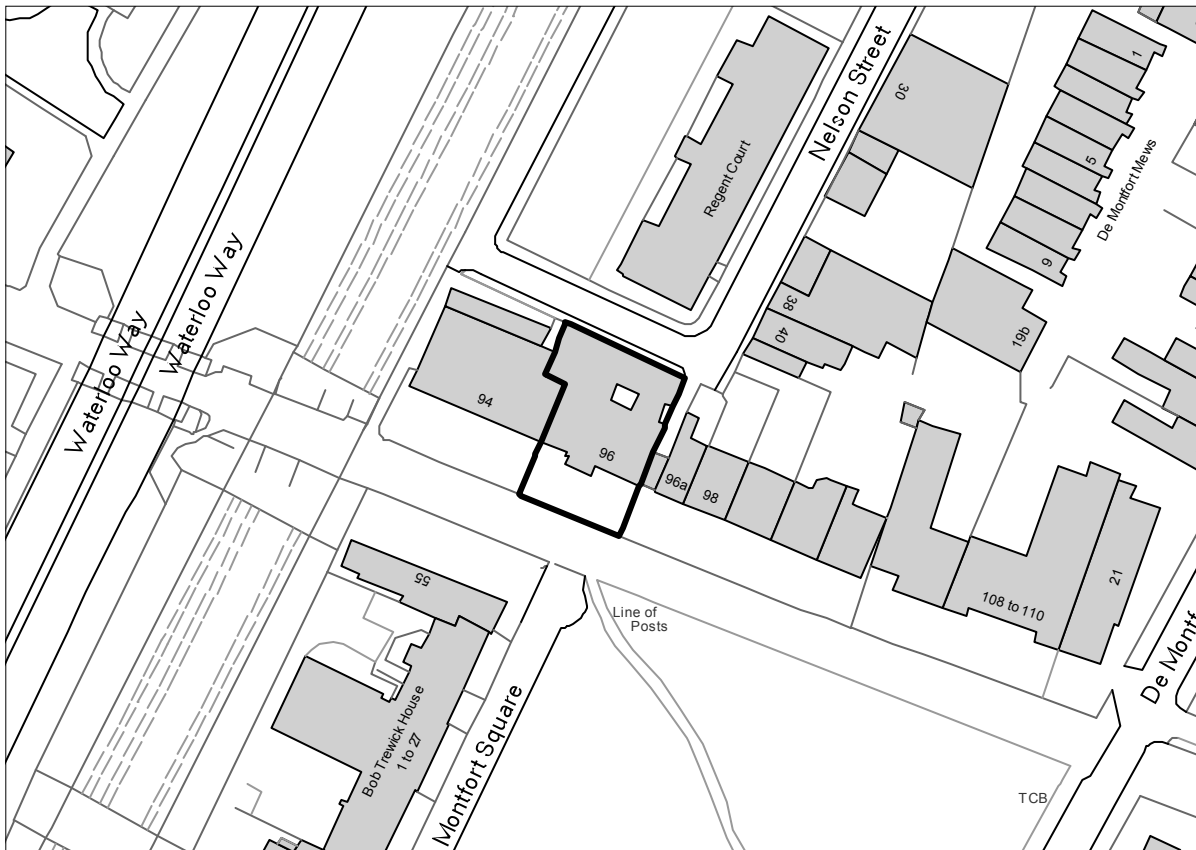


Recommendation: Conditional approval	
20180567	96 NEW WALK
Proposal:	CHANGE OF USE FROM GROUND FLOOR CLINIC (CLASS D1) AND FIRST AND SECOND FLOOR OFFICES (CLASS B1) TO TWENTY STUDENT STUDIOS (20 X 1 BED) (SUI GENERIS) (AMENDED PLANS RECEIVED 21/09/2018)
Applicant:	MR AWAN
View application and responses	http://rcweb.leicester.gov.uk/planning/onlinequery/Details.aspx?AppNo=20180567
Expiry Date:	31 October 2018
PK	WARD: Castle



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Summary

- The decision on the application was deferred at your committee meeting of 29th October to enable officers to report back to committee details of student accommodation within the local area.

