

Recommendation: Conditional approval	
20182564	12-16 DE MONTFORT STREET
Proposal:	CHANGE OF USE FROM OFFICES (CLASS B1) TO STUDENT FLATS; PART DEMOLITION; CONSTRUCTION OF 3 STOREY REAR EXTENSION; TO PROVIDE 18 STUDENT STUDIO FLATS (SUI GENERIS) (SUBJECT TO S106 AGREEMENT)
Applicant:	MESSRS THAKKAR, POPAT AND POPAT
View application and responses	http://rcweb.leicester.gov.uk/planning/onlinequery/Details.aspx?AppNo=20182564
Expiry Date:	5 April 2019
LL	WARD: Castle



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Summary

- This application is brought to Committee at request of Councillor Kitterick as he considers that the proposal has a wider impact on the mix of uses and hence on the character of New Walk conservation area.
- Councillor Kitterick and four others object on the grounds of a concentration of student accommodation in the area and the quality of accommodation.
- The main considerations are the principle of development, impact on the New Walk Conservation Area, and residential amenity.

- The application is recommended for approval subject to conditions and a s106 contribution.

The Site

The site comprises three houses within a terrace of eight, built during the mid-Victorian period. Nos 12-14 appear to have been offices for some time, with the earliest record relating to office use at No 12 in 1948, and No 16 was granted consent for office use in 1967.

The terrace is regular in appearance, but with some very slight alterations between each house. Although the roof has a consistent level the ground has a very slight slope going up the road and so the windows, particularly at lower levels, and the internal floor levels, are not all at exactly the same level.

At some point, possibly in the late 1960s, the front of Nos 12-14 has been altered at ground level, such that the original bay windows were removed and more modern windows installed. This appears to have been an attempt to provide a “double fronted” appearance alongside the front door to No 14. These windows are not appropriate to the style of the building.

At the rear, there is a small ground floor and first floor element to the rear of No 16 projecting by about 2.7m. At the rear of 12-14 is a more substantial ground floor extension, across the width of the two houses, with one element projecting by 8m (this might be original). There is a small first floor element at the rear of No 14. No 12 is the only house in the terrace that does not have any rear element at first floor. None of the houses in this terrace has any second floor rear wing at present, although there are three storey rear wings to some other nearby properties.

Historic maps indicate that each of the houses originally had larger rear wings, although it appears that these would have been single storey.

The gardens have been converted to car parking, accessed off the private road De Montfort Place, which gives access to the rear of buildings on De Montfort St and, via Victoria Mews, to the rear of properties on New Walk and London Road.

The rear gardens in this area, which extends between properties on De Montfort Street, London Road and New Walk for about 160m all the way to the backs of houses on University Road, have been converted to car parking areas unless built over. The rear car park to the Belmont Hotel is part of this area. There are some remnants of rear wall between former gardens, and extensions of differing sizes designs and quality, however the dominant use is car parking.

Background

This application follows the withdrawal of a previous application, and pre-application discussions. The earlier application was for a much larger scheme incorporating 30 studio flats.

The Proposal

The proposal is to demolish the existing rear wings and extensions, then extend the building to the rear and to convert the site to student accommodation. Eighteen studio flats would be provided, two on each floor of each house, guided by the original layout. The rear wings would follow the usual pattern of rear outriggers, although the extension would be across the entire width of all three houses at ground floor.

The parking area to the rear would be landscaped to provide three car parking spaces, a refuse bin store, cycle parking spaces and outside amenity area.

Policy Considerations

National Planning Policy Framework (NPPF)

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

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.

In making an assessment Paragraph 108 of the NPPF (2019) states that development proposals should take up appropriate opportunities to promote sustainable transport modes; ensure safe and suitable access can be achieved for all users and; any significant impact (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable.

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

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

Paragraph 148 requires the planning system to support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Paragraph 170 encourages planning policies and decision to contribute to and enhance the natural environment.

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.

Development Plan policies

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

The most relevant Core strategy policies and Local plan policies are H07 and CS18.

