

Hussain, Afreen

From: Windress, Andrew
Sent: 03 November 2011 14:42
To: DVD Planning PreApplications
Subject: New preapp

Attachments: Initial proposals 46 Burley Street

Please register this new major preapp for 100 student cluster flats at 46 Burley Street. Red line is shown in the attached documents.

The agent/applicant is **GREGOR SMALL**

Director / Architect

Acanthus Architects df

Spence Mill

Gordon Street

Huntly

AB54 8ES

Tel: 01466 793 400

Regards

Andrew

Andrew Windress
Senior Planner
Planning Services
Leeds City Council
Tel: 0113 39 51247
Fax: 0113 24 76518
www.leeds.gov.uk



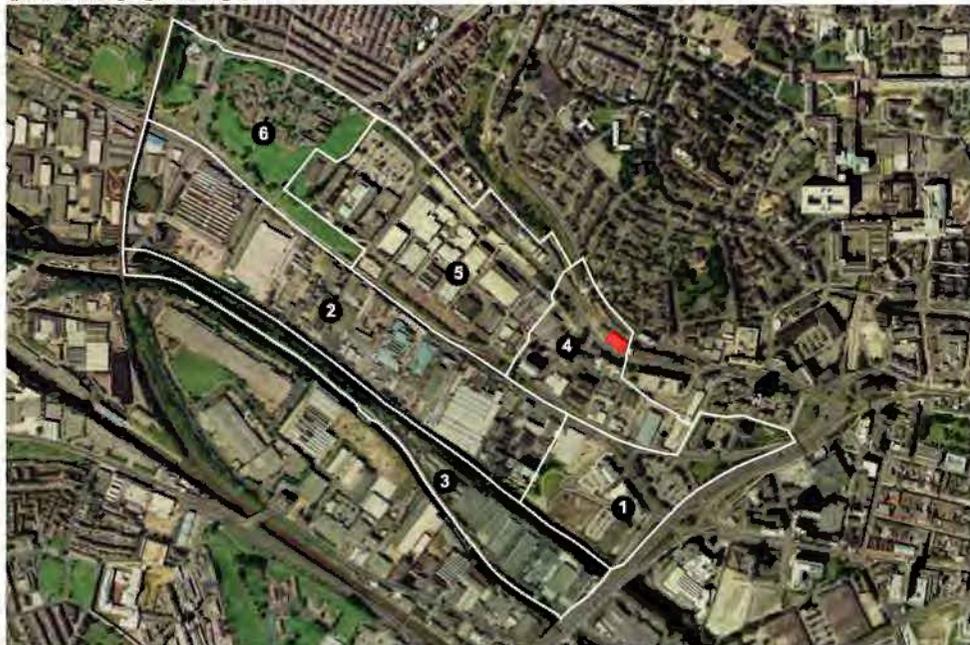
Initial proposals 46
Burley St...



BURLEY STREET, LEEDS
PRE-PLANNING
OCTOBER 2011



SITE LOCATION



KIRKSTALL ROAD RENAISSANCE AREAS

The site is situated on Burley Street to the west side of Leeds city centre, West of the A58 North and parallel to the A65. The site is bounded by Park Lane to the North, Burley street to the South and Rutland Mount to the East. The site is approximately 0.5ha in area and is set within an area of mixed use character. The site is located in an area that is characterised by mixed commercial uses and housing including student accommodation. There is a large area to the North of the site and to the immediate south is the Sentinel Towers student accommodation development. There is an electricity sub-station to the western boundary. To the immediate North is a narrow strip of Vacant land with levels rising to housing at Kendal Walk beyond. To the east is a mail sorting office. The site also benefits from its close proximity to the principle Leeds University campus, City Centre and the major public transport corridor the A65 Kirkstall Road/West Street.

The proposed development is to replace a former warehouse that occupies the majority of the site, with a rectangular footprint of approximately 1450sqm. The present warehouse does little to enhance the streetscape of Burley street, as a virtually featureless box.

The site is within the catchment of Area 4 – City Heights, of the *KIRKSTALL ROAD RENAISSANCE AREA PLANNING FRAMEWORK*. Therefore guidance on the potential for development on this site has been taken from this document, along with national, regional and local planning policies.

The development addresses the key aims of Land use in the Plan, bringing;

- Employment opportunities to the area.
- Increasing the variety of property use in the area
- Achieving a mix of development at both a vertical and horizontal level.

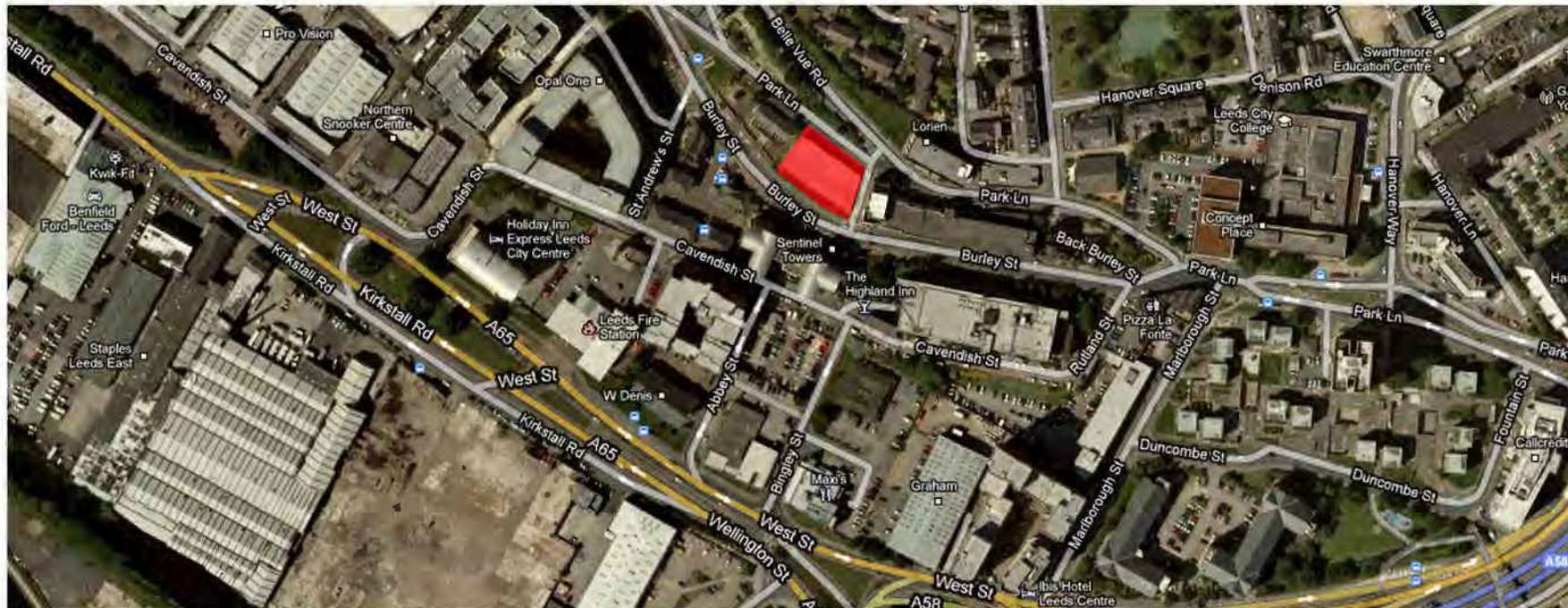


BRIEF



Site as existing [in red]

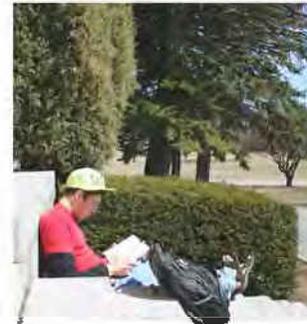
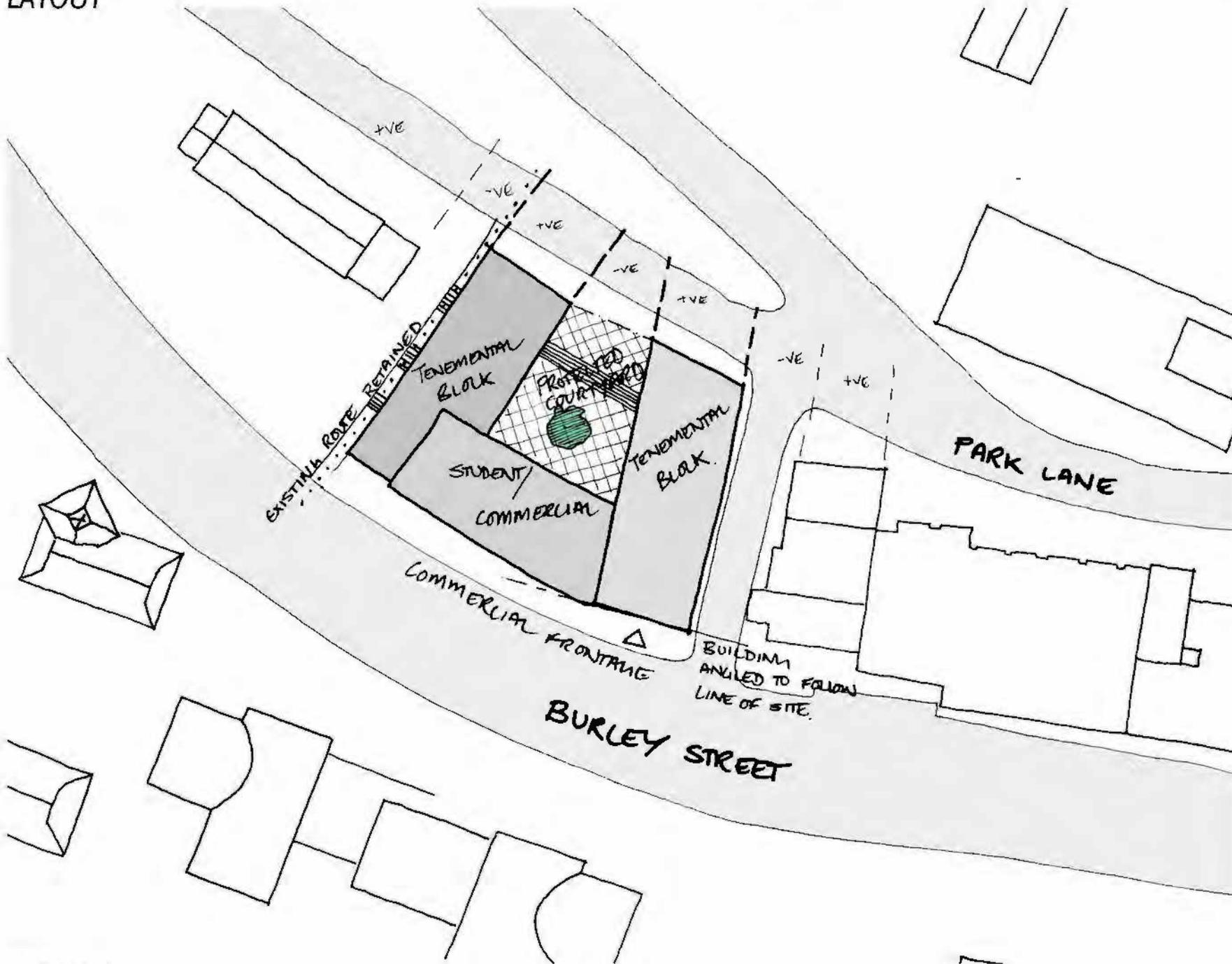
Our client, Burley Place Limited, seeks to provide a mixed use development consisting of a commercial unit on the ground floor and mixed student accommodation to the upper levels., providing 100+ student beds. Each student room will be equipped for all the modern standards of living containing; en-suite bathrooms, open plan kitchen and living spaces and all IT services associated with 21st century living. Parking will be restricted to a limited number of visitor parking spaces provided on the Park Lane frontage and on Rutland Mount. The students will be actively encouraged to utilise the excellent public transport links and cycle facilities, with sufficient secure cycle parking provided.