- Application is brought to committee as more than 5 objections and Councillor Kitterick requested a committee decision in order for the Committee to consider the living conditions and the application of policy PS10.
- 12 letters of objections on grounds of over-concentration of student accommodation, character of Conservation Area, waste management, size of accommodation, noise and parking.
- Main issues to consider are impact on character of New Walk Conservation Area, residential amenity, living conditions and highways.
- Application recommended for approval subject to conditions.

The Site

The site relates to a part three and part two storey attached building on the north side of New Walk in Castle ward. The site is located in New Walk Conservation Area and is located along the New Walk Promenade. The site is also within a Critical Drainage Area.

The site is adjoined to the west by a Grade II listed row of buildings (96a – 104 New Walk evens only). To south of the site lies another Grade II listed building no. 1-11 and 55 (odds only) De Montfort Square and to the north is the Berkeley Building formerly Goddards polish factory which is also Grade II listed on Nelson Street.

Background

027859 – Conversion of Clinic/Nurses home to offices for museum administration – conditional approval granted on 21/12/1973

19981113 – Change of use of ground floor offices (Class B1) to Drug and Alcohol advice centre (Class D1).

The Proposal

The proposal is for the change of use of the site to form 20 studio flats for student occupation. The ground floor would provide a front access onto New Walk and an access to the rear to Upper Nelson Street. The ground floor would comprise 8 studios with a separate cycle and bin store, one communal lounge and a laundry area. At first floor there would be a further 8 studios with two laundry rooms and at the second floor a further 4 studios.

The proposal was initially submitted for 22 studio flats (Class C3).

Policy Considerations

National Planning Policy Framework (NPPF) 2018

Paragraph 2 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Paragraph 59 places an emphasis on the importance of a sufficient amount and variety of land to come forward where it is needed and that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

The council does not currently have a five-year housing land supply. The NPPF indicates that in this case applications for housing should be approved unless the adverse impacts of doing so would outweigh the benefits, considering the policies in the NPPF as a whole.

In making an assessment Paragraph 108 of the NPPF (2018) states that development proposals should take up appropriate opportunities to promote sustainable transport modes.

Paragraph 109 advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Paragraph 117 requires planning policies and decisions to promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 118 sets out criteria on land use flexibility. It requires planning policies and decisions to place substantial weight on the use of under-utilised land and buildings whilst also using sites more effectively.

Paragraph 122 places an emphasis on local planning authorities to support development that makes efficient use of land. It requires decision makers to take into account issues such as the need for different types of housing, including the availability of land suitable for accommodating; local market conditions and viability; the availability and capacity of infrastructure and services, including the potential for further improvement; the desirability of maintaining an area's prevailing character and setting (including residential gardens) and; the importance of securing well-designed, attractive and healthy places.

Section 12 of the NPPF focuses on requiring good design. Paragraph 124 describes good design as a key aspect of sustainable development.

Paragraph 127 sets out criteria for assessing planning applications which includes issues such as the long term functionality of development proposals; visual impacts; the ability of development to relate to local character; creation of a sense of place using various design tools such as building types and materials; optimising the potential of development sites; and, designing safe, secure and inclusive developments with a high standard of amenity for existing and future users.

Paragraph 130 states that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

Section 16 places an emphasis on the desirability to sustain and enhance significance of Heritage Assets. Paragraph 192 requires local planning authorities to take into account the following: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 200 requires local planning authorities to look for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Development Plan policies

Development plan policies relevant to this application are listed at the end of this report.

Supplementary Planning Documents (SPD)

Residential Amenity SPD (2008)

Student Housing SPD (2012)

Appendix 01 – City of Leicester Local Plan

New Walk Conservation Area Character Appraisal

Other legal or policy context

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas

Consultations

Conservation Advisory Panel (CAP): No objections (Meeting held on 16/05/2018)

Local Highways Authority: No objection subject to conditions

Housing: No affordable housing contributions on student accommodation

Education: No education contributions on student accommodation

Pollution (Noise): No objection

Waste Management: No objection subject to approved details and further information in management plan

Representations

12 letters of objection have been received by 10 objectors, raising the following concerns:

- Impact on Conservation Area especially in respect of waste management and concentration of student accommodation;
- Impact on Residential Amenity in terms of noise;
- Lack of parking, bin store and cycle parking;
- Impact on trees and landscaping; and,
- Lack of parking in local area.