Supplementary Planning Documents (SPD)

Student Housing SPD (2012)

New Walk Conservation Area Character Statement (2004)

Consultations

Local Highway Authority

No objection although clarification about accessible car parking is sought. Clarification also sought regarding access to the rear for refuse collection, and cycle parking provision.

Lead Local Flood Authority

Information provided is acceptable.

Pollution Control – Noise

No objection, but clarification sought regarding ventilation strategy.

Pollution Control – Land

No comments.

Waste Management

No objection.

Neighbourhood and Environmental Services

Request s106 contribution towards tree planting and landscaping improvements in De Montfort Square.

Representations

Four objections have been received, raising the following concerns.

- Studio flats average 22 sq m as opposed to the minimum 36 sq m allowed in Edinburgh
- Why does LCC not have a minimum size for a studio unit?
- Amenity space looks limited for 18 students and possibly friends.
- Laundry is insufficient
- Small living accommodation may contribute to mental health issues among students
- Too many student studio flats in this area
- Student studio flats outnumber other uses, mix of commercial and family properties should be way forward
- This high density development is wrong for the location
- New Walk becoming playground for students, late night noise, litter

Cllr Kitterick objects on the grounds that the proposal represents further erosion of the diversity of New Walk as an area of mixture of small office accommodations, long term residential accommodation and limited student accommodation into an area overly dominated by student accommodation.

Consideration

Principle of development

This area is within the Professional Office Area. Policy CS10 states that “...*the change to residential use will be acceptable in principle, where premises are unacceptable for modern office use.*”

The applicant has provided evidence to state that the premises are not suitable for modern office use, and that the site has been marketed without success. The applicant has explained that the internal layout is formed of various small spaces, which are not easily convertible to an open plan office layout.

The offices have been vacant since 2017, when Innes England moved out to Peat House. In an informal assessment carried out by the city council on the quality of offices in the city centre, these offices were considered to be at the lower end of the quality assessment. I consider that adequate information has been submitted to justify the loss of the office space.

The applicant has stated that the Permitted Development rights for change of use from office to housing are a material consideration in this case, but that is not entirely accepted. The existing properties could fall under the Permitted Development Prior Notification procedure if only change of use to C3 residential was proposed. The Permitted Development rights do not allow external changes or extensions.

Policy CS6 states, in relation to student housing, that “*Proposals for purpose built student housing will normally be accepted if they meet identified needs, are well designed and managed and can be well integrated with local built form and existing communities within walking distance of the main campuses.*”

This is supported by the Student Housing SPD, which includes criteria against which applications are to be assessed. These are:

- A. “*The development meets an identified need for the type of accommodation proposed*”. The Council accepts that there is limited demand for additional purpose built accommodation within the city.
- B. “*Within reasonable walking distance of the university campuses.*” See below.
- C. “*Scale of the development should be designed to not adversely conflict with adjacent properties or the general residential environment of the surrounding area*”. See below.
- D. “*When considered with existing nearby student housing provision, the development should not have an unacceptable cumulative impact upon surrounding residential neighbourhoods*”. Three objectors have raised the issue of New Walk Corridor already having reached “saturation point” for students, in particular student studios being a disproportionate mix and too many being too small, warning of “a future student ghetto in the making”. Comments have also been made about local diversity of uses.

A map recently taken to committee shows the locations of the nearest existing “student only blocks”. Student accommodation is currently under construction at De Montfort Mews, to the rear of Nos 5-19 De Montfort St; No 17 is also used for student accommodation although not restricted to that use, and 134, 136-138 and 140-142 New Walk are or will be student accommodation. There is not currently considered to be a significant cumulative effect here and in general the New Walk Conservation Area incorporates a mix of uses including offices, museum, hotel, residential as well as pub/restaurants. The table below shows relevant applications.

E. *“The layout, standards and facilities provided in the development ensure a positive living experience”*. See below.

I consider that the proposed change of use is acceptable in principle.