The site [in red] is in an area of housing and commercial mix



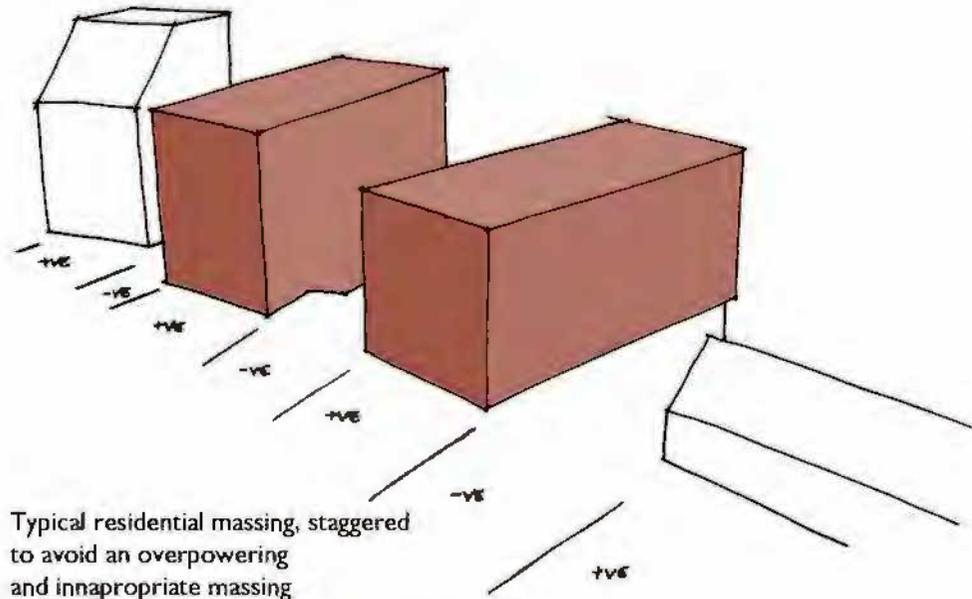
LAYOUT



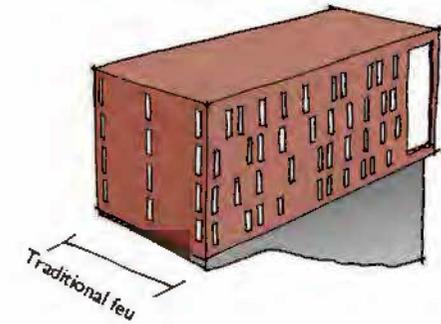
SKETCH SITE PLAN



SCALE

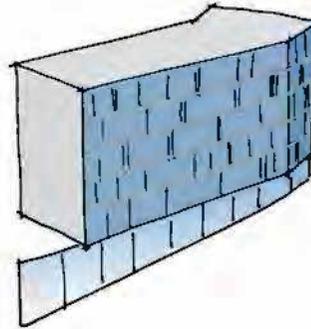


Typical residential massing, staggered to avoid an overpowering and inappropriate massing



Tenemental style block with vertical windows, traditional in form with contemporary detailing. The large openings signify a transition to the principle street

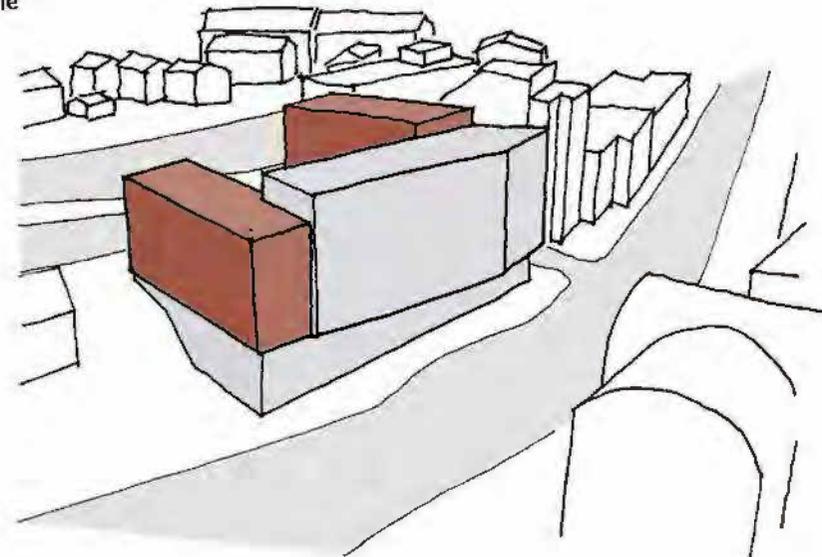
Contemporary elevation, horizontally driven. Turns to acknowledge the change in direction of the streetscape. Glazed shop frontage at street level. Staggered Feature solar shading brings movement and visual interest to elevation.



The massing of the building has to be carefully considered, the proposal consists of 3 key elements that allow the buildings form to relate appropriately to its direct context, as it moves from the less developed Park Lane round to the principle road of Burley street.

On Park Lane the building may have a traditional tenemental style massing, with a staccato of massing, fitting with the existing rhythm of the street. As the buildings turns the corner the traditional form continues, with vertical windows on an elevation of 4 to 5 storeys. The transition from residential scale to the more urban massing of Burley Street could be indicated by a large 4 storey opening.

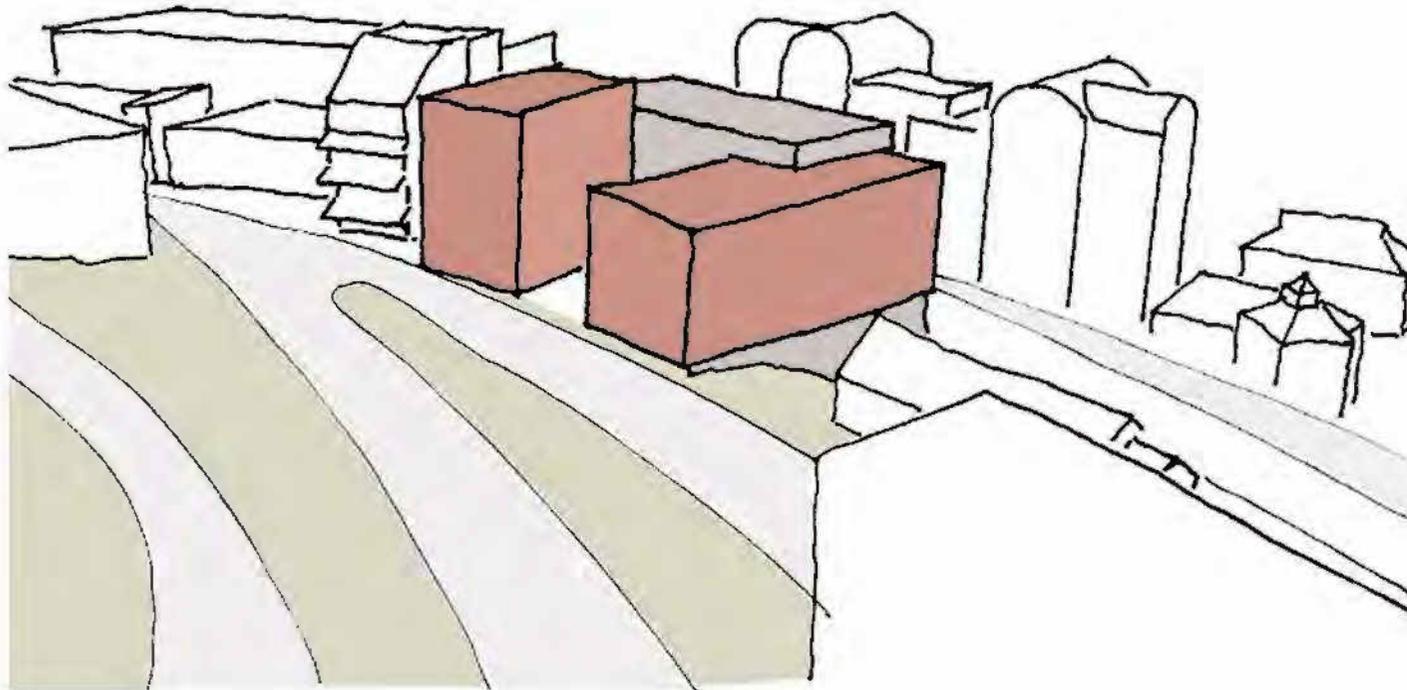
The streetscape of Burley street allows for a more horizontal form. The massing to Burley street may be controlled through a series of layering in the elevation, with a shop frontage at street level, projecting residential block and brick ends of the tenemental forms.



SCALE

The scale of the development will be directed by its context and function. It is clear when looking at the context of the site that there is scope for a building of several storeys, as it is faced on two sides by buildings of 9-10 storeys. The prominent nature of the site within the City Heights District is clearly capable of supporting a building of a significant scale, provided it is of high quality and relates successfully to its urban context.

The topography of the site should directly influence the buildings massing, where the site rises from Burley street to Park Lane the buildings height may reduce from 7/8 storeys to 4/5 storeys on two wings. This reduction in height would ensure that when the building approaches the less built up and more residential edge of the site it is of an appropriate height in relation to its neighbours. The decision to include an open courtyard would aid in breaking the mass of the building to the north and gives the development a modest and appropriate massing.



MASSING SKETCH STUDY



Windress, Andrew

From: Gregor Small [gregor@douglas-forrest.co.uk]
Sent: 07 November 2011 13:56
To: Windress, Andrew; tim@ingman-jones.com
Subject: RE: 46 Burley Street, Leeds

Andrew,

Many thanks for your response, especially so quickly.

I look forward to anything further from highways and are keen to respond formally once we have engaged with the community.

Kind regards,

Gregor

GREGOR SMALL

Director / Architect

Acanthus Architects df

Spence Mill

Gordon Street

Huntly

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Tel: 01466 793 400

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E-mail: gregor@douglas-forrest.co.uk

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-

AAdf - Winners of 4 Awards and 1 Commendation at the Aberdeen Society of Architects annual Awards March 2011

West Pavilion, Warehouse, Inch,
Aberdeenshire
house in designed landscape

modern steel and glass new

The Crown, Kings College, Old
Aberdeen
conservation repair

scholarly

Powis Gate, Old
Aberdeen
olarly conservation repair

sch

The Stables, Warehouse, Inch, Aberdeenshire (award + commendation)
regeneration of listed stables

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From: Windress, Andrew [mailto:Andrew.Windress@leeds.gov.uk]
Sent: 07 November 2011 12:49
To: Gregor Small; tim@ingman-jones.com
Subject: 46 Burley Street, Leeds

Gregor, Tim

Further to our recent meeting, please find further design comments below and additional information requested.

The context studies and general design principles outlined in your pre-planning submission are largely supported, there are a few issues and queries that I outline below.

On plan you appear to show the eastern tenemental block to be the dominant wing extending through to Burley Street. However, in the 3D block diagrams it appears that the Burley Street block (annotated student/commercial) is the dominant block. The preference would be to have the eastern block the dominant block both in terms of design and scale. The scale of the eastern block should reflect the adjacent building to the east.

The scale of the three blocks should then reduce further west to a height that more closely relates to the much lower substation, perhaps another storey or two may need to be taken off the central and western wings (subject to further studies and more detailed consideration).

The central courtyard is north facing and enclosed by high blocks and a steep slope. This may result in an area that is severely lacking in natural sunlight and daylight and therefore not attractive to users. Detailed sunlight/daylight studies will influence the layout of this space and perhaps the scale of the blocks. Some initial thoughts are that it may be necessary to cut an opening in the Burley Street block to allow some sunlight through.

The roofs of the blocks would most probably be visible from the residential area to the north. As such detailed consideration of their design needs to take place. Flat roofs may need to be avoided and/or green/brown roofs introduced. Green roofs may help overcome some of the visual amenity concerns I would expect from the local residents in the dwellings to the north.

As discussed, the Kirkstall Road Renaissance Area Planning Framework seeks enhancements to Rutland Mount to improve pedestrian connectivity and create a 'green access route', I would seek landscape improvements along your boundary with Rutland Mount.

I note from your Pre-planning document dated October 2011 that you measure the site as being approximately 0.5ha. UDPR policy CC10 requires development on sites more than 0.5ha to allocate a minimum of 20% of the developable site area as public space. This issue should be considered as part of the submission.

Please find attached a copy of the example S106 student restriction clause.

I provide a link to our pre-application charter that outlines our commitment to a high level of service - <http://www.leeds.gov.uk/files/Internet2007/2011/23/preapp%20charter%20leaflet%20jun%202011.pdf> .

I confirm the Inner North West Area Community Planner, who will be able to assist liaison with the local community, is Ryan Platten (ryan.platten@leeds.gov.uk , 0113 2478027).

I await detailed comment from Highways colleagues, I will forward this once

received.

I hope this information is of use, please do not hesitate to contact me for any further information or clarification.

Regards

Andrew

Andrew Windress

Senior Planner

Planning Services

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Windress, Andrew

From: Windress, Andrew
Sent: 17 November 2011 12:26
To: gregor@douglas-forrest.co.uk; tim@ingman-jones.com
Subject: FW: 46 Burley Street, Leeds

Gregor, Tim

I have received comments from highways colleagues, I copy these below. I would be happy to discuss these further as required.