Consideration

Principle of development

The site is located in the Professional Office Area where the main focus is office development. The Policy does allow for other uses such as Class D1 uses and residential. In terms of residential uses it states they will be acceptable in principle where premises are unsuitable for modern office uses. Proposals should also promote the conservation, enhancement and sensitive use of Listed Buildings and Conservation Areas. The application site is located close to the City Centre and in an area which has a mix of uses including private residential, student accommodation, offices and leisure uses such as museum. The principle of residential development is therefore considered to be acceptable, subject to other material considerations.

The main policy relating to the provision of student accommodation in the Core Strategy is CS06. This is supported by the Student Housing SPD which provides more detail to support the criteria set out in Core Strategy Policy CS06. Paragraph 1.16 of the SPD refers to the 6 criteria against which applications are to be determined:

Does the development meet an identified need for the type of accommodation proposed?

The City Council accepts that there is a demand for additional purpose built accommodation within the City.

Is the development within walking distance of the two main university campuses?

The site is centrally located and within walking distance of both the University of Leicester and De Montfort University, and would therefore allow sustainable means of travel for potential occupants.

Would the scale of the development including height and massing adversely conflict with adjacent properties or the general residential environment of the surrounding area?

The proposal includes minimal external alterations to the existing building and therefore no changes to the height and massing would occur.

Would the development when considered with nearby student housing provision have an unacceptable cumulative impact on the surrounding residential neighbourhood?

The building is located close to the heart of the city centre. There are residential properties nearby however the immediate area incorporates a mix of uses including offices, place of worship, restaurants, pubs/bars and retail. Therefore there is unlikely to be an unacceptable cumulative impact upon surrounding residential neighbourhoods as a result of this development.

At the last committee concerns were raised regarding the cumulative impact of student accommodation on the New Walk area as a whole. The table below indicates the site's which are fully occupied by students, purpose building student accommodation and outstanding applications.

	Application Number	Address	Proposal Description	Date of Decision
Wholly Student Occupied Properties	20141392	160 Upper New Walk	CHANGE OF USE FROM OFFICES (CLASS B1) AND TWO STOREY EXTENSION TO STUDENT ACCOMMODATION (NO USE CLASS) COMPRISING 17 ONE BED FLATS; EXTERNAL ALTERATIONS. (AMENDED) (\$106 AGREEMENT)	08/12/2014
	20090696	2 Salisbury Road	CHANGE OF USE OF OFFICE (CLASS B1) TO TWO STUDENT HOUSES; ALTERATIONS (SUBJECT TO UNILATERAL AGREEMENT)	19/08/2009
	27397	16 Salisbury Road/134 Regent Road	CHANGE OF USE OF STUDENT RESIDENCES TO USE FOR TEACHING PURPOSES FOR APPROXIMATELY ONE YEAR (LIMITED CONSENT)	19/10/1973
	19770524	120 Regent Road	CHANGE OF USE OF DOCTORS SURGERY TO STUDENT HOUSING FOR A MAXIMUM OF 8 STUDENTS	18/05/1977
	20110046	112 Regent Road	CHANGE OF USE FROM TRAINING CENTRE (CLASS D1) TO STUDENT FLATS (1 X 1BED, 2 X 6BED, 3 X 7BED - 34 BEDROOMS) (NO USE CLASS), TWO STOREY EXTENSION AT REAR, ALTERATIONS (\$106 AGREEMENT-UNILATERAL UNDERTAKING)	15/03/2011
	20151728	14 West Walk	CHANGE OF USE FROM OFFICE (CLASS B1) TO TWELVE SELF CONTAINED STUDENT FLATS (12 X 1BED) (NO USE CLASS); EXTERNAL ALTERATIONS; BIN STORE AND CYCLE STORE AT REAR (SECTION 106 UNILATERAL UNDERTAKING)	09/02/2016
	20170808	2 West Walk	CHANGE OF USE FROM HOTEL (CLASS C1) TO HOUSE IN MULTIPLE OCCUPATION FOR STUDENT (17 BEDS) (SUI GENERIS);	20/07/2017