Table showing student accommodation applications

At recent meetings concerns have been raised regarding the cumulative impact of student accommodation on the New Walk area as a whole. The table below indicates the sites which are fully occupied by students, purpose building student accommodation and outstanding applications. The table does not include refused or withdrawn applications.

	App'n 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) (S106 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 18 STUDENTS	18/05/1977
	20170926	118-120 Regent Road	CHANGE OF USE OF TWO GARAGES AT REAR AND PART OF THIRD FLOOR TO PROVIDE FOUR ADDITIONAL BED SPACES TO STUDENT ACCOMMODATION TO INCREASE FROM 34 TO 38 BEDS; ALTERATIONS(SUI GENERIS) (AMENDED PLAN REC 30/06/17 AND 12/7/17)	14/7/2017
	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 (S106 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	09/02/2016

			AT REAR (SECTION 106 UNILATERAL UNDERTAKING)	
	20170808	2 West Walk	CHANGE OF USE FROM HOTEL (CLASS C1) TO HOUSE IN MULTIPLE OCCUPATION FOR STUDENT (17 BEDS) (SUI GENERIS); DORMER EXTENSIONS AT REAR; ALTERATIONS	20/07/2017
	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
	20180568	96 New Walk	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)	22/11/2018
	20130257	17 De Montfort Street	CHANGE OF USE FROM OFFICE (CLASS B1) TO 9 X SELF CONTAINED FLATS (9 X 1 BED) (CLASS C3); SINGLE STOREY EXTENSIONS AT REAR (AMENDED PLANS) (CONTRIBUTION SECURED) This property is understood to be occupied by students although not being restricted to student occupiers.	11/4/2013
	20182139	Renaissance House, 14-20 Princess Road West	CHANGE OF USE OF BUILDING FROM OFFICES (CLASS B1(C)) TO STUDENT ACCOMMODATION (43 X 1 BED STUDIOS) (SUI GENERIS); EXTERNAL AND INTERNAL ALTERATIONS (AMENDED 17/12/18 AND 3/1/19)(SUBJECT TO UNILATERAL UNDERTAKING)	12/3/2019
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
	20180528	De Montfort Mews	DEMOLITION OF BUILDINGS; CONSTRUCTION OF THREE / FOUR STOREY BUILDING TO PROVIDE 91 STUDENT STUDIO FLATS (SUI GENERIS) (AMENDED PLANS) (S106 AGREEMENT)	30/8/2018
Outstand- ing Applica- tions	20172310	130 New Walk	DEMOLITION OF PART OF BUILDING. CHANGE OF USE OF EXISTING OFFICE BUILDING TO STUDENT FLATS (SUI GENERIS) AND THREE/FIVE STOREY EXTENSION AND PROPOSED BASEMENT TO PROVIDE 41 (1 X BED) STUDIO FLATS. ALTERATIONS.	

Design and Impact on Conservation Area

The site is within the New Walk Conservation Area. The area includes the whole of New Walk and Upper New Walk and also incorporates the area around Tower Street and Leicester Prison, and much of Regent Road and Princess Road.

The proposed rear extension to the application site is designed to be broadly in keeping with the scale of the buildings. It would respect the identity of the site as three separate houses, and although it would extend across the width of all three at ground floor, the upper floors would be formed of a rear outrigger to each individual house following a common pattern.

The height at three storeys is not ideal, but the rear of the terrace is less sensitive than the front in Conservation terms. There is a variety of extensions facing onto this rear area, of various designs and heights, and the dominant use is car parking. Although the rear of the application site is within the Conservation Area, the rears of the London Road properties adjacent are not. I do not consider that the proposed extensions would cause unacceptable harm.

The windows to most of the front elevation appear to be original, and are part of the consistent character of the terrace with narrow glazing bars and horns which are typical of the period and style. The applicant originally stated that these windows would be retained, although the concerns regarding noise transmission into the rooms suggest that double glazing should be used. The applicant has provided details to show that double glazed units in replacement sashes would be fitted within the existing outer frames, although the information provided is not sufficient to show that the windows would be appropriately detailed and exact matches. A condition will therefore have to be imposed requiring further details of the windows, including a survey of the original windows to ensure that there is a complete match to existing. I consider that

this is necessary as the terrace currently presents a very cohesive appearance in terms of windows to the front, and any change would be noticeable and detrimental.

