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Via Planning Portal Only

8 March 2019

Dear Mr McClue,

Full planning application for the formation of a mezzanine floor level to provide study rooms, admin/storage areas, kitchen and gym at 65-69 Holmes Road, London, NW5 3AN

Please accept this covering letter as an accompaniment to this full planning application for the formation of a mezzanine floor level in the student area to compensate for an area previously lost to warehouse space at the development site 65-69 Holmes Road. The proposed mezzanine will create 620 sqm of floor space, well below the threshold of major development as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The application is further supported with the following plans/documents:

- Design & Access Statement
- Site Location Plan
- Approved Plans & Sections
- Proposed Plans & Sections
- CIL Form

Planning Background

2013/7130/P – This was the original planning permission and allowed for erection of a 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.

2015/5435/P – The permission was varied to allow the extension of the lower basement level to relocate part of the approved warehouse (B8) use from the mezzanine floor; the provision of supplementary space for student accommodation use on the mezzanine floor; changes between double and twin rooms of the student accommodation; various minor internal alterations and external alterations to the lift overrun and new rooflights and lightwells.

2016/4664/P – The permission was varied again to the reconfiguration of the warehouse levels and ground floor areas to provide an enlarged social area for the student accommodation use; an additional row of windows on the Holmes Road elevation; additional rooflights into the basement and changes to the positioning of windows.

2017/6786/P – The most recent variation of the permission allowed for the lowering of the basement level by 950mm, internal changes, the increase in area and volume of warehouse space and the reduction of ancillary student space.

The most recent variation accommodated 2296 sqm of warehouse storage spread across 4 main levels: lower basement, upper basement, mezzanine level and ground floor. It also accommodated 1601 sqm of student / social areas spread across the lower basement (1011 sqm) and ground floor (590 sqm). The warehouse area was maintained in accordance with the requirements of the original permission by taking areas that were originally intended for students/amenities.

The proposed development

The proposal is to introduce a mezzanine level in the student area to compensate for the area previously lost to the warehouse space. The mezzanine level will allow for the addition of the gym, kitchen and more study spaces, which were all previously removed to maintain the warehouse use. The floor space accommodating warehouse use remains as per the approved scheme. For full details please refer to the Design & Access Statement that supports the application.

The Planning Balance

Since the determination of the earlier applications there has been a fairly significant change in planning policy context with the introduction of the new NPPF and the adoption of new development plan documents. However, the general level of support afforded to student accommodation remains as does the presumption in favour of sustainable development.

The principle of mixed use has nevertheless been established by virtue of the earlier extant permissions. While additional floor space is provided, this consolidates the earlier variations, meaning that the additional floor space largely reflects the earlier planning permissions and ensure the building will operate at its optimum potential.

The uses will remain contained within the confines of the building and would not be outwardly intrusive in terms of noise impact or general character impact.

Summary and Conclusion

The additional floor space consolidates earlier planning permissions where the principle of development is established and no harm is identified. The development is therefore considered to accord with both national planning policy and the development plan. Thus, the Council are respectfully requested to approve the application.

If there are any queries please do not hesitate to contact me.

Yours sincerely

Allen Sacbucker
Associate
SM Planning