			DORMER EXTENSIONS AT REAR; ALTERATIONS	
	20041763	Kenneth Holmes Halls of Residence	CHANGE OF USE FROM HALL OF RESIDENCE (CLASS C3) WITH THREE STOREY AND SINGLE STOREY EXTENSIONS TO 38 CLUSTER FLATS (CLASS C3); EXTERNAL ALTERATIONS (AMENDED PLANS)	02/12/2004
Purpose Built Student Accommodation	20180500	140 - 142 New Walk	CONSTRUCTION OF 2, 3, & 4 STOREY BUILDING AT REAR OF RETAINED FACADE. TO PROVIDE RESIDENTIAL DEVELOPMENT COMPRISING 52 SELF-CONTAINED STUDENT STUDIO FLATS. ASSOCIATED LANDSCAPING; BIN STORE AND AMENITY AREA AT REAR (AMENDED PLAN) (S106 AGREEMENT)	02/11/2018
	20161047	Car Park Adjacent to 57 New Walk	CONSTRUCTION OF A FOUR STOREY BUILDING ACCOMMODATING 54 (51 X 1 BED & 3 X 2 BED) SELF CONTAINED STUDENT STUDIO FLATS (SUI GENERIS) (AMENDED PLANS) (SECTION 106 AGREEMENT)	13/12/2016
	20162277	8-10 West Walk	CHANGE OF USE FROM OFFICE (B1) TO STUDENT ACCOMMODATION; CONSTRUCTION OF A FIVE STOREY BUILDING PROVIDING 85 STUDENT STUDIO FLATS (1 X 1 BED) (SUI GENERIS); DEMOLITION (AMENDED PLANS)	13/04/2017
	20160758	67-75 Princess Road East	1 AND 4 STOREY DEVELOPMENT COMPRISING 106 SELF-CONTAINED STUDENT STUDIO FLATS (SUI GENERIS) (AMENDED PLANS 21/06/2016)	30/06/2016
	20021248	38-50 King Street	THREE, FOUR AND FIVE STOREY BUILDING 40 CLUSTER AND STUDIO FLATS (CLASS C3); OFFICES AND ANCILLARY COMMON ROOM ON PART OF GROUND FLOOR; CYCLE SHED AND LAUNDRY BUILDING AT THE REAR (AMENDED PLANS)	20/09/2002
	Outstanding Applications	20172310	130 New Walk	DEMOLITION OF BUILDING; DEVELOPMENT OF 46 STUDENT ACCOMMODATION (SUI GENERIS)
20182139		Renaissance House, 14-20 Princess Road West	CHANGE OF USE OF BUILDING FROM OFFICES (CLASS B1(C)) TO STUDENT ACCOMMODATION (47 X 1 BED STUDIOS) (SUI GENERIS); CONSTRUCTION OF ROOF EXTENSION; EXTERNAL AND INTERNAL ALTERATIONS	

The map below, indicates the information in the table above and identifies each of the addresses in comparison with the application site.



Would the layout standards and facilities in the development ensure a positive living experience?

The layout, standards and facilities provided in the development are generally acceptable.

Would appropriate management be in place to minimise potential negative impacts on surrounding properties and neighbours and, to create a positive and safe living environment for students?

In accordance with the Student Housing SPD, a management plan should be secured. A travel pack should also be provided for future occupants.

Character and Appearance of New Walk Conservation Area

Policy CS3 of the Core Strategy talks about designing quality places. It requires developments to be designed well and to contribute positively to the character and appearance of the local natural and built environment. Development should also respond positively to the surroundings and be appropriate to the local setting and context and take into account Leicester's history and heritage.

The site is located in the New Walk Conservation Area. Policy CS18 of the Core Strategy states that the Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets. The Council will support the sensitive reuse of high quality historic buildings and spaces and this will be given particular importance within the regeneration areas. The proposal would seek to reuse a building given historic importance due to its location on New Walk and being within the Conservation Area.