Subject to changes to the front elevation being very tightly controlled, and the rear parts being of suitable materials, I consider that the proposal would not cause unacceptable harm to the Conservation Area. I further consider that criterion C of the Student Housing SPD is met. The proposal is therefore in accordance with policies CS3 and CS18.

Living conditions

The proposed studios would vary in area from 18.9 to 23.3 square metres. Some of these are smaller than would typically be provided in a new build scheme, however the retention of existing fabric is an important consideration in this scheme, so that the building can be beneficially and easily re-used in the future, and also to ensure that there are no concerns relating to the structural integrity of the buildings. This means that the size of the studios has to be guided by the size of the rooms in the houses.

The council has not currently adopted any space standards for residential development.

Three of the studios would be at ground floor facing the street, with a setback of 2.5-3m. This relationship is not unusual and there will be landscaping in front of the windows to provide screening.

Communal areas would be provided in the basement, which has no natural light. These areas are shown as a cinema room, a communal room, and a laundry room. Comments have been made about the sizes of these rooms, however each of the two communal spaces would be able to accommodate several people seated, and the laundry could accommodate four machines if stacked. This seems reasonable for 18 residents. The residents will also benefit from the rear outside space and will have access to social and other facilities within their university campus.

A Noise Report was submitted with the application which shows that noise levels, mainly from traffic on London Road, are such that mitigation is needed. Some information has been provided, however some further details are required in respect of ventilation and also details of replacement windows as the information provided so far does not provide sufficient detail. I recommend conditions to secure this information, and implementation, prior to occupation.

The plans show that the area behind the building would be laid out to provide amenity space, bin store, cycle parking, and three car parking spaces. The car parking would be offered to residents only at moving in and out; the car parking would have to be suitably managed and I recommend a condition to secure a site management plan which will include the parking area. Most of the time this area would form part of the amenity area and could be used for sitting out, laundry etc.

The rear area is currently open to the roadway and to the rear of No 10, having been used, like most of the rear gardens, for car parking while the site was in office use. There is some remaining wall on the boundary between No 16 and No 18. Given that there will now be residents living and sleeping at ground floor level, having the rear area open to the public would not be acceptable in terms of privacy and security. The need for a boundary has to be balanced with continuing use of neighbouring rear gardens for parking, and the need for visibility when neighbouring areas are used for

car parking. I recommend that a suitable boundary treatment (probably a low wall with railings above) is secured by condition.

The cycle parking and bin storage areas are acceptable; however further details will be required by condition.

Policy CS6 requires that all new dwellings are provided to lifetime homes standards "where feasible". Lifetime Homes has now been superseded in this respect by Category M4(2) of the Building Regulations. Given that this proposal is for conversion of an older building, and that residents will be students who will not be living here on a permanent basis, I consider that the requirement is not appropriate in this case.

On balance, considering the heritage impacts and the benefits of retaining the building in a beneficial use, I consider that the living conditions will be acceptable for students and that the proposal is therefore in accordance with policies H07, CS3 and CS6, and with the relevant provisions of the Student Housing SPD.

Residential amenity

The immediately neighbouring buildings, Nos 10 and 18, are currently in commercial use and so the amenity of occupiers has to be given less weight. However it is possible that these buildings, which were originally constructed for residential use, might in the future be converted back, and the proposed extensions would not prejudice that use.

There are residential properties on de Montfort Place (just off the private road at the back) and also in the properties facing onto London Road, which also back onto de Montfort Place. However there is unlikely to be a negative cumulative impact. It should be borne in mind that many of the buildings that are currently not in residential use were built originally for residential use.

Objectors have raised concern about street clutter from bins and bikes, however the proposal includes suitable storage spaces.

I consider that the proposal would not cause, or contribute to, any harmful impact on nearby residents and is therefore in accordance with policy CS6, PS10 and the relevant provisions of the Student Housing SPD.

