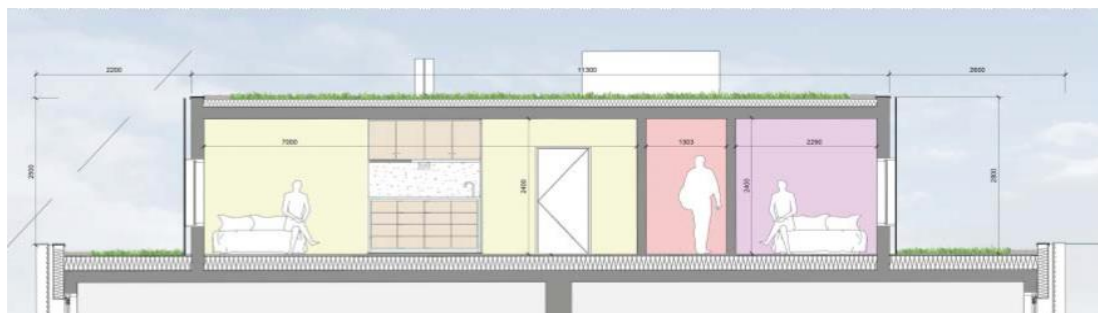
- 2.1 An extant permission originally approved under 2013/7130/P dated 6 March 2014 has been completed for a seven-storey building (plus two basement levels) with student accommodation, warehouse and café uses.
- 2.2 A separate application referenced 2018/4871/P, for an additional floor of accommodation to facilitate the creation of 42 student rooms, was refused by the Local Planning Authority on 4 March 2019 and subsequently dismissed at appeal.
- 2.3 In dismissing the appeal the Inspector supported the LPAs position that the extension would create a top-heavy building at odds with the character of the area that would also be harmful to the living conditions of 74 and 55-57 Holmes Road. The Inspector accepted that the room sizes were adequate for the purposes of student accommodation but considered the ceiling heights to be inadequate. The proposed ceiling heights have been increased in the current proposal.
- 2.4 The application the subject of this appeal has been amended in the context of the dismissed appeal scheme and sought full planning permission for a roof extension, created by virtue of a seventh-floor addition to facilitate an additional 11 student accommodation rooms (2023/5391/P).
- 2.5 For background context, it is noted that the footprint of the rooms (16sqm) was considered acceptable by the previous planning inspector and ceiling heights have been increased to accord with minimum standards and no objections have been raised about these elements of the proposed scheme by the council. Similarly, a Daylight /Sunlight Assessment was considered adequate by the council to address any concerns about the ingress of daylight/sunlight.
- 2.6 Another planning application ([2024/0094/P](#)) relating to the appeal site is running concurrently to this appeal, this was registered on 17.01.2024 and is awaiting a decision. The application relates to the division of the existing internal double height E(g) office space into two separate storeys to create 8 additional student accommodation rooms. A resolution to grant planning permission has been reached subject to a Section 106 agreement.
- 2.7 The proposed 7th floor is defined by a simple, linear box that generously sets back from the edge of 6th floor and is covered with matching aluminium mesh alternating with glass panels.
- 2.8 By using the same mesh facade treatment as the 6th floor, the aim is to maintain the existing architectural style. Also, introducing glass to the material palette creates the appearance of a lighter massing that complements with the existing building form. The setback of the new floor further reduces the visual impact on the street level and the neighbouring properties.



- 2.9 Similarly, on the rear courtyard elevation, the proposed 7th floor is defined by aluminium mesh and glass panels. The introduction of glass panels aims to break down the massing of the 7th floor proposed while maintaining the visual aesthetic of the lower mesh clad floors.
- 2.10 The proposed sections below show the setback of the new external walls to be 4.85m from the existing Holmes Road 6th floor elevation (increased from the previously proposed 2.2m) and 4.45m from the existing courtyard elevation (increased from the previously proposed 2.0m) in response to the Inspector's comments and previous refusal. The setback ensures that views of the structure would be significantly restricted.



Previously refused roof extension shown below (2020/2406/P) has been further reduced in scale and massing as shown above (2023/5391/P).



- 2.11 An internal floor to ceiling height of 2.5m is proposed across the whole of the proposed floor, similarly in response to the previous Inspectors comments.
- 2.12 A green roof system is proposed as the main roof finish, which aligns with the existing approved scheme.