The New Walk Conservation Area character appraisal includes the site in what it defines as 'Area A' of the Conservation Area where buildings face directly onto New Walk promenade and the open spaces along the promenade too.

The limited alterations to the building would comprise closing off of windows and adjustment of windows to include obscure glazing which I do not consider would materially harm the character and appearance of the site within the Conservation Area. I consider the external alterations to the built fabric are limited and would not materially alter the appearance of the site within the New Walk Conservation Area. As such I consider the proposal would maintain the character of the Conservation Area in this respect.

The application building is attached to a Grade II listed building and there are a number of other listed buildings to the north and south of the site also. I consider the proposed development, in terms of the physical alterations would not have a significantly adverse impact on the adjacent and adjoining listed buildings.

The application site is presently vacant and not in use. The existing use comprises of a mixed use of Class D1 at ground floor with Class B1 offices above. The proposed change of use would bring the site back into use. The local area comprises of a mix of uses which is recognised in the Conservation Area character appraisal in part 1.5 which identifies this area of the conservation area having 'the widest range of land uses – residential, office, religious, retail, industrial.' The proposed use as studios for occupation by students only is considered to be compatible with the local area, where the University campuses and education facilities are within walking distance. Concerns on the over-concentration of student accommodation have been raised; however there is a mix of uses along New Walk which include education facilities, residential dwellings and flats and offices. It is acknowledged that there have been recent planning approvals of purpose-built student accommodation further towards the university campuses; however the NPPF and local plan policies recognises the importance of a mix of residential schemes coming forward. Moreover, as a conversion, the proposed development would bring the site into use which would contribute to the continued vibrancy of the promenade.

The Conservation Area character appraisal identifies how external bin and cycle storage is eroding the character of New Walk Conservation Area. Other issues identified within the appraisal are the changes to boundary treatment and trees and landscape. A number of objectors have advised that bins are left at the rear of the site along Upper Nelson Street which is having a negative impact on the Conservation Area. The proposed development, as amended, includes internal bin and cycle store. This would ensure that the proposal does not result in street clutter, especially facing onto New Walk. I consider that in this respect the proposed development would have a positive impact on the character and appearance of the Conservation Area and would improve the current situation in respect of bins and litter.

The Conservation Area character appraisal also identifies the impact of noise from traffic on the character of the Conservation Area. The proposal includes no vehicular parking and none can be provided. As a scheme for student accommodation in a location which is considered to be sustainable in terms of access to services, I consider the proposed scheme would ensure that there would be no additional harm to the Conservation Area in this respect. Noise from future occupants is considered not to be dissimilar from private residential occupation of the site. As such I consider the proposal to have no significant detriment to the Conservation Area in this respect. To conclude, the proposed development is considered to represent an acceptable form of development for the site. The proposal would not significantly alter the appearance of the site and thus would have an acceptable impact on the character and appearance of the Conservation Area. Furthermore the proposed use is one which is expected in a city centre location which is in walking distance to the University Campuses. As such I consider the proposal would not result in significant harm in terms of design and heritage in accordance with the NPPF and Core Strategy policies CS03 and CS18.

Level of accommodation

The proposed development would provide 20 studios for occupation by students. As well as the self-contained studios, the site would provide a communal living area at the ground floor, an internal bin and cycle store and three laundry rooms at ground and

first floors. There would be two access points into the application building from the front and rear elevations.

I consider Policy H07 of the City of Leicester Local Plan which relates to flat conversions provides a number of criteria to ensure an acceptable level of accommodation is provided. These are:

- a) the location of the site or property and the nature of nearby uses;
- b) the unacceptable loss of an alternative use;
- c) the loss of family accommodation,
- d) the creation of satisfactory living environment,
- e) the arrangements for waste bin storage and car or cycle parking,
- f) the provision where practicable, of a garden or communal open space,
- g) the effect of the development on the general character of the surrounding area and
- h) the proposed or potential changes to the appearance of the buildings, and their settings.

