

Appendix 4: Neighbour Representations

Commentator	Comment	Response
<p>Resident, Chalgrove Road N17 0JD</p>	<p>The need for student accommodation in the area was tested when Middlesex Polytechnic, predecessor to Middlesex University, closed their campus on White Hart Lane (which became Haringey Sixth Form college in 2007). Middlesex Polytechnic had student accommodation blocks on Creighton Road but gave them up to become private housing - they did not see any need to keep them for their students to travel to Hendon. I fail to see how that situation has changed. If this development takes place it is likely that after a few years the flats will be repurposed as an HMO.</p> <p>In the Design and Access Statement Section 4.0 Summary it is stated that there will be 25 studios, of which 15 will be 'Standard', with 8 'Premium' and 2 en-suite. It also states 'Affordable student accommodation of 35%'. Does this mean that 65% of the student accommodation will be at rents that are not affordable according to the open market definition, or does it mean that they will not be affordable to those on the maximum student loan? In either case this ratio is not appropriate in an area with a high level of poverty.</p>	<p>London represents the largest student housing market in the UK – and Europe – with c.400,000 full time students studying across over 40 major universities, as well as those at smaller institutions. Whilst London has a large purpose-built student housing market, it does not come close to providing the amount of accommodation required to house London's students, with c.310,000 students having to find accommodation outside of this purpose-built sector.</p> <p>The applicant has engaged in discussions with Middlesex University who have expressed interest in the proposal to supplement their existing stock of student accommodation. Middlesex University have provided a letter of support for the scheme.</p> <p>The applicant has agreed to the use of the accommodation being secured for students and the majority of the bedrooms in the development including all of the affordable student accommodation bedrooms being secured through a nomination agreement for occupation by students of one or more higher education provider. The amount of affordable student accommodation would be policy compliant.</p>
<p>Resident, High Road, N17 8ER</p>	<p>My girlfriend and I live in the building next door to the proposed demolition/building. We would like to strongly object to this planning permission request for a number of reasons, including but not exclusively, noise, general disturbances, overlooking/loss of privacy, hazardous materials, smells, loss of light.</p> <p>We are both professionals working full time and are concerned that a student accommodation next door will be noisy and interfere with our careers and mental</p>	<p>The assessment of overlooking/privacy, daylight and sunlight impacts on existing neighbouring homes (including Nos. 803-805 High Road) largely remain as set out in the officer report to PSC on 12 October 2020 (See Appendix 6) which are considered acceptable.</p> <p>The use would be managed and resident numbers would be the same as the extant permission. As such, levels of disturbance and noise would be akin to a housing scheme and would not result in undue impacts on neighbours. Any impacts would also be tempered by the existing context which given its</p>

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	health. There is also a number of young families in the building with young children who feel the same.	High Road location has background noise levels of a busy main road.