- On the LCC KRRAPF Plan 8 for Area 4 there are strong aspirations for Rutland Mount to be improved to be a 'Green Access Link' for north-south non-motorised movements. Rutland Mount is currently surfaced using stone sets, has no TRO along its length so suffers from commuter parking problems during the week, and is unattractive for pedestrians to use. It is therefore considered that the applicant should be converting Rutland Mount into a footway with pedestrian guardrail at the end of Rutland Mount on Burley Street to prevent vehicle access.
- If there is a commercial use proposed fronting Burley Street, a short-stay parking lay-by will be required on Burley Street in front of the store. The total width of the eastbound lane on Burley Street including the lay-by would need to increase to 6m in width and therefore slight carriageway widening varying 0.5-2m in width will be required along Burley Street fronting the site due to bend in the highway.
- Although the scheme is proposed to be student free, disabled parking and drop off/pick up parking for start/end of term time needs be included within the design for the highways authority to support the proposals. The parking area for these requirements should be taken off Park Lane.
- The reduced level of student parking within the site will require a S106 Agreement to include conditions to stop students from bringing their cars to Leeds.
- Secure/sheltered cycle/motorcycle parking should be provided for both the commercial use and student accommodation. The applicant should look to provide at least 50 cycle spaces for the student accommodation.
- A Transport Statement and Travel Plan in accordance with local (LCC Travel Plan SPD) and national standards (DfT Guidance on TA) should be provided.
- Within the TS, there should be detailed assessment on pedestrian and cycle accessibility and crossing points to the site from the surrounding area and desired routes to colleges and universities in Leeds.
- There will be Travel Plan SPD and Public Transport Developer SPD contributions, and Metro may request contributions towards upgrades at nearby bus stops.
- The site needs to provide loading lay-bys on Burley Street and Park Lane for large vehicle bin servicing and deliveries for the student accommodation and commercial proposals.

Regards

Andrew

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www.leeds.gov.uk

Windress, Andrew

From: Windress, Andrew
Sent: 07 August 2012 09:00
To: Simon Grundy
Cc: Matthew Stocks; Hannah Smith; Christian Sanders (christian.sanders@westandmachell.co.uk); andrew.west@westandmachell.co.uk; Burgess, Mark
Subject: RE: 46 Burley Street - proposed redevelopment for student housing
Attachments: image001.gif

Simon

I am meeting with Mark this afternoon and will contact you after. I will be speaking with Policy on Friday. I shall aim for an October Panel if preferred.

Regards

Andrew

Andrew Windress
Senior Planner
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Tel: 0113 39 51247
Fax: 0113 24 76518
www.leeds.gov.uk

From: Simon Grundy [mailto:Simon.Grundy@indigoplanning.com]
Sent: 07 August 2012 08:48
To: Windress, Andrew
Cc: Matthew Stocks; Hannah Smith; Christian Sanders (christian.sanders@westandmachell.co.uk); andrew.west@westandmachell.co.uk; Burgess, Mark
Subject: FW: 46 Burley Street - proposed redevelopment for student housing

Hi Andrew,

Further to our recent meeting in respect of the attached scheme please can you let me know when you are likely to be able to get back to me on the points arising? In particular, when are you likely to receive SDU comments on design?

I am off from mid-next week until the start of September and it would be good to get the necessary comments back beforehand if possible. Given the need to gain comments on proposed elevations I suspect a pre-application presentation to Plans Panel (City Centre) in October is more realistic.

As ever, please call me on 0113 380 0270 or 07917 773671 if you wish to discuss or need further

information. Cheers,

Simon

Simon Grundy

Regional Director

Simon.Grundy@indigoplanning.com

M 07917 773671

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From: Simon Grundy

Sent: 03 August 2012 16:22

To: andrew.windress@leeds.gov.uk

Cc: Hannah Smith; Matthew Stocks

Subject: 46 Burley Street - proposed redevelopment for student housing

Hi Andrew,

Thank you for a useful meeting this morning. As discussed we will discuss with our clients and West & Machell Architects and work up the scheme based on the model we provided with the removal of a singly storey. Whilst I am not 100% convinced that we should be tied to adjoining building heights I do feel the stepping of the building in the way shown on these initial drawings will represent an interesting architectural form. Either way I have asked West & Machell Architects to remove Level 9 (to arrive at a max 9 storey building stepping down to 5) and work up details for a formal pre-application consultation. This will then lead toward a local consultation exercise, for which we will consult Ryan Platten.

In the meantime we understand you will consult Mark Burgess in respect of general form/scale and Policy in respect of the principle of development. There have been land use concerns over residential and student housing in the past but the latter is to my mind acceptable in land use terms, supportive of UDP Policy H15 and the Area of Housing Mix and in any event is the only commercially realistic redevelopment option for this site. We look forward to hearing from you on

these aspects.

Whilst I agree with you in respect of the likely objections of local people and interest groups I feel that, subject to details, the principles of development are sound. In relation to scale and massing the separation distance to the closest properties on Kendal Bank would appear to be a minimum of 45m and in any event only a handful of properties will overlook the new building, which will be significantly more attractive than what is there now. I also note the much closer relationships approved on appeal between development at Westfield Road and houses on Belle View Road (please see attached for appeal decision – paragraph 11 refers).

In relation to the way forward I have spoken to my clients and they are happy with a planning performance agreement approach and reporting to Plans Panel (City Centre) at pre-application and (if necessary) as a position statement.

We will send the amended draft proposals as soon as they are available along with pre-application covering letter.

Please call me on 0113 380 0270 or 07917 773671 if you wish to discuss or need further information.

With best wishes,

Simon

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Windress, Andrew

From: Windress, Andrew
Sent: 07 August 2012 16:31
To: Simon Grundy
Cc: Matthew Stocks; Hannah Smith; Christian Sanders (christian.sanders@westandmachell.co.uk); andrew.west@westandmachell.co.uk
Subject: RE: 46 Burley Street - proposed redevelopment for student housing
Attachments: image002.gif

Simon

I provide some initial comments primarily on the scale and massing.

- The eastern wing should be within one storey of the adjacent building.
- The west wing should reflect the Sentinel building opposite and be no more than 5 storeys.
- The stepped element looks awkward and does not have a good relationship with Park Lane and the properties behind. If the eastern wing was kept as a slab block following Rutland Mount the rear wing should be one consistent height (at the lower 4/5 storey level highlighted in point 2 above).
- The raised courtyard is supported.
- Good section drawings will be required to further explore the appropriate scale.
- The design of the western elevation is very important.
- Good sustainability features should be incorporated.

I hope this gives some direction for working up the scale and massing. If you have any queries please give me a call.

Regards

Andrew

Andrew Windress
Senior Planner
Planning Services
Leeds City Council
Tel: 0113 39 51247
Fax: 0113 24 76518
www.leeds.gov.uk

From: Simon Grundy [mailto:Simon.Grundy@indigoplanning.com]
Sent: 07 August 2012 08:48
To: Windress, Andrew
Cc: Matthew Stocks; Hannah Smith; Christian Sanders (christian.sanders@westandmachell.co.uk);

andrew.west@westandmachell.co.uk; Burgess, Mark
Subject: FW: 46 Burley Street - proposed redevelopment for student housing

Hi Andrew,

Further to our recent meeting in respect of the attached scheme please can you let me know when you are likely to be able to get back to me on the points arising? In particular, when are you likely to receive SDU comments on design?

I am off from mid-next week until the start of September and it would be good to get the necessary comments back beforehand if possible. Given the need to gain comments on proposed elevations I suspect a pre-application presentation to Plans Panel (City Centre) in October is more realistic.

As ever, please call me on 0113 380 0270 or 07917 773671 if you wish to discuss or need further information. Cheers,

Simon

Simon Grundy

Regional Director

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Windress, Andrew

From: Simon Grundy [Simon.Grundy@indigoplanning.com]
Sent: 10 August 2012 15:01
To: Windress, Andrew
Subject: RE: 46 Burley Street

Attachments: 2cf1ba.png

Thanks Andrew, no problem.

We will work on the assumption that the development will be supported by the Area of Housing Mix and (in the absence of collaborative working or framework as recommended by the Leeds UDP Review Inspector) is in line with the spirit of Policy H15A of the Leeds UDP Review. It is also supported by Policies H2 and H6 of the Publication Draft Core Strategy. In this we consider the development will be in accordance with all criteria of Policy H6(B).

Cheers,

Simon

Simon Grundy

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From: Windress, Andrew [mailto:Andrew.Windress@leeds.gov.uk]
Sent: 10 August 2012 13:03
To: Simon Grundy
Subject: 46 Burley Street

Simon

I'm afraid the policy colleagues I was hoping to discuss with today are not available, I have asked for a meeting when I return from leave w/c 20/8 so I will provide you with further comment then.

Regards

Andrew

Andrew Windress

Senior Planner

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Windress, Andrew

From: Simon Grundy [Simon.Grundy@indigoplanning.com]
Sent: 03 September 2012 13:07
To: Windress, Andrew
Cc: Hannah Smith; Matthew Stocks
Subject: RE: 46 Burley Street - proposed redevelopment for student housing

Attachments: image001.gif

Andrew,

Further to our earlier telephone conversation I note you are to discuss this with senior colleagues on 17 September 2012. This timescale would seem to tie in with a potential pre-application report to Plans Panel (City Centre) on 25 October 2012.

As discussed our view is that the development of this site for student housing will not result in harm to local residential amenity either in its own right or as a result of cumulation with other purpose-built student housing within the vicinity. We consider that pedestrian routes to and from the universities and Leeds city centre for occupants will be away from quiet residential areas and the development and any travel to and from it will not result in harm to "the balance and wellbeing of communities". We also agree that the Kirkstall Gateway Framework is somewhat out of date. However, subject to no issues of highway closure or control of land we may be able to help achieve the Framework's aspirations in respect of Cromwell Mount as part of the development proposals.

As previously noted student housing of this nature is helping to achieve the aims and objectives of the Area of Housing Mix and Policies H15/H15A. In this the site lies outside but on the edge of the Area of Housing Mix. We feel the development will meet all of the criteria of Policy H15A. In addition I have enclosed a copy of a recent report by David Moor Estate Agents which provides compelling evidence of the positive effects on the Inner NW Leeds general housing market resulting from purpose-built student housing developments.

We look forward to hearing from you soon and in the meantime will be working with West & Machell Architects towards a detailed pre-application submission before the end of September. As ever, please call me on 0113 380 0270 or 07917 773671 if you wish to discuss or need further information.

With best wishes,

Simon

Simon Grundy
Regional Director
DDI 0113 380 0270
M 07917 773671

From: Windress, Andrew [mailto:Andrew.Windress@leeds.gov.uk]
Sent: 28 August 2012 14:14
To: Simon Grundy
Cc: Hannah Smith; Matthew Stocks
Subject: RE: 46 Burley Street - proposed redevelopment for student housing

Simon

I have discussed the principle of student housing with policy and other colleagues and it has been agreed that this matter should be considered further, and in a wider context, at the internal Planning Board meeting of senior colleagues to determine a co-ordinated approach. The next available meeting is Sept 17th therefore I will be in touch again after this date.

As previously stated, the Kirkstall Framework states no further student developments in the area but it is accepted that this is an informal SPG that has not been reviewed since adoption in 2006.

Policy H6 of the Core Strategy refers to student developments and states such developments should be located;

B iii) To avoid excessive concentrations of student accommodation (in a single development or in combination with existing accommodation) which would undermine the balance and wellbeing of communities.

Whereas the Core Strategy is still some months from adoption, this policy and the issue of 'excessive concentrations' would need to be addressed by your submission

Essentially, I think you need to demonstrate there will be no harm to local residential communities from the comings and goings of students therefore levels of footfall, routes to university etc will have to be examined.

I'm afraid I cannot be more definitive at this time but I will provide more comment shortly.

I have a student scheme within the area of housing mix going to Panel this week as a preapp therefore this should give a good idea of Members' current thinking.

Regards

Andrew

Andrew Windress
Senior Planner
Planning Services
Leeds City Council
Tel: 0113 39 51247
Fax: 0113 24 76518
www.leeds.gov.uk

Smith, Katherine

From: Windress, Andrew
Sent: 06 September 2012 10:25
To: DVD Planning PreApplications
Subject: NEW PREAPP.

Please could you close PREAPP/11/01082.

Also, please open a new preapp for the same site and same proposal. The preapp was received 2/8/12. The new agent/applicant is:

Simon Grundy
Regional Director

[Simon.Grundy@indigoplanning.co](mailto:Simon.Grundy@indigoplanning.co.uk)

[m](#)

M 07917 773671

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It is not necessary to send an acknowledgement letter to the agent.