The site is located in a sustainable location which comprises of a mix of uses. The two universities are within walking distance and therefore I consider the site to be well located for the proposed use. I therefore consider the proposal complies in this respect. The site is currently unoccupied but has previously been used as a clinic at ground floor with offices above. The site is currently not in use and I do not consider the loss of a mixed use building to be significantly harmful to the character of the local area to warrant refusal on this basis alone. The proposal would not result in the loss of family accommodation and therefore I consider this criterion is not relevant.

Bin and cycle storage are provided internally which is considered acceptable. Waste Management Officers have advised that the size of the bins are acceptable and that consideration should be given to the width of the door to ensure bins can be removed and returned on collection days. Furthermore, security and access issues must be considered to ensure easy access and a preference for key codes is given rather than keys/fobs. If the latter is chosen then replacement keys/fobs should be provided at no cost. I consider that to ensure that bins are provided and maintained in line with the approval, a management plan for the site shall be conditioned to be submitted to and provided in writing prior to the occupation of the site. This criterion and the requirements of criteria g and h have been dealt with in the character and design section of this report.

The proposed studios would provide a reasonable outlook to the front, side or rear of the building from each unit. The internal floor areas would range between 18.3 square metres as the smallest at studio number 14 and 28.6 square metres as the largest at studio numbers 2 and 17. With all but 5 units having a floor area of more than 20 square metres. Each studio would have an open plan living arrangement for the kitchen, living room and bedroom with a separate en-suite. There would be a ground floor communal living room and three communal laundry areas on the ground and first floors.

I consider the layout of the building would provide an adequate living environment for the proposed future occupants and would not be dissimilar to the layout of purpose-built student accommodation. As a conversion of an existing building it is understood that there are constraints in providing larger accommodation with the facilities expected for student accommodation. However I consider the proposal meets the requirements of student living arrangement, and combined with its sustainable location would create

a satisfactory living environment. Further consideration of the level of accommodation provided would be required if the proposal was intended for general residential use (Class C3)

The proposed development does not include any outdoor amenity for the future occupants. Although there is an external courtyard, this would not be available for use by the proposed occupants. Although not ideal, the application site is located opposite De Montfort Square and within walking distance of Victoria Park to the south-east of the application. I therefore consider the lack of outdoor amenity on site not to result in a significantly poor living environment to warrant refusal on this basis alone.

To conclude, I consider the proposed development would provide an adequate living environment for future occupants. The proposal should be conditioned for student accommodation only. As such I consider the proposal to comply with saved policy H07 of the Local Plan and policy CS03 of the Core Strategy.

Impact on neighbouring amenity

Policy PS10 of the Local Plan states that in terms of residential amenity any new development proposals should have regard to existing neighbouring and proposed residents in terms of noise, light, vibrations, smell and air pollution, visual quality of the area, additional parking and vehicle manoeuvring, privacy and overshadowing, safety and security, the ability of the area to assimilate development and access to key facilities by walking, cycling or public transport.

In terms of outlook, daylight, privacy and overlooking I consider the proposed development would not result in any significant adverse impact on nearby residential properties. The proposal includes minimal external alterations which would result in harm to the amenity of nearby residential occupants.

The site is located within walking distance of the City Centre, close to London Road which is a main route into and out of the City Centre. New Walk promenade is a well-used pedestrian thoroughfare which has a number of different uses. As such I consider that there is a degree of noise already experienced by local residents. I consider the addition of 20 studios in this location would not significantly increase noise and disturbance to local residents. Similarly, the proposed development does not include any external alterations to provide external lighting and therefore I consider the proposal would not result in any light pollution to nearby residents.

I conclude that the proposed conversion of the site into student accommodation would not result in any significant detriment to the amenity of adjacent occupiers in respect of noise, disturbance, privacy and outlook. Therefore I consider the proposal to comply with saved policy PS10 of the City of Leicester Local Plan.

Highways and Parking

Policy CS15 of the Leicester Core Strategy (2014) states that parking for residential development should be appropriate for the type of dwelling and its location, and take into account the amount of available existing off street and on street car parking and

the availability of public transport. It also seeks the provision of high quality cycle parking. Saved Policy AM02 of the Local Plan (2006) states that planning permission will only be granted where the needs of cyclists have been successfully incorporated into the design. Policy AM12 gives effect to published parking standards.