### 3.0 THE APPLICATION

- 3.1 The application was received and made valid by the LPA on 13 March 2024. The application was assigned reference number 2023/5391/P.
- 3.2 The application sought full planning permission for the erection of a 7th floor roof extension to facilitate the creation of 11 student accommodation rooms.
- 3.3 The application was refused on 02 May 2024 for the following reasons:
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 amenity of neighbouring occupiers and users of the surrounding area. It would therefore be contrary to policies A1 and H9 of the Camden Local Plan 2017. It would also be contrary to the London Plan 2021 and the NPPF 2023.*
  5. *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 policy T3 (Transport Infrastructure) of the Camden Local Plan 2017. It is also contrary to the London Plan 2021 and NPPF 2023.*
  6. *In the absence of a legal agreement to secure a contribution of £504,900 to affordable student housing the proposal fails to make a commensurate contribution to the provision of affordable student housing. It is therefore contrary to policy H9 (Student Housing) 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. It is also contrary to the 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. *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.*
  11. *In the absence of a legal agreement 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 of the Camden Local Plan 2017, London Plan 2021 and NPPF 2023.*
- 3.4 A draft Unilateral Undertaking is currently being negotiated with the LPA and, in accordance with the Planning Inspectorates Procedural Guide, will be submitted in support of the appeal within 7 weeks of the start date. It is expected that this will address reasons for refusal 3-11.

#### **4.0 PLANNING HISTORY**

- 4.1 Both the appeal site and the surroundings have been the subject of a detailed planning history which is set out in the Planning Statement that supported the application submission. For brevity, this will not be repeated here.



## **5.0 NATIONAL PLANNING POLICY/LEGISLATION**

### **LEGISLATION**

- 5.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

### **NATIONAL PLANNING POLICY**

#### **The National Planning Policy Framework (NPPF)**

- 5.3 At the heart of the NPPF is a presumption in favour of sustainable development (paras 7-14) and paragraphs 8, 9 & 11 are helpful in applying this presumption.
- 5.4 Paragraph 11 sets out how this is to be applied. It states that, for decision-taking, this means:
- *Approving development proposals that accord with an up-to-date development plan without delay; or*
  - *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless*
    - *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
    - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 5.5 The NPPF introduces three dimensions to 'Sustainable development' (Economic, Environmental & Social - para 8), and advises that they are mutually dependent and should not be undertaken in isolation.
- 5.6 In applying this approach, firstly, development must be considered to be sustainable taking into account all three of the dimensions of sustainable development; a development that is sustainable in only one dimension would not be considered sustainable for the purposes of the presumption. The appellant considers that the development meets all three threads of sustainable development.
- 5.7 Secondly, the decision-taker is required to consider whether the development accords with an up-to-date development plan – and if it does planning

permission should be granted unless material considerations indicate otherwise. The appellant considers that the development accords with the development plan.

5.8 Thirdly, the decision-taker is required to determine whether there are any relevant development plan policies, or the policies which are most important for determining the application, are out-of-date and if not, grant permission unless:

- *the application of policies in this Framework (NPPF) that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.*

5.9 Section 11 promotes making efficient use of land. Paragraph 128 states that planning policies and decisions should support development that makes efficient use of land, taking into account the need for different types of housing and the availability of land suitable of accommodating it, infrastructure capacity, the desirability of maintaining an area's prevailing character and the importance of securing well-designed, attractive and healthy places. In addition, paragraph 124 states that planning decisions should support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed, and can maintain safe access and egress for occupiers

5.10 Section 12 refers to achieving well-designed places. Paragraph 135 states that planning policies and decisions should ensure that developments; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change, (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

## **6.0 THE DEVELOPMENT PLAN**

- 6.1 The Camden Local Plan 2017, the Kentish Town Neighbourhood Plan 2016 and Camden's Supplementary Planning Documents, together with the Mayor's London Plan, form the statutory development plan for the Borough.

### **Camden Local Plan 2017**

- 6.2 The Camden Local Plan sets out the Council's planning policies and covers the period from 2016-2031. It was adopted on 3 July 2017 following examination by an independent planning inspector.
- 6.3 The reasons for refusal refer to Policies A1, A2, D1, D2, CC1, CC2, CC3, H9, T1 and DM1 which relate to the general impacts of development, design, open space, the historic environment, climate change, flooding, student housing and delivery. As required by the appeal process, the policies will be forwarded to the Planning Inspectorate by the LPA and so for brevity, will not be repeated verbatim here.

### **Kentish Town Neighbourhood Plan 2018**

- 6.4 The Kentish Town Neighbourhood Plan was 'made' in September 2016. The reasons for refusal refer to Policy D3 which relates to design. As required by the appeal process, the policy will be forwarded to the Planning Inspectorate by the LPA and so for brevity, will not be repeated verbatim here.