Regards

Andrew

Andrew Windress
Senior Planner
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pre app

£600.00

17/12/12

006222

indigo

Mr A Windress
Leeds City Council
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

18 December 2012

let.002.SG.AW.17900001

Dear Andrew

46 BURLEY STREET, LEEDS

Further to past discussions we act on behalf of Burley Place Ltd. and write to set out a pre-application request for advice in respect of the redevelopment of 46 Burley Street with a new scheme of student housing.

Pre-application Scheme

We enclose a set of the scheme details and a cheque for the £600 pre-application fee. The floor plans and scheme images plus a copy of this letter will also be sent via e-mail.

The scheme shows 139 bed spaces in a mix of 3 – 5 bed cluster flats (total 24 units) and studios (39 units). A pull-in layby off Burley Street is also proposed and the main entrance to the development will be off Rutland Mount. Amenity space is proposed at levels 3 and 7. Active ground floor uses or uses are proposed to the Burley Street frontage, the details of which are for discussion.

Site & Surroundings

As you will be aware the site was formerly in use as a furniture warehouse but that use ceased in recent years. The building has stood empty since then and is becoming derelict.

The site is in an area of mixed use, with a mix of offices, other commercial uses, Park Lane College, and new high-density student housing. Traditional housing is some 40 metres to the north at Kendal Bank. There is a substation to the immediate west and a sorting office building to the east.

Planning History

Planning permission for student housing was sought during 2005 under application ref. 20/419/05/FU. The proposals involved multi-level development up to 14 storeys comprising 55 cluster flats with 304 bedrooms and a gym. The application was withdrawn on 01 December 2005.

Indigo Planning Limited

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Also in London, Manchester
and Dublin

Application Fees

Based on the new Fee Regulations and a development of 63 units as noted above we consider the likely application fee to be £20,544.

Supporting Information

In addition to the scheme details we envisage that the supporting information will also cover:

1. Design & Access Statement
2. Planning and Policy. The supporting information will include a detailed statement of case covering the policy and other material considerations of relevance to the proposed development as part of the application covering letter.
3. Phase 1 ground conditions desk-based assessment
4. Noise Report

We welcome the opportunity at the meeting to discuss the need for other supporting information and the potential need for assessments in respect of transportation and/or flood risk.

S106 Matters

Turning to 'S106 deliverables' (such as greenspace) Officer advice will be helpful in arriving at draft Heads of Terms in advance of the application submission. In this, please let us know if there are any other potential obligations you feel will be necessary.

Material Considerations

In advance of receiving your advice, we consider the key considerations to be as follows:

Planning Policy and Land Use Principles

In general terms the proposals represent a significant inward investment that will bring the site into an efficient and viable use, that will have positive benefits in relation to the local and wider economy, jobs and physical and economic urban regeneration. In this respect it is fully supported by Planning for Growth and the National Planning Policy Framework.

We understand from recent discussions within the City Development Department that the principle of redevelopment for residential use in general and student housing specifically are considered acceptable.

The site is in a sustainable urban location where housing development is

supported by local and national planning policy. The development will broaden the choice of new housing locally and provide new purpose-built student housing within close proximity to the main University campuses, the city centre and to excellent public transport services.

In relation to residential amenity and likely pedestrian routes we consider that these will be along busy roads and through commercial areas toward the city centre and to the campuses via Clarendon Road, a busy local distributor. No significant increase in pedestrian footfall through quiet residential areas is anticipated. In this we would draw your attention to the Inspector's findings on this issue for the 154 bed student housing proposals at Cardigan Road Glassworks as considered under application ref. P/09/00856/FU. After acknowledging local concerns the Inspector concluded as follows:

"However, it seems to me likely that unacceptable anti-social activity arises mainly through the late night revelry of students resident within the affected areas. The occupants of a new student complex at the appeal site would have access to a number of modes of travel, and a variety of destinations for their leisure pursuits without having to walk through the adjacent housing areas. The walking route to the city centre is away from the main housing areas. Having regard to the smaller size of the current proposal, the number of students from the scheme likely to participate in such behaviour in surrounding residential streets would in my judgement be small, and unlikely to add unacceptably to levels of anti-social behaviour in the area. I therefore find that the current proposal would not contravene criteria ii) of Policy H15, which seeks to protect living conditions for neighbouring occupiers".

In addition, housing market evidence locally has shown that developments such as this are helping to divert student housing demand away from traditional housing suitable for family and other owner occupation and this is ultimately helping to improve local housing mix and population balance across Inner NW Leeds. In this the proposals are in line with the aims and objectives of the Area of Housing Mix and Leeds UDP Review Policy H15A. A level of student housing demand may also be drawn away from traditional housing in the vicinity of Clarendon Road and Hanover Square and this will ultimately help to reduce the likelihood of students living next door and loss of amenity for residents.

Turning to the emerging Core Strategy, whilst progress has been restricted and the weight to be afforded to it is limited we consider the proposals to be wholly in line with draft Policy H6b. In particular, the development would not "undermine the balance and wellbeing of communities" through any over-concentration of student housing.

Scheme details

As you are aware there has been some informal discussion to date and we

consider that this is reflected in the more detailed scheme as enclosed. We consider that the proposed scale and massing and scheme detailing will make a positive contribution to the character of the area, especially in comparison to more monolithic development such as Opal 1 and Concept Place.

The proposals will result in the replacement of the existing unattractive building, as shown on the enclosed images, high standards of architectural design and materials are proposed and these will be beneficial in terms of local character and the street scene. In respect of the relationship with houses on Kendal Bank, we note that the new building will be over 40m away from the closest existing houses and the development will not significantly harm outlook.

As a comparison we would draw your attention to the proposed development at 4-28 Westfield Road nearby, as shown in the drawings attached to application ref. 12/02531/RM. Reserved matters approval was granted in September 2012. The details for this development show the building to be within 17.3m of adjoining houses on Belle View Road (please see attached cross section). This is clearly a much closer relationship than that proposed between the new building at 46 Burley Street and the closest existing housing at Kendal Bank.

Local Consultation

Please note that, following scoping with you're Community Liaison Officer, we will undertake a pre-application local consultation by writing to Local Ward Members, relevant local groups and nearby residents. The outcomes of this exercise will be set out within the application background information and supporting case.

The Next Steps

St. Michael's Place Ltd. would like to proceed toward an application for full planning permission for the new scheme and this is likely to be submitted in early 2013. To that end we would be grateful if the pre-application meeting can be arranged with you and the relevant consultees as soon as possible.

I look forward to hearing from you soon. Finally, please do not hesitate to let me know if you need any further information at this stage.

Yours sincerely


Simon Grundy

Enc: Scheme Details

Windress, Andrew

From: Windress, Andrew
Sent: 15 January 2013 16:49
To: Simon Grundy
Cc: Hannah Smith; Matthew Stocks
Subject: RE: 46 Burley Street

Attachments: image001.gif

Simon

Is 10am on the 31st ok, Mark Burgess (Design) and Richard Webster (highways) will be joining me.

Regards

Andrew

Andrew Windress
Principal Planner
Planning Services
Leeds City Council
Tel: 0113 39 51247
Fax: 0113 24 76518
www.leeds.gov.uk

From: Simon Grundy [mailto:simon.grundy@indigoplanning.com]
Sent: 10 January 2013 12:39
To: Windress, Andrew
Cc: Hannah Smith; Matthew Stocks
Subject: FW: 46 Burley Street

Andrew,

I understand you will be back in the office on 15 January 2013 and look forward to touching base on 46 Burley Street. Further to our pre-application request in line with the City Development Department charter please can you let me know as soon as possible when the pre-application meeting will be?

With best wishes,

Simon

Simon Grundy
Regional Director
M 07917 773671

From: Simon Grundy
Sent: 07 January 2013 16:44
Cc: 'Daljit.Singh@leeds.gov.uk'
Subject: FW: 46 Burley Street

Thanks Andrew and congratulations!

I have copied in Daljit in the event that you are off as of today.

Christian Sanders and I are generally available week commencing 28 January 2013 although I cannot do the afternoon of the 31st.

I look forward to hearing details of the meeting date and time soon.

With best wishes,

Simon

From: Windress, Andrew [<mailto:Andrew.Windress@leeds.gov.uk>]
Sent: 02 January 2013 12:38
To: Simon Grundy
Subject: RE: 46 Burley Street

Simon

I am in receipt of the letter and you have hopefully received a receipt for the cheque, the pre-application has been registered with a reference of PREAPP/12/01238. I will circulate the information to colleagues in highways and design and seek comment and their attendance at a meeting. Senior colleagues, Martin/Phil, will also be interested in the proposals therefore I intend to discuss the proposals further with them.

I am in the office this week but will be taking paternity leave for the following 2-3 weeks therefore I could not meet until w/c 28/1. If you would like to come back to me with availability for that week asap/this week I can set up the meeting prior to going on leave.

Regards

Andrew

Andrew Windress
Principal Planner
Planning Services
Leeds City Council
Tel: 0113 39 51247
Fax: 0113 24 76518
www.leeds.gov.uk

From: Simon Grundy [<mailto:simon.grundy@indigoplanning.com>]
Sent: 18 December 2012 17:29
To: Windress, Andrew
Subject: RE: 46 Burley Street

Dear Andrew,

Further to our past discussions please see attached for a formal pre-application request letter plus scheme details. These plus a cheque to cover the pre-application fee will also reach you via first-class post.

Hopefully the additional detail and added context set out in the letter will provide comfort on scale and massing and this is something which will be a key point of discussion at the pre-application meeting. In relation to outlook from Kendal Bank we have drawn comparison with another scheme nearby at Westfield Road.

In respect of need we are aware of evidence in the form of a recent report by Knight Frank, although we do not see supply and demand for new purpose-built student housing as a key planning matter. However, the need to provide new purpose-built student housing as an alternative to traditional housing that can revert back to family and other non-student occupation is a key issue under the Area of Housing Mix regeneration initiative plus associated Leeds UDP Review and Core Strategy policy. We can evidence this with a recent report by David Moor Estate Agents and will be happy to discuss this in detail with you. In general we consider that local concerns in respect of over-supply

have been based upon empty bed spaces in traditional housing formerly let to students – this is exactly what that part of Policy H15 and H15A are seeking to achieve.

In respect of pedestrian routes we have referenced the comments of the Inspector in approving a 154 bed scheme at Cardigan Road Glassworks.

I look forward to hearing from you soon in respect of prospective meeting dates but envisage that we are looking at January 2013.

With best wishes,

Simon

Simon Grundy

Regional Director

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From: Windress, Andrew [<mailto:Andrew.Windress@leeds.gov.uk>]

Sent: 17 September 2012 15:38

To: Simon Grundy

Subject: 46 Burley Street

Simon

The principle of student development on this site was discussed at 'Planning Board' today. Subject to an acceptable design and supporting documentation highlighting the impact of the existing student community in the area (ie those studies you have referenced to identify the routes students take to get to Uni, bars, shops etc), the principle could be considered acceptable by officers. Clearly there will still be local and political objection but if you can provide sufficient justification (the Council does not have this evidence), officers could use this evidence to make a positive recommendation to Panel.

I would also be interested to see some information highlighting the predictions for the future of student housing in this area in light of the reduced number of students attending university - we have a number of preapps for student development but have some concerns that not all are necessary.

I must also point out that Phil Crabtree and other had significant concerns regarding the scale of the proposed scheme outlined in the isometric sketches submitted to date and sought the removal of multiple floors.

Regards

Andrew

Andrew Windress

Senior Planner

Planning Services

Leeds City Council

Tel: 0113 39 51247

Fax: 0113 24 76518

www.leeds.gov.uk

Windress, Andrew

From: Windress, Andrew
Sent: 01 February 2013 10:53
To: 'Simon Grundy'
Subject: 46 Burley Street

Simon

Further to our meeting earlier I briefly outline the key issues and points raised. I trust this accords with your understanding, please do not hesitate to contact me to discuss further.

- As per my email of 17/9/12, the principle can be supported. However, reports should be provided that examines the impact on amenity of nearby communities in order to ensure compliance with UDPR policies H15A and core strategy policy H6.
- A mix of ancillary commercial uses, including convenience retail could be supported on the ground floor.
- A public transport contribution would be sought and the S106 would also need to include a clause relating to employment and training initiatives.
- In addition to the supporting information identified in your letter of 18/12/12, the following supporting documents would be required - statement of community involvement, transport statement (to include information on drop off, servicing, pedestrian access/links, parking (disabled, motorcycle and cycle)), sustainability statement. The DAS should include reference to daylight/sunlight and wind. A coal mining risk assessment would also be required.
- The form of the proposed building is generally supported but the scale is still to high. My email of 7/8/12 identified an appropriate scale and I would refer you back to this email. There may be some scope to set some of the floors back along Park Lane and to the west to reduce the prominence and help overcome some of the concerns regarding scale.
- The design approach seems reasonable at this stage but will be scrutinised further once more information has been provided and the scale has been set.
- To ensure appropriate amenity the eastern elevation should be 7.5m from the centre line of Rutland Mount.
- Written highways comments were provided in the meeting. I can confirm a travel plan would not be required if the number of bed spaces is below 150. Further highways comments in response to queries in the meeting are attached.
- Once the design and highways issues have been progressed I would be keen to arrange a pre-application presentation to City Plans Panel. The next available dates would be 14/3 or 11/4.