The application site does not include any off-street parking and none can be provided within the site. As the site is for student accommodation and within a sustainable location close to the City Centre, I consider that the proposal would not result in a significant demand for parking. A management plan condition should be attached to planning permission which would include details of how beginning and end of term drop-off and pick-up parking arrangements would be managed. I consider that this is a reasonable and necessary condition.

The proposed development includes internal cycle storage which is considered acceptable. A condition to ensure this is installed in accordance with the approved plans prior to occupation of the site is considered reasonable and necessary in this instance.

As a development for student occupation which does not have parking within the site, I consider that it would be appropriate to attach a condition requiring the submission of a Travel Pack to students. This would ensure that students who are new to Leicester will be made aware of public transport and cycle routes and would promote sustainable modes of transport.

Subject to conditions relating to management plan, travel pack and cycle parking, I conclude that the proposal would comply with Core Strategy Policy CS15 and saved Local Plan Policies AM02 and AM12, and that any residual cumulative transport impacts of the development would not likely to be severe.

Surface water management

Policy CS02 of the Leicester Core Strategy (2014) states that development should be directed to locations with the least impact upon flooding or water resources. It goes on to state that all development should aim to limit surface water run-off by attenuation within the site, giving priority to the use of sustainable drainage techniques. Saved Policy BE20 of the Local Plan (2006) undertakes only to permit development if adequate mitigation measures can be implemented to reduce the risk to an acceptable level.

The site is located in a Critical Drainage Area and therefore could result in flooding elsewhere. However, the proposal is for a change of use of the building with only small minimal external works in the form of a platform lift. I do not consider it would have an adverse impact on surface water flooding. I also consider it is not appropriate to require SuDs. I therefore consider the proposal is in accordance with Policy CS2 of the Core Strategy.

Trees and landscaping

Policy CS03 of the Leicester Core Strategy (2014) sets out the urban design objectives for new development including the creation of spaces that are fit for purpose. Policy CS17 recognises that Leicester's urban environment, including buildings and private gardens, can provide important habitats for wildlife, and states that the Council will expect development to maintain, enhance and/or strengthen connections for wildlife. Saved Policy UD06 of the Local Plan (2006) requires new development to include planting proposals and resists development that would impinge upon landscape features of amenity value. Saved Policy BE22 permits outdoor lighting where that lighting is necessary, and light pollution would be minimised and there would be no unreasonable impact upon *inter alia* the nocturnal landscape.

The proposed development would bring the site into residential use. The site has a short front garden which is largely hard standing with railings to the front. I consider that it would be unreasonable to attach a condition for soft landscaping in this instance. The proposed development would not result in the loss of any existing trees in the vicinity and therefore I consider the proposal to be acceptable in this respect.

Conclusion

I consider the proposed change of use from offices to student accommodation (*sui Generis*) with some minor external alterations is not contrary to policies and guidelines contained in the NPPF 2018, City of Leicester Local Plan and Core Strategy.

The council does not currently have a five-year housing land supply. The NPPF indicates that in this case applications for housing should be approved unless the adverse impacts of doing so would outweigh the benefits, considering the policies in the NPPF as a whole. Student accommodation does form part of the Council's housing supply.

The proposal would not have an adverse impact on the character of the New Walk Conservation Area and would seek to make use of the existing building with minimal alterations.

An acceptable level of accommodation would be provided for future occupiers and there would be no significant adverse impact upon neighbouring amenity.

Adequate cycle parking will be provided on site along with a bin store.

The site is in a sustainable location in terms of public transport and distance to both Universities.