Waste storage and collection

The plans show that there would be a refuse collection area within the rear yard. Access to this would be via the private road at the rear. This is acceptable.

Highways and Parking

The site is within easy walking distance of the two campuses and will support sustainable travel. There are many bus routes serving London Road, and the railway station is a few minutes' walk away.

The site is in a sustainable location, and I consider that it meets criterion B of the Student Housing SPD.

The Travel Plan includes many useful commitments but requires some further work, and I therefore recommend a condition to secure a revised document prior to the accommodation being brought into use. Details of cycle parking will also need to be agreed by pre-occupation condition.

Use of the car parking spaces needs to be controlled as a boundary treatment will have to be constructed, and this could affect visibility between the car parking area

and the private road. This has been discussed with the applicant, and use of the car parking spaces will be restricted to moving in and out days, when a member of the management team would be on hand to supervise vehicle movements, and the occasional visit by maintenance staff or similar, which again would require management supervision. This can be included in the management plan, but I also recommend a condition restricting use of the car parking spaces, requiring that residents are not given access to these spaces. The space will be used for most of the time as outside amenity space for residents.

Subject to these conditions I consider that the proposal is in accordance with policies AM01, CS06 and the relevant provisions of the Student Housing SPD.

Sustainable Energy

Policy CS2 requires that all development mitigate and adapt to climate change and reduce greenhouse gas emissions. The applicant has stated that the development will be carried out in accordance with Building Regulations. The purpose of the policy is to secure benefits above Building Regulations compliance; however this scheme is a conversion and extension of historic buildings, which limits the options for sustainable construction.

I therefore consider that it would not be reasonable to require substantial contributions, and that a condition is not necessary. The heritage benefits of sympathetic conversion and beneficial use outweigh, in this particular case, the need to increase energy efficiency.

Drainage

The applicant has provided a drainage strategy and plan. These are acceptable, and a compliance condition can be used to secure implementation of the approved scheme. This will secure compliance with the relevant sections of policy CS2.

Archaeology

The site is within an area of known archaeological activity although the risk of there being remains to be discovered is low. A watching brief should be maintained and I recommend a condition to secure this through a Written Scheme of Investigation.

A building condition photographic survey is desirable prior to the removal of the historic interior features, although the owner could carry out substantial internal works without explicit consent as the buildings are not listed.

Subject to these conditions being satisfactorily addressed, I consider that the proposal would be in accordance with policy CS18 and the relevant provisions of the NPPF.

Nature conservation/landscaping

There is no soft landscaping on the site at present. The plans show that some would be installed, and details can be agreed by condition. The rear yard is currently open, and would have to be enclosed as it would lead directly to bedroom windows at ground floor, and also to provide some enclosure to the amenity space at the rear.

The details can be agreed by condition. Subject to the conditions being suitably addressed, the proposal would be in accordance with policies CS3 and CS17.

Developer Contributions

A contribution of £11,128 towards tree planting and landscape improvements at De Montfort Square would be appropriate, and the applicant has agreed to provide an undertaking to pay.

Conclusion

The proposed change of use is acceptable in principle.

An acceptable living environment can be provided.

The works will maintain the character of the Conservation Area and archaeological impact can be managed, so impact on heritage assets will be acceptable.

Adequate drainage and servicing can be provided.

The applicant has agreed to make a contribution towards infrastructure requirements arising from the development.

I recommend that this application is APPROVED subject to conditions and a SECTION 106 AGREEMENT to cover improvements to De Montfort Square.