Regards

Andrew

Andrew Windress
Principal Planner
Planning Services
Leeds City Council
Tel: 0113 39 51247
Fax: 0113 24 76518
www.leeds.gov.uk

Windress, Andrew

From: Simon Grundy [simon.grundy@indigoplanning.com]
Sent: 08 May 2013 13:54
To: Windress, Andrew
Cc: Briggs, Chris
Subject: RE: 46 Burley Street - PREAPP/12/01238

Thanks Andrew,

The project is still live – client concentrating on other development after missing the window to develop in advance of the Autumn 2013 intake.

I'll let Chris know when I have the amended scheme following on from officer advice received.

Cheers for your help and where are you moving to?

Simon

Simon Grundy

Regional Director

simon.grundy@indigoplanning.com

M 07917 773671

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From: Windress, Andrew [mailto:Andrew.Windress@leeds.gov.uk]
Sent: 08 May 2013 13:50
To: Simon Grundy
Cc: Briggs, Chris
Subject: 46 Burley Street - PREAPP/12/01238

Simon

I am in the process of moving teams therefore I will no longer be covering the City Centre. Chris Briggs will be taking over as case officer for the 46 Burley Street preapp (again). Please direct all future correspondence to Chris, email cc'd above or telephone number 0113 2476611.

If you do not intend to discuss this proposal further please contact Chris so he can close the file.

Regards

Andrew

Andrew Windress

Principal Planner

Planning Services

Leeds City Council

Tel: 0113 39 51247

Fax: 0113 24 76518

Briggs, Chris

From: Briggs, Chris
Sent: 18 October 2013 16:48
To: Hannah Smith
Cc: Simon Grundy
Subject: Pre-application - student housing, 46 Burley Street, revised plans submitted September 2013

Hannah,
Please see below Highways comments on this pre-application scheme.

In terms of design comments, I think it would be worth meeting with the architect and Mark Burgess (Design Team Leader) so we can give informal support to urban design. I've discussed Mark's earlier comments on the scheme (including his notes of your pre-app meeting with him), and from looking at the previous scheme and the current one, it doesn't appear that his comments have been fully taken on board. You discussed that the scheme should have 2 elements, a taller 'blade' adjacent to Rutland Mount, and a lower 'L-shape' to the west. In summary, these are:

- The building should have a clear "base, middle, and top"
- Materials – the number of materials should be reduced – red brick would be appropriate to the lower 'L-shape' element, with a zinc or ceramic cladding to the vertical taller element.
- Window rhythms – the corner windows are not considered appropriate, and the general window pattern needs re-examining (including reveals)
- Storey heights – 2 full storeys should be removed from the lower 'L-shape' element, across the building whole it is considered the set-back device is not appropriate
- The parapet needs a "top", it is a frequent Member comment that buildings need a detail to give a 'finish' to the parapet top
- Ground floor treatment/activity
- The roof gardens are encouraged, but trees would not be that large – it would best to remove from the CGI until we can understand more detail of any green roof or planting proposals
- BREEAM Excellent/Code 4 Sustainable Homes or the equivalent (there is a bespoke one for student housing I understand) for a block of this type would be sought.

I also have concern regarding the use of angled aspect windows in terms of quality of amenity for residents where this is the only window to a study/bedroom in terms of outlook and daylight. We have previously given advice in the city centre that a setback of 7.5m from the site boundary would be acceptable in order to avoid prejudicing an adjoin site in terms of overlooking. Please see the Government's advice on housing standards pages 99-100: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/15810/142631.pdf

Regarding a Statement of community involvement for this proposal, you should write to local Councillors from City and Hunslet, and Hyde Park and Woodhouse, and discuss with me and our Community Planner Jenna Riley regarding which local interest groups may be appropriate to consult with (including Leeds Civic Trust and Little Woodhouse Community Association, plus local residents). We would also recommend a pre-application to City Plans Panel in parallel too, please let us know when you are ready to do this, but please bear in mind there is at least a month lead-in to this.

We would also like to notify local Councillors that this proposal may come forward as a planning application in the near future, please let me know when I can do this (in addition to your consultation with them).

In addition to scaled plans, a land contamination phase 1 report, coal recovery report, noise report, sustainability statement, transport assessment, travel plan, statement of community involvement, design and access statement (to include consideration of air quality, daylight and sunlight and wind), and section 106 heads of terms will be required to support the planning application for validation.

Acknowledging Daljit's discussion with Simon when we met with him on 27 September 2013, please note the Council's emerging policy position regarding student housing. Notwithstanding the objections to the proposed changes to Policy H6 of the draft Core Strategy, the policy, incorporating the changes to it, was agreed by the Council's Executive Board on 4th September and is a material planning consideration. Consequently, as others have already done so in recent applications, the requirements of Policy H6B (as amended) need to be addressed by the application.

Please do not hesitate to contact me if you have any queries, or to set up a pre-app meeting to discuss further under our pre-app charter.

Many thanks
Chris

Chris Briggs
Principal Planner
City Centre Team
Planning Services
Leeds City Council
Tel. 0113 2476611

Please note that the views expressed in this email are informal officer opinion only and are without prejudice to any decision made by the Local Planning Authority.

From: Webster, Richard
Sent: 18 October 2013 11:58
To: Briggs, Chris
Subject: PREAPP/12/01368 - Student housing, 46 Burley Street, revised plans submitted September 2013
Chris

I have looked at the revised proposals and can comment as follows:

1. Rutland Mount has been confirmed that it is adopted – see attached plan.
2. The reduced level of student parking within the site will require a S106 Agreement to include conditions to stop students from bringing their cars to Leeds. The most recent application is Pennine House ref. 12/04154/FU for S106 wording for no motorised cars for students (ignore banning motorbikes for this site as this was specific for Pennine House only). This might be the best application to use. I have also attached two other sites that had S106 wording in the past.
3. At least 5 disabled spaces will be required on Park Lane with disabled access at grade to the street into the building, the off-street parking proposed on the revised plans submitted Sept 2013 appears insufficient. The spaces should be in the north-west corner of the site so not close to the junction. In terms of deliveries/bin collections vehicles for the student residential use, Park Lane has no waiting restrictions between 8am-6pm and so loading can take place here for large vehicles, however, the applicant would need to provide a deliveries/servicing management plan to show that large vehicles will not obstruct safe passage of vehicles along Park Lane. This will include types and times of deliveries/frequencies and size of vehicles for assessment by the highways authority. Details on how student pick-up/drop-off will take place needs to be provided – this should be off the highway from Park Lane.
4. On the LCC Kirkstall Road APF Plan 8 for Area 4 there are strong aspirations for Rutland Mount to be improved to be a 'Green Access Link' for north-south non-motorised movements. Rutland Mount is currently surfaced using stone sets, has no TRO along its length so will suffer from commuter parking problems during the week if the development was built, and is unattractive for pedestrians to use. It is therefore considered that the applicant should be converting Rutland Mount into a footway with pedestrian guardrail at the end of Rutland Mount on Burley Street to prevent vehicle access, particularly if the main pedestrian access for the student flats and studios is taken from Rutland Mount.
5. If there is a commercial use proposed fronting Burley Street, a short-stay parking lay-by will be required on Burley Street in front of the store (i.e. the 3d images shows a short lay-by). The total width of the eastbound lane on Burley Street including the lay-by would need to increase to 6m in width and therefore slight carriageway widening varying 0.5-2m in width will be required along Burley Street fronting the site due to bend in the highway. The new lay-by needs to provide a loading section on Burley Street for large vehicles bin servicing and deliveries for the commercial proposals.

6. Secure/sheltered cycle/motorcycle parking should be provided for both the commercial use and student accommodation. The applicant should look to provide at least 25% of cycle spaces per total student bed spaces and a suitable amount for any commercial uses on the ground floor. Taking the need for additional car parking and cycle/motorcycle parking into account

7. A Transport Statement in accordance with national standards (DfT Guidance on TA) should be provided. A Travel Plan in accordance with local standards (LCC Travel Plan SPD) would only be required if the bedspaces total over 150. Within the TS, there should be detailed assessment on pedestrian and cycle accessibility and crossing points to the site from the surrounding area and desired routes to colleges and universities in Leeds.

8. There will be Travel Plan SPD (if over 150 spaces only) and Public Transport Developer SPD contributions, and Metro may request contributions towards upgrades at nearby bus stops.

I hope these comments assist. Please note they are informal officer opinion and in no way prejudice the determination of any planning application.

Regards,

Richard Webster
Transport Development Services
Leeds City Council
Tel. 0113 2477187

www.leeds.gov.uk

Please note that any opinions expressed in this email are officer views only and are in no way legally binding upon the City Council and should be borne in mind that the views expressed above are without prejudice to the views of others including officers and members of this authority and are given in relation to highway matters only.

 Please consider the environment before printing this email.

Briggs, Chris

From: Briggs, Chris
Sent: 12 October 2015 16:10
To: Simon Grundy
Cc: Matthew Stocks; Singh, Daljit
Subject: RE: E15-785 - Burley Street resubmission

Simon,
Is 4pm on Wednesday ok?
Thanks
Chris

Chris Briggs
Principal Planner
City Centre Team
Planning Services
Leeds City Council
Tel. 0113 2476611

From: Simon Grundy [mailto:simon.grundy@indigoplanning.com]
Sent: 12 October 2015 15:49
To: Briggs, Chris
Cc: Matthew Stocks; Singh, Daljit
Subject: E15-785 - Burley Street resubmission

Chris,

As discussed we are looking at a resubmission for Burley Street and would like to discuss with you soon.

I am awaiting draft plans to send to you. These will involve significantly increased floorspace/unit and the removal of the 'blade' element.

Please let me know when you both might be available for 34-45mins. I can do anytime tomorrow until 3-30, Wednesday afternoon or Friday morning this week.

I look forward to hearing from you soon. As ever, please call me on 0113 380 0270 or 07917 773671 if you wish to discuss or need further information.

With best wishes,

Simon

Simon Grundy | Regional Director

T 0113 380 0270
M 07917 773 671
simon.grundy@indigoplanning.com

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Briggs, Chris

From: Matthew Stocks <matthew.stocks@indigoplanning.com>
Sent: 23 October 2015 14:48
To: Briggs, Chris
Subject: RE: Burley Street Presentation to Panel Deadline

Dear Chris

For your information, we are finalising the pre-app request for Burley Street and it should be with you by the end of the day. The cheque will be in this evening's post with a hard copy, and that should be with you by Monday.

Kind regards,

Matthew

Matthew Stocks | Senior Planner

T 0113 380 0270

M [REDACTED]
matthew.stocks@indigoplanning.com

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From: Matthew Stocks
Sent: 20 October 2015 15:02
To: Chris.Briggs@leeds.gov.uk
Cc: Simon Grundy (simon.grundy@indigoplanning.com)
Subject: Burley Street Presentation to Panel Deadline

Dear Chris

Please could you confirm the deadline for the presentation to Panel on 26 November for presenting the Burley Street scheme?

Many thanks,

Matthew Stocks

Briggs, Chris

From: Simon Grundy <simon.grundy@indigoplanning.com>
Sent: 23 October 2015 16:16
To: DVD Planning PreApplications
Cc: Briggs, Chris; Matthew Stocks
Subject: 46 Burley Street, LS3 1LB, Leeds - Request for pre-application advice - Email 1

Dear Sirs

Please see attached correspondence.

Regards

Simon Grundy | Regional Director

T 0113 380 0270
M 07917 773 671
simon.grundy@indigoplanning.com

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Briggs, Chris

From: Simon Grundy <simon.grundy@indigoplanning.com>
Sent: 23 October 2015 16:18
To: DVD Planning PreApplications
Cc: Briggs, Chris; Matthew Stocks
Subject: 46 Burley Street, LS3 1LB, Leeds - Request for pre-application advice - Email 2

Dear Sirs

Please see attached correspondence, following on from email 1.

Regards

Simon Grundy | Regional Director

T 0113 380 0270
M 07917 773 671
simon.grundy@indigoplanning.com

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Briggs, Chris

From: Simon Grundy <simon.grundy@indigoplanning.com>
Sent: 23 October 2015 16:20
To: DVD Planning PreApplications
Cc: Briggs, Chris; Matthew Stocks
Subject: 46 Burley Street, LS3 1LB, Leeds - Request for pre-application advice - Email 3

Dear Sirs

Please see attached correspondence, following on from email 2.