### **London Plan 2021**

- 6.5 The London Plan (2021) is the spatial development strategy for London. It recognises the pressing need for more homes in London in order to promote opportunity under Policy H1 and identifies a need to take into account local context and character in optimising housing output.
- 6.6 Policy H15 refers specifically to purpose-built student accommodation and encourages student accommodation in locations well connected to local services by walking, cycling and public transport, as part of mixed-use regeneration and redevelopment schemes. In addition, the plan reiterates the importance that higher education makes to London's economy and labour market and the corresponding importance of ensuring adequate student housing is provided.
- 6.7 The London Plan, under paragraph 4.15.1 states 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. The housing need of students in London, whether in Purpose-Built Student Accommodation (PBSA) or shared conventional housing, is an element of the overall housing need for London determined in the 2017 London*



*SHMA. London's overall housing need in the SHMA is expressed in terms of the number of conventional self-contained housing units. However, new flats, houses or bedrooms in PBSA all contribute to meeting London's housing need. The completion of new PBSA therefore contributes to meeting London's overall housing need and is not in addition to this need.*

- 6.8 The reasons for refusal refer to Policy 3.5 of the London Plan which relates to the quality and design of housing developments. As required by the appeal process, the policy will be forwarded to the Planning Inspectorate by the LPA and so for brevity, will not be repeated verbatim here.
- 6.9 The overall strategic requirement for PBSA in London has been established through the work of the Mayor's Academic Forum, and a requirement for 3,500 PBSA bed spaces to be provided annually over the Plan period has been identified.
- 6.10 The Plan also emphasises the need to develop sites at a higher density, particularly on sites near to town centres or good public transport, reducing the need for car parking spaces within developments.

## 7.0 THE APPELLANTS CASE

- 7.1 The application submission was supported with information considered necessary to address concerns previously raised by the LPA in refusing application references 2018/4871/P and 2020/2406/P and by the Planning Inspector in dismissing the associated appeals (references: W/19/3229042, W20/3263246).

***Reason for refusal 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.***

- 7.2 The immediate surroundings are characterised largely by 5-6 storey buildings but their height is less relevant when contextualising the character of the area because of significantly varied plot ratios which results in a perception, in some instances, of vertical built form. This varied built form creates a distinct lack of uniformity and this is evidenced further by the presence of varied building types over both the immediate and wider surroundings. This can be substantiated by comments made by an Inspector in considering the local context under appeal reference **APP/X5210/A/13/2197192** in October 2013:

*Holmes Road and its immediate environs has no predominant land use character, but comprises a complex mosaic of uses. The built environment and townscape inevitably reflect this complexity, and include a great variety of buildings from the early Victorian to the highly contemporary. Therefore they also exhibit a mix of architectural styles, building heights and other dimensions, vehicular and pedestrian access arrangements, external materials etc.*

- 7.3 In the first appeal, for the larger roof extension, the Inspector commented that *there is a marked distinction between its lower and upper stories, with the current top floor being set-back from the lower white-rendered stories beneath.* He considered that a flush extension would create a top-heavy appearance, exacerbated by the proposed materiality which would unbalance the existing architectural style and proportion of the host building and therefore the character of the area, this has been addressed in the previous two revised proposals.
- 7.4 The proposal the subject of this appeal addresses these concerns. The design of the extension has twice been amended significantly, with much reduced views from the public realm, achieved through a reduction in the number of rooms from 42 to 27 and currently proposing 11.
- 7.5 The reduced massing of the extension would be defined by a simple horizontal glass clad box that would be set back from the aluminium mesh clad 6th floor.

- 7.6 The built form would be set back 4.45m from the existing Holmes Road 6th floor elevation and 4.85m from the existing courtyard elevation. This setback ensures that views of the structure would be significantly restricted. In addition, the proposed materiality is deliberately translucent in appearance in order to ensure that it doesn't compete with the more prominent lower stories where limited views are possible.
- 7.7 The proposed 7th floor is defined by a simple, linear box that generously sets back from the edge of 6th floor and is covered with matching aluminium mesh alternating with glass panels.
- 7.8 By using the same mesh facade treatment as the 6th floor, the aim is to maintain the existing architectural style. Also, introducing glass to the material palette creates the appearance of a lighter massing that complements with the existing building form. The setback of the new floor further reduces the visual impact on the street level and the neighbouring properties.
- 7.9 Similarly, on the rear courtyard elevation, the proposed 7th floor is defined by aluminium mesh and glass panels. The introduction of glass panels aims to break down the massing of the 7th floor proposed while maintaining the visual aesthetic of the lower mesh clad floors.
- 7.10 An internal floor to ceiling height of 2.5m is proposed across the whole of the proposed floor, similarly in response to the previous Inspectors comments.
- 7.11 A green roof system is proposed as the main roof finish, which aligns with the existing approved scheme.
- 7.12 The additional built form would be understated in its scale and would be complimentary to the existing character of the building and the area in general where a single architectural style has not been firmly established.
- 7.13 Overall, the proposed works are considered to be modest and sympathetically maintain the existing architectural composition of the appeal building by virtue of their simple proportions that complement the detail of the existing building. By virtue of this arrangement, and the established variety and scale of roofscapes in the surroundings, the height, mass and scale of the extension is not considered to have a harmful impact on the host property or the streetscene, rather it is considered it will preserve the character of the area, thereby having a neutral impact on the setting of the Inkerman Conservation Area.