I therefore recommend APPROVAL subject to the following conditions:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. The development hereby permitted shall at all times be managed and operated in full accordance with a Management Plan the details of which shall be submitted to and approved in writing by the local planning authority before the first occupation of any of the flats. The management plan shall set out procedures for the security of the development and its occupiers, dealing with refuse bins and maintaining the external areas of the site, dealing with any issues or complaints arising from the occupiers of nearby properties, and the management of arrival and departure of students at the beginning and end of years. (To ensure the development is properly managed so as to minimise its effect on the surrounding area and in the interests of the safety and security of its occupiers in accordance with the aim of Core Strategy policies CS03, CS06, CS15 and CS18 and policy PS10 of the City of Leicester Local Plan)
3. No part of the development shall be occupied until secure and covered cycle parking has been provided and retained thereafter, in accordance with approved plan 1497 P06 Rev E received by the City Council as Local Planning Authority on 21/09/2018. the cycle parking should be retained as such thereafter. (In the interests of the satisfactory development of the site and in accordance with policies AM02 and H07 of the City of Leicester Local Plan).
4. Prior to the first occupation of each unit, the occupiers of each of the dwellings shall be provided with a 'Residents Travel Pack' details of which shall be submitted to and approved by the City Council, as the local planning authority in advance. The contents of the Travel Pack shall consist of: information promoting the use of sustainable personal journey planners, walking and cycle maps, bus maps, the latest bus timetables applicable to the proposed development, and bus fare discount information. (In the interest of promoting sustainable development, and in accordance with policy AM02 of the City of Leicester Local Plan and policies CS14 and CS15 of the Core Strategy).
5. No part of the development shall be occupied until waste facilities have been provided in accordance with the approved plan ref. no. 1497 P06 Rev E. These arrangements shall be retained thereafter. (In the interests of the amenities of the surrounding area, and in accordance with policies UD06, H07 and PS10 of the City of Leicester Local Plan and Core Strategy policies CS03 and CS18.)
6. The flats shall only be occupied by students enrolled on full-time courses at further and higher education establishments or students working at a medical or educational institution, as part of their medical or education course. The owner, landlord or authority in control of the development shall keep an up to date register of the name of each person in occupation of the development together with course(s) attended, and shall make the register available for inspection by the Local Planning Authority on demand at all reasonable times.

(To enable the Local Planning Authority to consider the potential impact of parking from other types of occupiers in accordance with Policy CS15 of the Core Strategy; the suitability of the accommodation for other types of occupation in accordance with Policy H07 of the City of Leicester Local Plan and Policy CS03 of the Core Strategy and the need for affordable housing in accordance with Policy CS07 of the Core Strategy).

7. This consent shall relate solely to the submitted plans ref. no. 1497-P01 and 1497-P07 received by the City Council as local planning authority on 21/03/2018 and amended plan ref. no. 1497 P06 Rev E received by the City Council as local planning authority on 21/09/2018, unless otherwise submitted to and approved by the City Council as local planning authority. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. With regards to the Travel Pack the contents of the pack are intended to raise the awareness and promote sustainable travel, in particularly for trips covering local amenities. The applicant should seek advice from Leicester City Council's Travel Plan Officer via telephone 0116 4542849.

Policies relating to this recommendation

- | | |
|-----------|--|
| 2006_AM01 | Planning permission will only be granted where the needs of pedestrians and people with disabilities are incorporated into the design and routes are as direct as possible to key destinations. |
| 2006_AM02 | Planning permission will only be granted where the needs of cyclists have been incorporated into the design and new or improved cycling routes should link directly and safely to key destinations. |
| 2006_AM12 | Levels of car parking for residential development will be determined in accordance with the standards in Appendix 01. |
| 2006_BE20 | Developments that are likely to create flood risk onsite or elsewhere will only be permitted if adequate mitigation measures can be implemented. |
| 2006_H07 | Criteria for the development of new flats and the conversion of existing buildings to self-contained flats. |
| 2006_PS10 | Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents. |
| 2014_CS02 | Development must mitigate and adapt to climate change and reduce greenhouse gas emissions. The policy sets out principles which provide the climate change policy context for the City. |
| 2014_CS03 | The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'. |
| 2014_CS06 | The policy sets out measures to ensure that the overall housing requirements for the City can be met; and to ensure that new housing meets the needs of City residents. |
| 2014_CS10 | The Council will seek to ensure that Leicester has a thriving and diverse business community that attracts jobs and investment to the City. The policy sets out proposals to achieve this objective. |
| 2014_CS15 | To meet the key aim of reducing Leicester's contribution to climate change, the policy sets out measures to help manage congestion on the City roads. |

2014_CS18 The Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.