This email now completes the pre-application submission documentation.

Regards

Simon Grundy | Regional Director

T 0113 380 0270
M 07917 773 671
simon.grundy@indigoplanning.com

RTPI Planning Consultancy of the Year 2015



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**Request for Major planning pre-application enquiry service- Stage 2
Full appraisal**

**For proposals over 10 residential units and 1,000 square metres
commercial, retail, industrial and other use**

Applicant/Agent details

Name: Mr Simon Grundy, Indigo Planning Ltd c/o Burley Place Limited

Address: Toronto Square, Leeds, LS1 2HJ

Telephone: 0113 3800270

Email: simon.grundy@indigoplanning.com

Full postal address of the proposed development

46 Burley Street, Leeds, LS3 1LB

Description of the proposal

6 storey red-brick building consisting of 87 student studio flats, 2 common rooms and a ground floor convenience store of 287 square metres.

Other information

Please provide any other information that you would like us to take into account.

The proposal is a resubmission of a previously refused scheme (LPA Ref: 14/03735/FU; APP/N4720/W/15/3005747). The proposed studios have been increased in size and the height of the building has been reduced, to address the reasons for refusal relating to the character and appearance of the locality, and the living conditions for future occupiers.

Supporting documentation

The more detail you are able to provide, the more informed response we are able to provide. The information below is the minimum required for a response but we encourage you to submit as much you can to assist us in commenting on your scheme

Site location plan (clearly identifying the site or building)

Layout

Elevations (where appropriate)

Fees

Fees are dependent on the size of the proposal, please tick the appropriate box

Small scale major 10-199 units, 1,000- 9,999 square metres commercial, retail, industrial and other use £900

Large scale major 200+ units, 10,000 square metres + commercial, retail, industrial and other use £1440

If you have already received Stage 1, in principle pre-application advice, please complete the information below:

Planning Officer: Chris Briggs

Date: 14/10/2015

Pre-application reference number: N/a

Exemptions

The pre-application fee is not payable if one of the categories below is applicable.

Works to improve a disabled persons' access to a public building or adaption of a dwelling house to improve the access or comfort at their dwelling house

Registered Charities (please state your Registered Charity number)

Please confirm that you have paid the appropriate fee and how you have paid it. Cheques to be made payable to Leeds City Council, or card payment by ringing 0113 222 4409.

Payment method:

Date: 23/10/2015

Cheque

Card

Signed: 

Date: 23/10/2015

Please email this form, fee and the supporting information to DVD.Planning.PreApplications@leeds.gov.uk or send paper copies to:

Leeds City Council Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Disclaimer

The Council will make every effort to ensure that the advice given in the pre-application process is as accurate as possible. However, any advice given by council officers for pre-application enquiries does not constitute a formal response or decision of the Council with regards to any future planning applications. Whilst it may be a material consideration, it cannot be held to bind the Council in its validation or formal determination of a subsequent application.

If an application is subsequently submitted which fails to take on board advice given by officers, then the council may refuse it without further discussion with the applicant or their agent.



Mr C Briggs
Planning Services
Leeds City Council
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

By email and post
dvd.planning.preapplications@leeds.gov.uk
let.001.SG.CB.23770001

23 October 2015

Dear Sir/Madam

46 BURLEY STREET, LEEDS, LS3 1LB – REQUEST FOR PRE-APPLICATION ADVICE

On behalf of our client, Burley Place Limited, we request formal pre-application advice for the proposed erection of a purpose built student accommodation scheme. As discussed whilst we do not agree with the appeal decision on a number of points, we consider solutions can be reached to achieve a development the Council can find acceptable.

This cover letter is supported by the following:

- Site location plan (drawing ref: 3173-P(1)002);
- Site layout (drawing ref: 3173-P(1)001 O);
- Floorplans levels 1-3 (drawing ref: 3173-P(2)020 J);
- Floorplans levels 4-8 (drawing ref: 3173-P(2)025 H);
- Elevations sheet 1 (drawing ref: 3173-P(3)010 G);
- Elevations sheet 2 (drawings ref: 3173-P(3)011 F);
- Site sections 1 (drawing ref: 3173-P(4)004 C);
- Site sections 2 (drawings ref: 3173-P(4)003 A);
- Image 1 (drawing ref: 3173-P(3)030 I);
- Image 4 (drawing ref: 3173-P(3)033 I);
- Image 5 (drawing ref: 3173-P(3)034 H);
- Image 9 (drawing ref: 3173-P(3)038 C);

- Image 15 (drawing ref: 3173-P(3)044 A); and
- Plan of views referred to by the Planning Inspector.

A cheque made payable to Leeds City Council for £900 also accompanies the hard copy of this submission.

As discussed, we request a meeting with officers as soon as possible to discuss the proposal in more detail, in advance of the presentation of the proposal to members of Plans Panel on 26 November 2015.

Background and proposal

The proposed application will be a resubmission of a previously refused scheme (LPA Ref: 14/03735/FU and APP/N4720/W/15/3005747).

As you know the principle of student development housing is deemed acceptable. The reasons for refusal were the effect of the proposal upon i) the character and appearance of the locality and ii) the living conditions of the future occupiers of the proposed studio flats, with particular regard to internal living space, outlook and external amenity space.

The proposed scheme has subsequently been revised to address these matters taking into account the comments of the Inspector.

Character and appearance

The previous scheme consisted of a broadly rectangular block described as a 'podium' and, above this on the eastern end, a taller narrow block referred to as 'the blade'.

The Planning Inspector raised concerns with the blade element of the proposal. The Inspector noted at paragraph 8:

"The podium would closely relate to and be in keeping with the general character and appearance of this area."

The blade element has been removed and the proposed building now comprises a six-storey red brick building with no tall element.

The Inspector noted the blade would be both taller and wider than the sorting office, and identified four views from which the blade was prominent:

1. *"looking east 'up' Park Lane where the blade would be seen in front of, and significantly higher than, Oak House - a five storey office building on the north side of Park Lane"* (paragraph 12);
2. *"From Belle Vue Road, the blade would also largely obscure the Sorting Office. Here it would be seen in the context of two-storey residential development which, although on much higher ground, is significantly smaller*

in scale. In these views the height and mass of the blade would appear over dominant and out of character” (paragraph 12);

3. *“West facing views on Park Lane widen close to the appeal site From here the taller and wider blade would be seen beyond the Sorting Office, restricting the view of hillside and sky in the distance beyond” (paragraph 13); and*
4. *“At the corner of Rutland Mount and Burley Street the scale and height of the blade, close to the back edge of the pavement would be both dominating and dramatic in close views; much more so than either the adjacent Sorting Office or the Sentinel Towers building on lower ground opposite” (paragraph 14).*

A plan is submitted in support of this request for pre-application advice, which shows the views referred to by the Planning Inspector. Images are also submitted which show the proposed scheme from these viewpoints:

- View 1 – Image 9 (drawing ref: 3173-P(3)038 C);
- View 2 – Image 5 (drawing ref: 3173-P(3)034 H) and Image 15 (drawing ref: 3173-P(3)044 A);
- View 3 – Image 4 (drawing ref: 3173-P(3)033 I);
- View 4 – Image 1 (drawing ref: 3173-P(3)030 I);

Image 9 (drawing ref: 3173-P(3)038 C) shows the proposal building from above in the context of the surrounding area. A further image will be provided in due course to show this view at ground level.

The removal of the blade element results in the building being of a lower height than the adjacent sorting office and views of the sorting office would not be compromised. We would also question why obscuring views of the sorting office was deemed to be a problem in streetscape terms. The building will therefore not be dominant in close or long-distance views and is not significantly higher than the surrounding properties.

The revised scheme fully addresses the Inspector’s concerns regarding the effect of the building on the character an appearance of the locality.

Living conditions

In the absence of any formally adopted floorspace guidance for residential properties, or specifically student accommodation, Leeds City Council planning officers are considering the amenity of individual units.

The Inspector notes that 50% of the units would be circa 20sqm and concludes:

“ that for the purpose and function of fully self contained

independent occupation, where a student would sleep, cook, eat, study and relax, approximately 50% of the studios would fail to provide a satisfactory sense of spaciousness and would feel uncomfortably small, cramped and oppressive.”

As you are aware, the previous scheme included 110 student flats, 60 of which were below 21sqm in floor area.

The studios have increased in size under the new scheme. This has resulted in a reduction from 110 to 87 student studio flats.

The ‘corner units’ which officers previously raised concerns with have been removed therefore providing more standardised, square and rectangular units with good levels of daylight and outlook.

The smallest units proposed (five units) are 23.5sqm. These studios are larger than those considered unacceptable under the appeal, they overlook the communal outdoor space, away from roads, and include two windows to maximise daylight and outlook. In summary, they demonstrate good levels of amenity taking into account size, layout and outlook.

The other units are larger, with the largest unit at 34.5sqm and the majority of the units are circa 27-28sqm.

Concerns were raised under the previous scheme relating to the amenity of the occupiers of studios on the eastern side of the building, given the proximity to the Sorting Office. This side of the building has been refigured following initial informal discussions with planning officers to create both north and south facing windows in units 17, 34, 51, 68 and 85. The other ten units on this elevation benefit from either north or south facing windows in addition to those facing east.

The proposed units provide an increased sense of spaciousness to the previously refused scheme and allow for sufficient space to sleep, cook, eat, study and relax.

The size and function of the studios should be considered in the context of the wider scheme which includes two common rooms and outdoor amenity space at level two. As such, students will have their own immediate private space, and access to other spaces to relax, study and socialise.

Issues for discussion

We would appreciate your views regarding the effect on character and appearance and living conditions. We trust that these have been satisfactorily addressed and that you are able to support the scheme at Plans Panel on 26 November 2015.

A further image showing View 1 at ground level, and illustrative plans to demonstrate the liveability of the studios will be submitted next week.

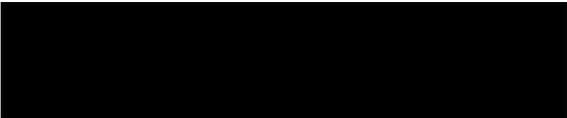


We request a meeting with you and your colleagues to discuss the proposal in more detail on 29 or 30 October 2015 if you consider it helpful.

We understand the Officer Report for presentation at Plans Panel needs to be prepared week commencing 2 November.

We look forward to hearing from you regarding the acceptability of the proposal in advance of this date.