***Reason for refusal 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.***



7.14 Policy A1 specifically refers to outlook as a factor to be considered in the determination of planning applications but not overbearing impact. It is however acknowledged that, in a broad sense, the policy is intended to protect residential amenity in a comprehensive manner.

7.15 Firstly, it must be emphasised that an extant permission exists for the seven-storey building that has been constructed. It is only therefore the increase in built development that can be reasonably considered when assessing harm to neighbouring occupiers.

7.16 The Council have raised concerns regarding 55-57 Holmes Road, which is on the same side of the road but further east, following a turn in the road. In terms of the impact on 55-57 the earlier Inspector commented as follows:

*The proposed extension would be offset from the main orientation of the south-west facing flats at 55-57 Holmes Road. Whilst these properties have windows and balconies those on the upper levels which might be most affected by a seventh floor addition are positioned to the south-east away from the proposal. However, 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.*

7.17 In this case, it is noted the windows and balconies on the west side of no.55-57 are secondary; the property is dual aspect and is served by windows and balconies on its north and south elevations. In any case, the scheme has been amended since the comments above, to ensure the proposed structure is not visible, or at the very least has no discernible impact on the outlook and setting of the terrace space (see para 3.3 of Design Statement that supported the application).

7.18 The additional floor of accommodation has been significantly reduced in scale to accommodate these concerns. The floor would now be set back from both the front and rear elevations of the existing building which would serve to reduce the visual presence of the structure from the perspective of the neighbouring properties. In addition, the setback would ensure that direct overlooking would not be possible.

7.19 In summary therefore, the proposed development will have an acceptable impact on neighbouring occupiers in terms of outlook and overbearing and would not result in an unacceptable sense of enclosure, as referred in the reason for refusal.

**Reasons for refusal 3-11: Relating to the absence of a s106 legal agreement.**

7.20 In refusing the application, the LPA set out, under informative note 2 that:

*Reasons for refusal 3 - 11 above could be overcome by completing a legal agreement to secure the provision of the items mentioned therein.*

- 7.21 A draft unilateral undertaking is currently being negotiated with the LPA. As per the Planning Inspectorates Procedural Guide, a certified copy will be submitted in support of the appeal within 7 seven weeks of the start date. It is expected that this will address reasons for refusal 3-11.
- 7.22 It is noted however, that planning application 2024/0094/P relating to the appeal site has been submitted to the LPA for review and is currently being considered. The application was registered on 17.01.2024. The application relates to the division of the existing internal double height E(g) office space into two separate storeys to create 8 additional student accommodation rooms. The application is pending a decision but with a resolution to grant permission subject to a 106 agreement.
- 7.23 The concurrent application is important because the resolution to grant planning permission has the same, or very similar, Heads of Terms. It has been agreed as part of that process that the affordable housing contribution was previously derived from an incorrect calculation and this will result in a figure below the £504,900 quoted at reason for refusal 6. This will be clearly set out in the agreed position on the Unilateral Undertaking.

## 8.0 SUMMARY AND CONCLUSION

- 8.1 The application the subject of this appeal has been amended in the context of the two previously dismissed appeal schemes and sought full planning permission for a roof extension, created by virtue of a seventh-floor addition to facilitate an additional 11 student accommodation rooms.
- 8.2 The design of the extension has been amended significantly, with reduced views from the public realm, achieved through a reduction in the number of rooms from 42 to 27 to 11.
- 8.3 The footprint of the rooms was considered acceptable by the Planning Inspector and no reductions on the previously considered acceptable figure is proposed.
- 8.4 The internal ceiling height has been increased across the entirety of the development, specifically addressing comments from the Planning Inspector about the standard of accommodation.
- 8.5 The sense of enclosure to the occupiers of 55-57 has been reduced by the setting back of the extension from both the front and rear elevations of the existing building.
- 8.6 In light of the above, it is considered that the proposed development would accord with the general principles of the National Planning Policy Framework. The site is located within an inherently sustainable location in close proximity to existing public transport services and is consistent with the objectives of the NPPF and the development plan. The site will contribute to the creation of a socially inclusive community while synchronising the supply of student housing with demand.
- 8.7 In summary, the proposed development fulfils the three dimensions of sustainable development as defined by the NPPF and therefore the presumption in favour of sustainable development applies. The proposal is fully in accordance with national and local planning policy providing a scheme that contributes towards the provision of the overall supply of housing and the Inspector is respectfully requested to allow the appeal.