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 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 need for affordable and accessible housing in accordance with Core Strategy Policies CS6 and CS7.)
3. Prior to the commencement of work to the existing building, a Level 2 photographic survey as defined in the Historic England documents `Understanding Historic Buildings A Guide to Good Recording Practice` shall be carried out and submitted to the local planning authority. (To ensure that any heritage assets that will be wholly or partly lost as a result of the development are recorded and that the understanding of their significance is advanced; and in accordance with Core Strategy policy CS18.)
4. (A) No development other than above-ground demolition and works to the existing building shall take place or commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall include an assessment of significance and research questions; and:
 - (1) the programme and methodology of site investigation and recording;
 - (2) the programme for post-investigation assessment;
 - (3) provision to be made for analysis of the site investigation and recording;

(4) provision to be made for publication and dissemination of the analysis and records of the site investigation;

(5) provision to be made for archive deposition of the analysis and records of the site investigation;

(6) nomination of a competent person or persons or organization to undertake the works set out within the Written Scheme of Investigation.

(B) No other demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved under (A) above.

(C) The development shall not be occupied until the site investigation and post-investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under (A) above, and the provision made for analysis, publication and dissemination of results and archive deposition has been secured, unless agreed in writing with City Council as local planning authority. (To ensure that any heritage assets that will be wholly or partly lost as a result of the development are recorded and that the understanding of their significance is advanced; and in accordance with Core Strategy policy CS18).

5. Notwithstanding the approved plans, before above-ground construction of the approved extension commences or any external changes to the existing building are carried out the materials to be used for all external parts of the development including bricks and quoin detailing, tiles/slates, doors and rooflights, windows to the rear elevation, external vents and flues and rainwater goods shall be submitted to and approved by the City Council as local planning authority. The details shall include a one square metre brick sample panel showing the brick, bonding, mortar and pointing to be used in the rear extension. Development shall be carried out in accordance with the approved details. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3).
6. Prior to any work taking place on the existing front elevation, and notwithstanding the approved plans, details of altered and replacement windows to that elevation shall be submitted to and approved in writing by the local planning authority. The details shall include:
 - (i) Measurements of existing windows including glazing bars (excluding the ground floor front windows to No 12 and No 14)
 - (ii) Dimensioned details to show that any replacement or new elements to windows other than the ground floor front to No 12 and No 14 shall be exact matches for the existing elements
 - (iii) Details of replacement windows to the ground floor front to No 12 and No 14
 - (iv) Dimensioned cross sections at 1:20.Development shall be carried out in accordance with the approved details. (In the interests of visual amenity and to preserve the character of the New Walk Conservation Area, and in accordance with Core Strategy policies CS3 and CS18.)
7. Prior to any work taking place on the front elevation, and notwithstanding the approved plans, details of an insulation scheme to prevent the transmission of

noise into the development shall be submitted to and approved in writing by the city council as local planning authority. The scheme shall include ventilation arrangements and windows shall not be sealed shut. The approved scheme shall be completed and operational prior to any occupation of the development and retained thereafter. (In the interests of residential amenity and in accordance with policy H07 of the City of Leicester local plan).

8. No part of the development shall be occupied until the Sustainable Drainage System (SuDS) for the site has been completed in accordance with the approved details being Flood Risk Assessment Drainage Strategy Rev C REP – 81169-01-2019.01.25 and layout drawing 81169-102-P3. The Sustainable Drainage System shall be maintained thereafter in accordance with the approved maintenance plan. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy.)
9. No part of the development shall be occupied until a Travel Plan for the development has been submitted to and approved in writing by the City Council as local planning authority and shall be carried out in accordance with a timetable to be contained within the Travel Plan. The Plan shall:
 - (a) assess the site in terms of transport choice for staff, occupants, visitors and deliveries;
 - (b) consider pre-trip mode choice, measures to promote more sustainable modes of transport such as walking, cycling, car share and public transport over choosing to drive to and from the site as single occupancy vehicle users, so that all users have awareness of sustainable travel options;
 - (c) identify marketing, promotion and reward schemes to promote sustainable travel;
 - (d) include provision for monitoring travel modes (including travel surveys) of all users and patterns at regular intervals, for a minimum of 5 years from the first occupation of the development brought into use.The plan shall be maintained and operated thereafter. (To promote sustainable transport and in accordance with policies AM01, AM02, and AM12 of the City of Leicester Local Plan and policies CS14 and CS15 of the Core Strategy).
10. Each new occupier of each of the approved studio flats shall be provided with a 'Residents Travel Pack' details of which shall be submitted to and approved in writing 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, bus fare discount information and links to online information. (In the interest of promoting sustainable development, and in accordance with policy AM02 of the City of Leicester Local Plan and Core Strategy Policy 14.)
11. 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:

(i) how the arrival and departure of students at the start and end of terms will be managed;

(ii) how servicing and deliveries will be managed;

(iii) the security of the development and its occupiers;

(iv) dealing with refuse bins and maintaining the external areas of the site;

(v) use of the car parking area including management presence during use; and

(vi) dealing with any issues or complaints arising from the occupiers of nearby properties. (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 CS3, CS6 and CS15 and policy PS10 of the City of Leicester Local Plan)

12. Notwithstanding the approved plans, before the development authorised by this permission is occupied a scheme of landscaping shall be implemented in accordance with details that have previously been submitted to and approved in writing by the city council as local planning authority. The details shall include:

(i) new planting, including plant type, size, quantities and locations;

(ii) surface treatments;

(iii) fencing walling and boundary treatments including access for vehicles, pedestrians and cycles;

(iv) any changes in levels;

(v) a timetable for completion of the scheme.

The approved landscaping scheme shall be carried out in accordance with the approved details and timetable. For a period of not less than five years from the date of planting, the applicant or owners of the land shall maintain all planted material. This material shall be replaced if it dies, is removed or becomes seriously diseased. The replacement planting shall be completed in the next planting season in accordance with the approved landscaping scheme. (In the interests of amenity, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS3).

13. Notwithstanding the approved plans, no part of the development shall be occupied until secure and covered cycle parking has been provided in accordance with details previously submitted to and approved in writing by the City Council as local planning authority. The cycle parking shall be retained thereafter for use in connection with occupation of the development. (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).

14. No part of the development shall be occupied until details of arrangements for storage of bins and collection of waste have been submitted to and approved in writing by the City Council as local planning authority. These arrangements shall be retained and maintained 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 policy CS3.)

15. The approved car parking spaces shall be used only under management supervision and no resident shall be provided with access other than when moving into or out of the accommodation. (In the interests of safety and

residential amenity and to encourage sustainable travel in accordance with policies AM01 and H07 of the City of Leicester local plan).

16. This consent shall relate solely to the following plans received by the City Council as local planning authority.
Proposed site plan A.06 revision 04
Proposed elevations A.05 revision 02
Proposed floor plan/site levels A.03.
(For the avoidance of doubt.)

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_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.
- 2006_UD06 New development should not impinge upon landscape features that have amenity value whether they are within or outside the site unless it can meet criteria.
- 2014_CS01 The overall objective of the Core Strategy is to ensure that Leicester develops as a sustainable city, with an improved quality of life for all its citizens. The policy includes guidelines for the location of housing and other development.
- 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_CS07 New residential development should contribute to the creation and enhancement of sustainable mixed communities through the provision of affordable housing. The policy sets out the broad requirements for affordable housing.
- 2014_CS08 Neighbourhoods should be sustainable places that people choose to live and work in and where everyday facilities are available to local people. The policy sets out requirements for various neighbourhood areas in the City.
- 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_CS12 In recognition of the City Centre's role in the City's economy and wider regeneration, the policy sets out strategies and measures to promote its growth

as a sub-regional shopping, leisure, historic and cultural destination, and the most accessible and sustainable location for main town centre uses.

- 2014_CS14 The Council will seek to ensure that new development is easily accessible to all future users including by alternative means of travel to the car; and will aim to develop and maintain a Transport Network that will maximise accessibility, manage congestion and air quality, and accommodate the impacts of new development.
- 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_CS17 The policy sets out measures to require new development to maintain, enhance and strengthen connections for wildlife, both within and beyond the identified biodiversity network.
- 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.
- 2014_CS19 New development must be supported by the required infrastructure at the appropriate stage. Developer contributions will be sought where needs arise as a result of the development either individually or collectively.