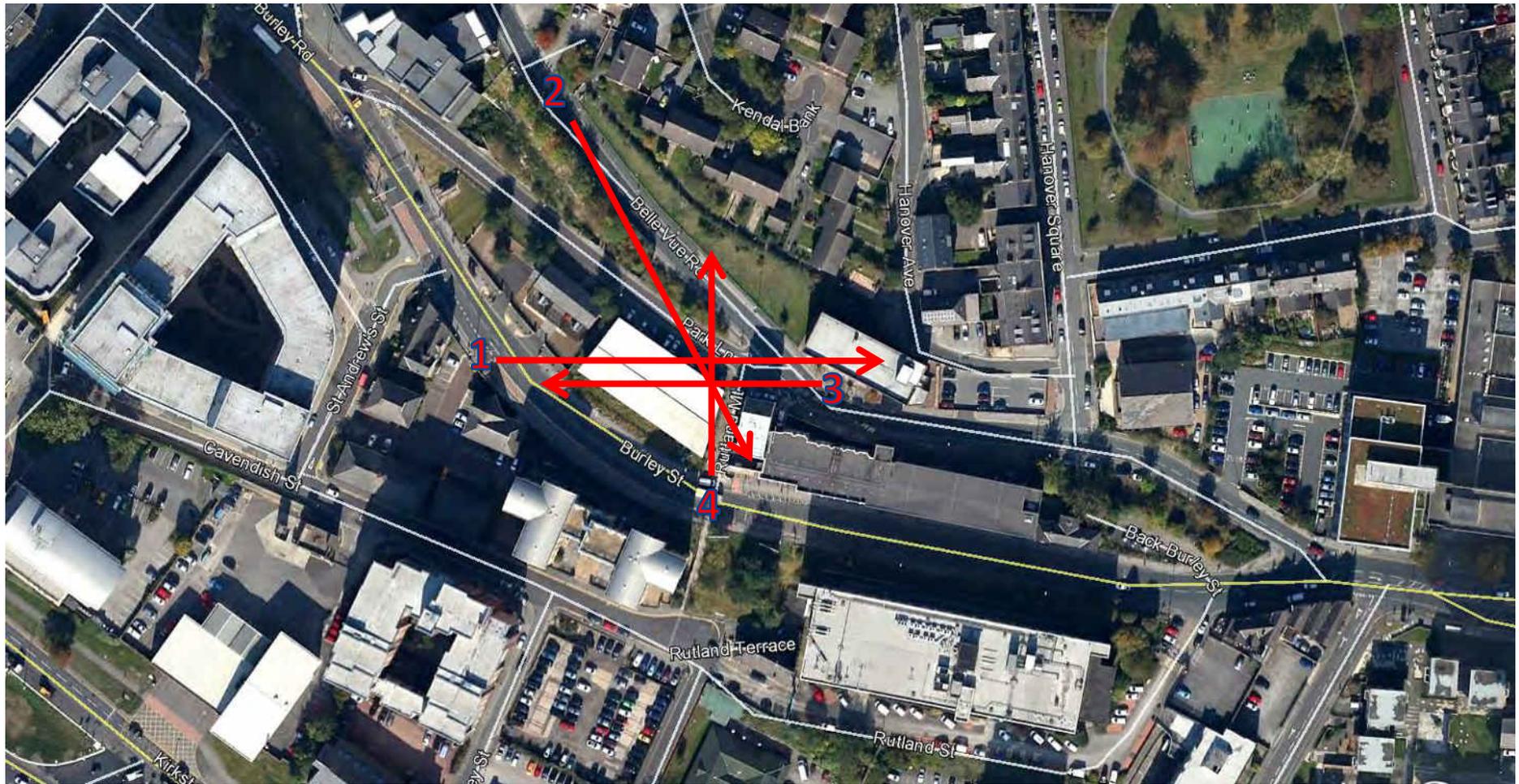
Yours sincerely


Simon Grundy

Enc: As noted

cc: Mr M Stocks – Indigo Planning

Plan of views referred to by the Planning Inspector



Source: Google Earth, 2015

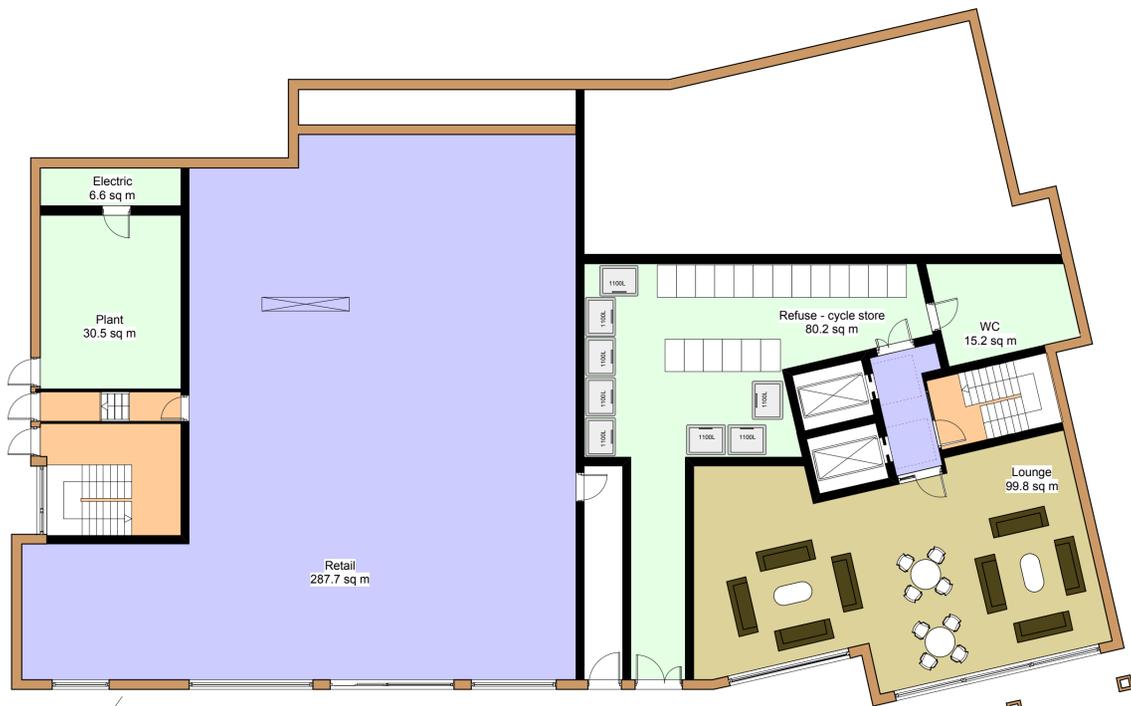
| Revisions | | | |
|-----------|----------|----|---|
| A | 22/5/14 | CS | Level 1a revised to accommodate plant. |
| B | 27/5/14 | CS | Studio areas revised. |
| C | 3/6/14 | CS | Units 11, 22, 27, 31, 44, 49 revised. |
| D | 12/9/14 | CS | Shop revised. Unit 10 revised. |
| E | 23/9/14 | CS | Studios 13,11,10,9,21,26, 33,31 and 43 increased in size. |
| F | 17/12/14 | CS | Common room replaces three studios. Elevation facing Rutland Mount revised. |
| G | 9/7/15 | CS | Level 1 A fire exit door added. |
| H | 5/10/15 | CS | Studio numbers reduced and size increased. Corridors to retail added. |
| I | 5/10/15 | CS | Studio 17 and 34 revised. |
| J | 23/10/15 | CS | Stair revised. |



Level 1B
358 sq m



Level 3
621.8 sq m



Level 1A
612.5 sq m



Level 2
591.8 sq m

| Schedule of accommodation | |
|---------------------------|-----------|
| | Studios |
| Level 1A | |
| Level 1B | 6 |
| Level 2 | 13 |
| Level 3 | 17 |
| Level 4 | 17 |
| Level 5 | 17 |
| Level 6 | 17 |
| Level 7 | 0 |
| Level 8 | 0 |
| | 87 |

project
Burley Street

drawing title
Floor plans levels 1-3

drawing number
3173-P(2)020 J

scale drawn/Checked date
1:125@A1 CS / CS 09/05/2014

West + Machell
architects

1 Northwest Business Park Servia hill Leeds LS6 2QH
Tel: 0113 2461746 Fax: 0113 2343290
email: architects@westandmachell.co.uk
www.westandmachell.co.uk



Burley Street level
 Site area 0.13ha (0.32 acres)



Park Lane level

- Revisions:
- A 16/10/13 CS Updated survey.
 - B 16/10/13 CS Updated survey.
 - C 11/2/14 CS Parking and lay by on Park Lane revised.
 - D 14/5/14 CS Revised to suit reduced footprint.
 - E 3/8/14 CS Internal layout revisions.
 - F 5/8/14 CS Laybys extended. Rutland Mount revised. Motorbike space added.
 - G 14/8/14 CS Enlarged retail space shown.
 - H 24/8/14 CS Rutland Mount trees added. Parking surface merged.
 - I 3/12/14 CS Bedrooms facing layby revised.
 - J 16/12/14 CS Layby adjusted. Indant removed. Rutland Mount elevation revised.
 - K 22/12/14 CS Layby revised. Annotation revised.
 - L 27/7/15 CS Door added at point A.
 - M 5/10/15 CS Retail corridors added.
 - N 12/10/15 CS Line of previous application shown.
 - O 23/10/15 CS Stair revised.

project
Burley Street

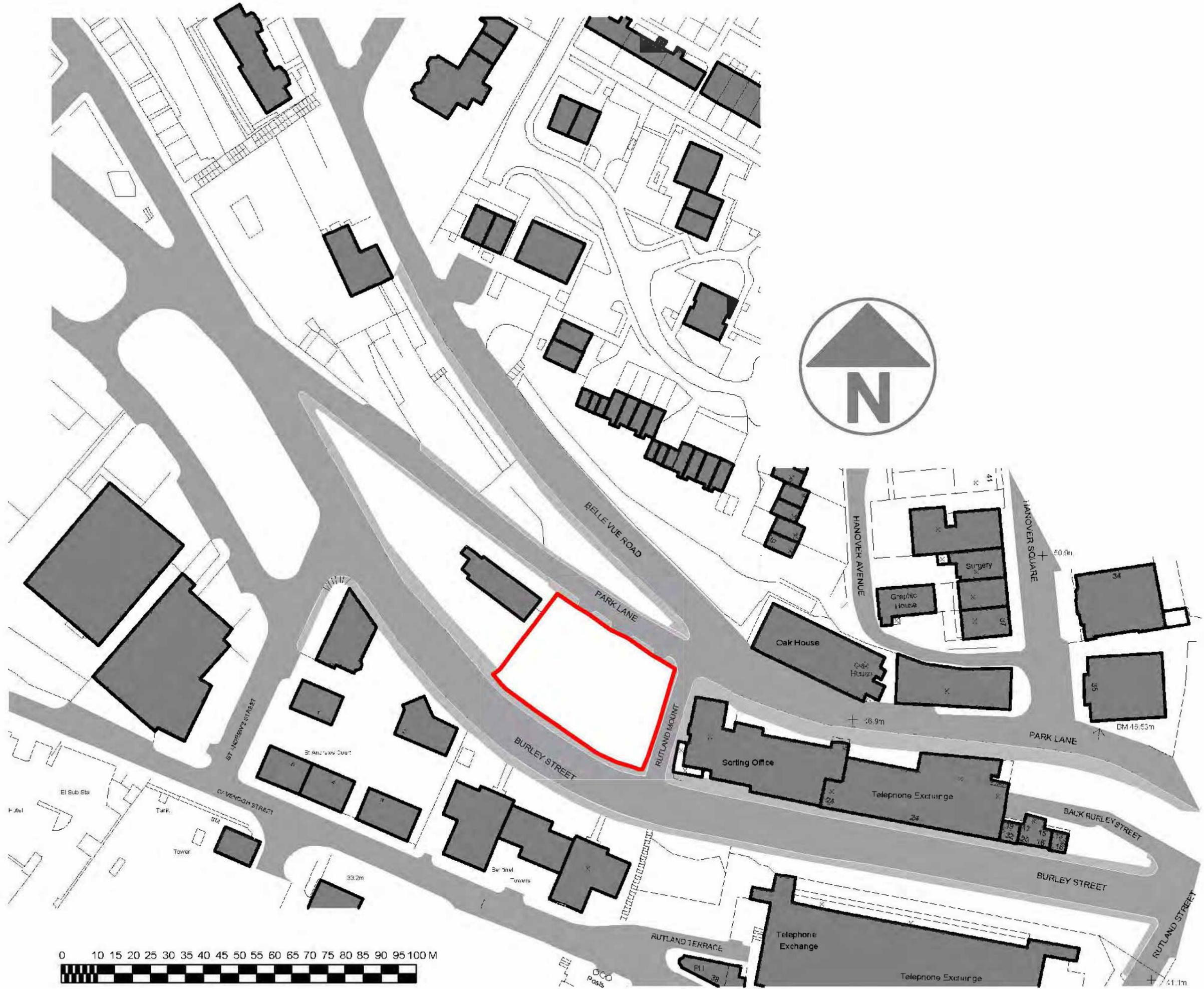
drawing title
Site layout

drawing number
3173-P(1)001 O

scale drawn/Checked date
 1:200@A1 CS / CS 20/06/2012

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 architects

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 www.westandmachell.co.uk



Burley Street
 Site location plan
 3173-P(1)002
 1:1000@A3 CS / CS 15/05/2014
West + Machell
 architects
 1 Northwest Business Park, Seviashill, Leeds, LS6 2QH
 Tel: 0113 2461746 Fax: 0113 2343280
 email: architects@westandmachell.co.uk
 www.westandmachell.co.uk

- Revisions**
- A 27/5/14 CS Studio areas revised.
 - B 3/6/14 CS Revised layouts in 53, 66, 71, 75, 88, 93, 97, 104, 109, 114, 117, 121, 124 and 128.
 - C 12/9/14 CS Numbers revised.
 - D 23/9/14 CS Studios 55,53,65,77,75 and 87 increased in size.
 - E 17/12/14 CS Elevation facing Rutland Mount revised.
 - F 5/10/15 Studio numbers reduced. Studio sizes increased. Floors 7 and 8 omitted.
 - G 5/10/15 CS Studio 57,68 and 65 revised.
 - H 23/10/15 CS Stair revised.



Level 5
621.8 sq m



Level 4
621.8 sq m



Level 6
621.8 sq m



project
Burley Street

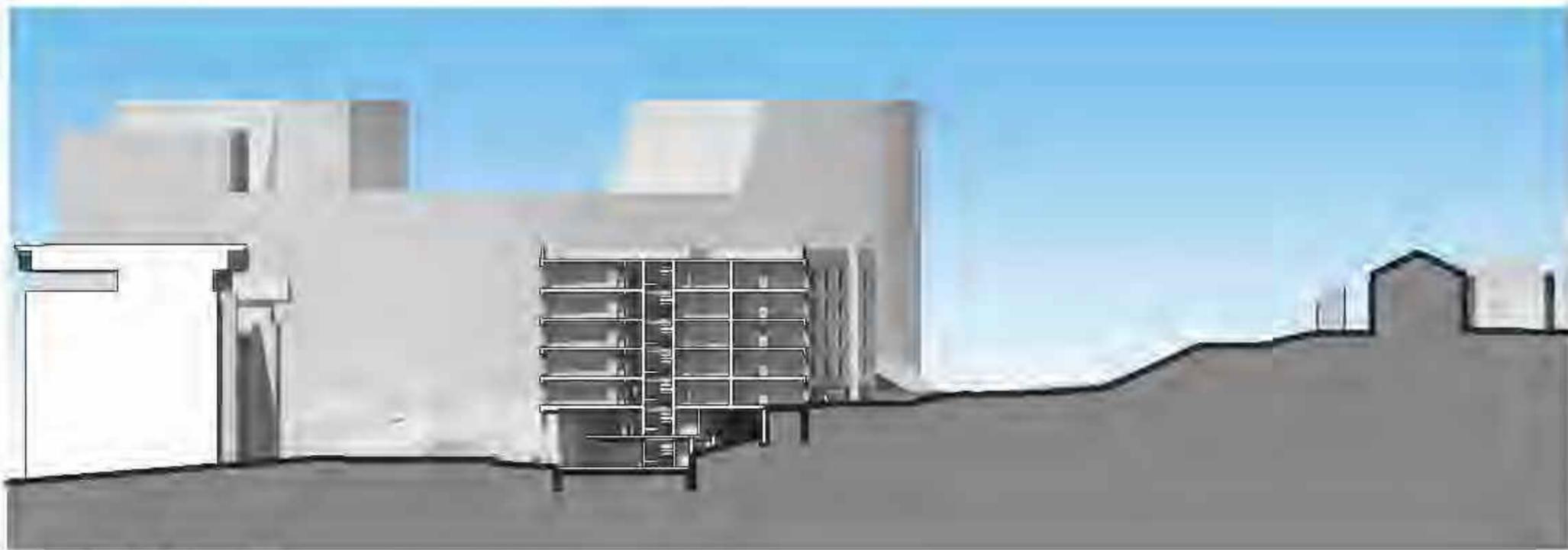
drawing title
Floor plans levels 4-8

drawing number
3173-P(2)025 H

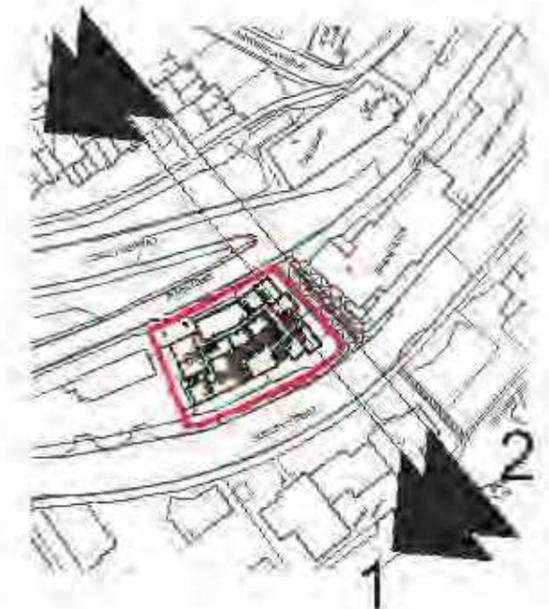
scale 1:125@A1 **drawn/Checked** CS / CS **date** 09/05/2014

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email: architects@westandmachell.co.uk
www.westandmachell.co.uk



1 Site Section A
Scale: 1:500



2 Main Entrance Elevation
Scale: 1:500

West + Marshall

Project:
Burlay Street

Site Sections 1

3173-P(4)004 C

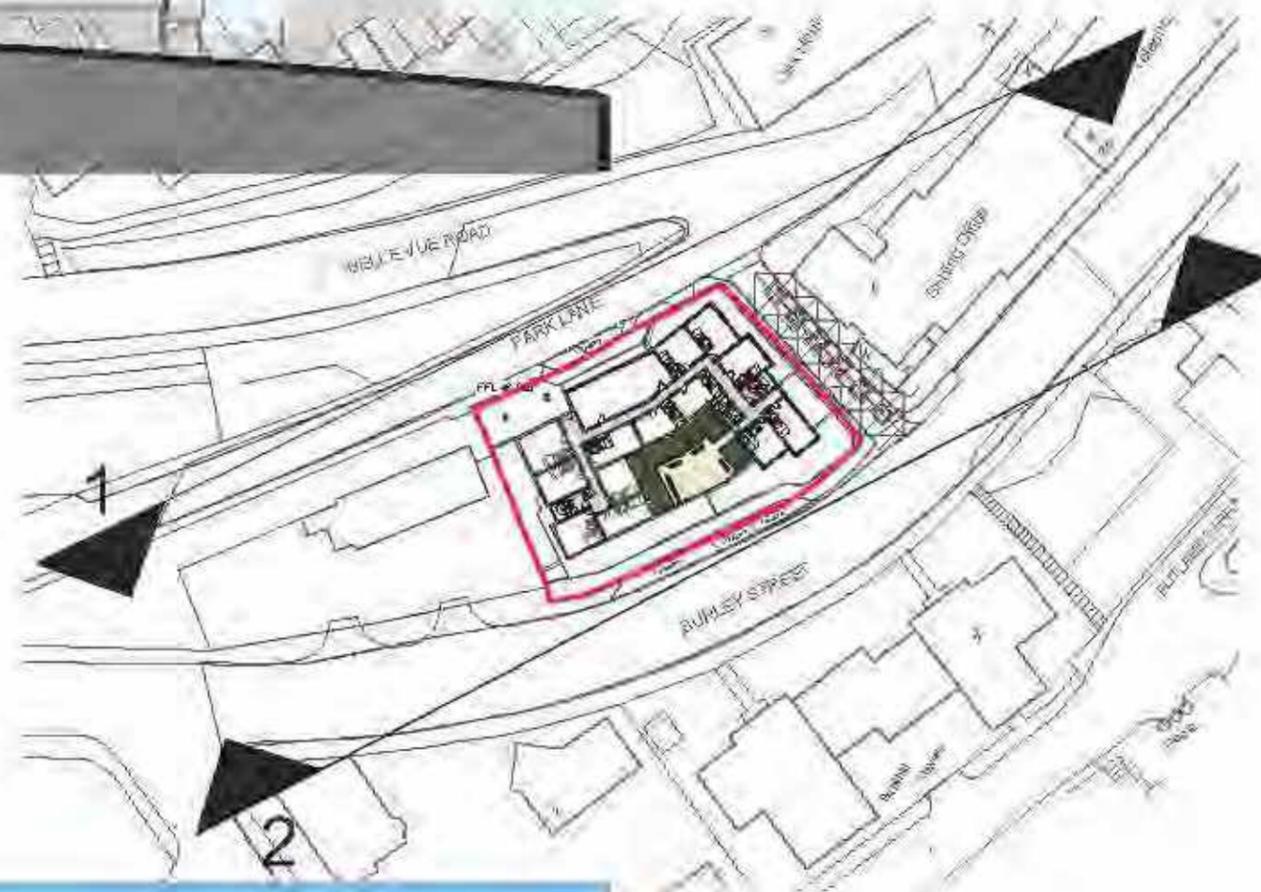
| Scale | Drawn/Checked | Date |
|-------|---------------|------------|
| 1:500 | CS / CS | 14/05/2014 |

West + Marshall

1 Northwest Business Park, Genny Hill, Leeds, LS9 2QH
Tel: 0113 2451740 Fax: 0113 2343250
enquiries@westandmarshall.co.uk
www.westandmarshall.co.uk



1 Park Lane elevation
Scale: 1:500



2 Burley Street elevation
Scale: 1:500

West + Machell
ARCHITECTS

Project: Burley Street
Site Sections 2
3173-P(4)003 A

| | | |
|--------------|------------------------|------------------|
| scale: 1:200 | Drawn/Checked: GS / CS | date: 13/05/2014 |
|--------------|------------------------|------------------|

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project
Burley Street

drawing title
Image 4

drawing number
3173-P(3)033 I

| scale | drawn/Checked | date |
|-------|---------------|------------|
| nts | CS / CS | 20/06/2012 |

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architects



project
Burley Street

drawing title
Image 1

drawing number
3173-P(3)030 I

| scale | drawn/Checked | date |
|-------|---------------|------------|
| nts | CS / CS | 20/06/2012 |

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project
Burley Street

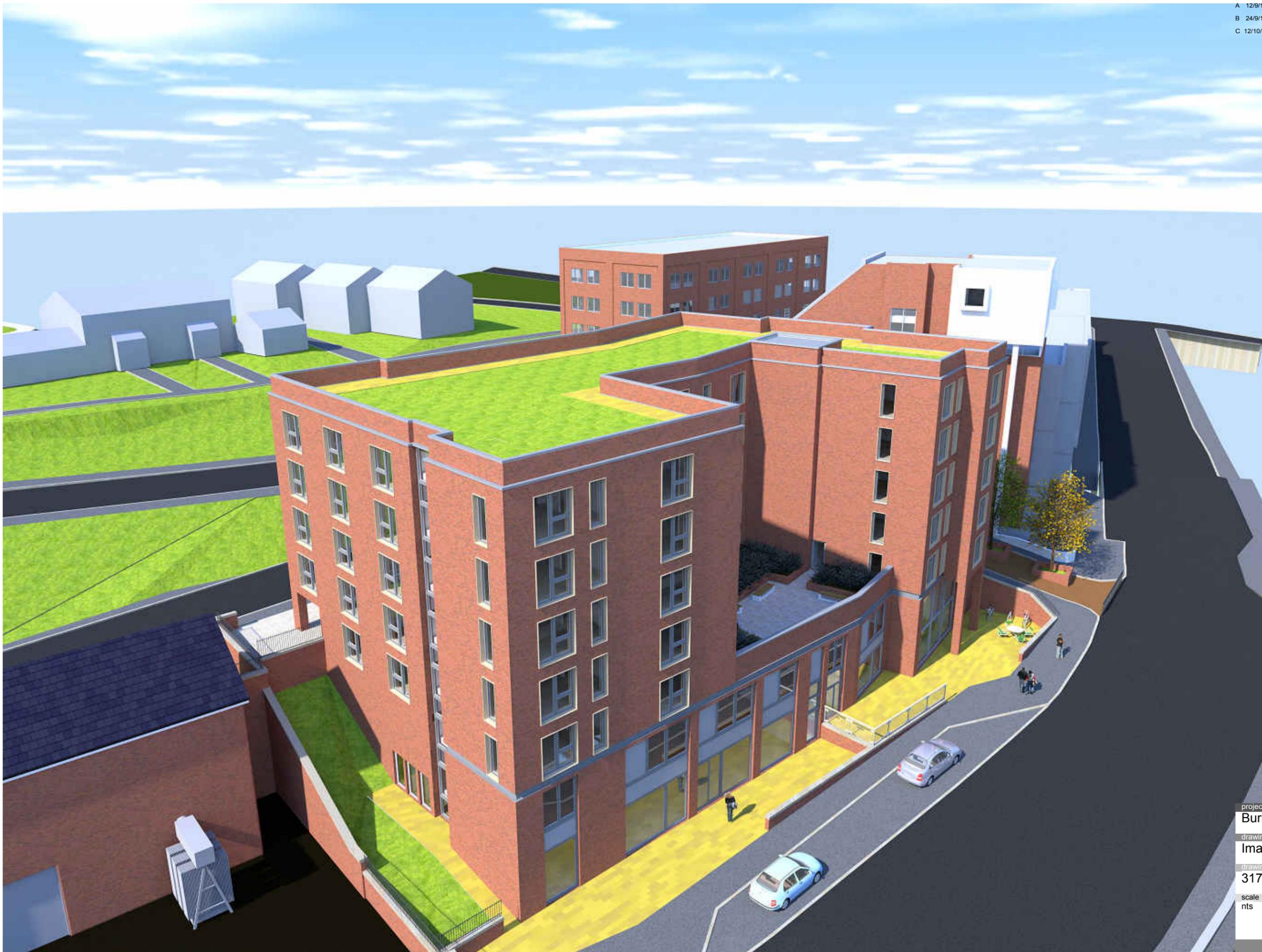
drawing title
Image 5

drawing number
3173-P(3)034 H

| scale | drawn/Checked | date |
|-------|---------------|------------|
| nts | CS / CS | 20/06/2012 |

West + Machell
architects

| