



21st July 2020

Delivered by email

Planning, Regeneration & Economy
London Borough of Haringey
Level 6
River Park House
Wood Green
N22 8HQ

Dear Sir / Madam,

**SUBMISSION OF A FULL PLANNING APPLICATION FOR A TEMPORARY CHANGE OF USE AT NO.2
CHESNUT ROAD, LONDON, N17 9EN**

We write on behalf of our client, Chesnut Properties Ltd, to apply for full planning permission for a change of use from Student Accommodation to a mix of Student Accommodation and Co-Living for a temporary period of 3 years at 2 Chesnut Road, London, N17 9EN (hereafter referred to as 'the site'). The description of development is as follows:

'Change of use of the property from Student Accommodation to provide a mix of Student Accommodation and Co-Living accommodation for a temporary period of three years only.'

The Site

The existing property comprises a recently completed 64 room Student Accommodation facility with associated communal facilities (e.g. shared kitchens, lounge areas, gym, and laundry). The building is 4-storeys in height and has an additional basement level.

The site is located close to Tottenham High Road and benefits from the numerous shops, cafés, and local services on the High Road. It is located to the rear of Tottenham Police Station and fronts onto Chesnut Road directly opposite the Stoneleigh Road car park.

The eastern boundary fronts onto Rycroft Way and Protheroe House, which is a collection of new purpose-built extra care apartment building for persons over the age of 55 years.

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Bruce Grove Railway Station is located a short walk (approx. 3 minutes) to the north and provides services into Liverpool Street Station. Tottenham Hale Underground (Victoria Line) and Railway Station is located a short walk (approx. 5-minutes) to the south-east and Seven Sisters Underground (Victoria Line) and Railway Station can be accessed via a short bus ride to the south on Tottenham High Road.

The accessible nature of the site is highlighted in its Public Transport Accessibility Rating (PTAL) of 6a, which is one of the highest levels possible. The area is mixed in nature, with the area becoming more residential to the east of the site.

Background

The Student Accommodation building was originally granted planning permission (ref: HGY/2013/0155) on 26th March 2013. The description of development was as follows:

‘Partial demolition of existing buildings, retaining existing historical facade, construction of student accommodation over 3 and 4 floors to provide 64 student rooms and amenities areas.’

Following on from this, an application to vary the approved plans, specifically in relation to the basement level, was approved on 27th October 2017. The Student Accommodation building was completed in 2019, in anticipation of the commencement of the new academic year in September.

The building was becoming increasingly popular with students and vacancy and void periods were reducing. However, this all changed with the impact of the Covid-19 pandemic and subsequent ‘lockdown’ in March. This resulted in many of the students returning home to their families within the UK and abroad.

At this stage, it is impossible to predict how the Covid-19 pandemic will impact the Student Accommodation sector in London in the short to medium term. However, the applicant conservatively estimates that the 2020 – 2021 academic year will be severely impacted, with reports that many students will either be studying via ‘online’ courses or will defer the commencement of their studies for a year or more, thus reducing demand for Student Accommodation facilities.

At the time of submission, vacancy rates at the site were increasing, and many students had failed to pay their rent for the previous quarter. Furthermore, only 15 students (23%) had indicated a desire to let a room for the new academic year in September with the risk that some, or all these initial bookings may be cancelled before this time.

Clearly, the facility is not profitable with only 23% occupancy and normally approx. 60-70% occupancy is required as an absolute ‘minimum’ in terms of viability. This justification is assessed in further detail within the Supporting Planning Statement which accompanies this application.

The Proposal

As noted above, the Student Accommodation sector in London is expected to be severely impacted by Covid-19 and the current facility is unviable in its anticipated state for the 2020 / 2021 academic year (e.g. approx. 23% occupancy). This lack of demand may indeed last much longer, as it takes time to generate interest, confidence and generally 'fill up' Student Halls of residence with incentives and active marketing.

It is for this reason that the proposal seeks to use the property for a mix of both Student Accommodation and 'co-living' for a temporary period of 3-years. It is envisaged that the property would continue to accommodate those students that wish to rent rooms. However, as many rooms are expected to be vacant the temporary consent (if approved) would allow these to be occupied by young professionals in a co-living format. This could then revert towards a greater amount of Student Accommodation lettings as and when the impact of the Covid-19 pandemic eases.

This approach is being promoted by the applicant as modern student accommodation facilities and co-living facilities (as well as some hotels) are physically extremely similar in terms of room sizes and communal facilities.

Therefore, the mixed student accommodation and co-living facility would not result in the need for any physical changes to the property whatsoever. Furthermore, it would ensure that the facility would remain viable by providing accommodation for young professionals (e.g. 21-35 years old) who are generally the most popular demographic for co-living in London.

This approach would ensure an efficient use of the property during the Covid-19 pandemic as it seems somewhat wasteful for a perfectly good facility to remain 80% vacant during a housing crisis. The detailed justification and planning implications of the proposal are discussed further within the Supporting Planning Statement.

Planning Application Submission Format

The planning application has been submitted via the planning portal (ref: PP-08828638) and the following information is submitted in support of the Planning Application:

- Planning Application Form (H Planning Ltd);
- Certificate and Notices as necessary (H Planning Ltd);
- Community Infrastructure Levy (CIL) Form (H Planning Ltd);
- Supporting Planning Statement & Appendices (H Planning Ltd);
- Co-Living & Student Accommodation Management Plan Briefing Note (H Planning Ltd);
- Design and Access Statement (DAS) (Papa Architects Ltd);
- Existing & Proposed Floor Plans (Papa Architects Ltd);
- Existing & Proposed Elevations (Papa Architects Ltd);
- Redline Planning Application Site Plan at 1:1250 scale (Papa Architects Ltd); and
- Redline Planning Application Block Plan at 1:500 scale (Papa Architects Ltd).

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The proposal constitutes a 'change of use' planning application only and we can confirm that the applicant has paid the planning application fee of £462.00 via the Planning Portal.

As the proposal represents a temporary change of use application with no physical works whatsoever, we have not submitted unnecessary duplicate documents from the previous consents (e.g. Sustainability Report or Heritage Statement).

On this basis, we trust that the above information is sufficient for you to register and determine the application. However, please do contact me on 07957442158 or via email should you have any queries regarding the application.

Yours Faithfully,



Matt Humphreys, MRTPI
Director
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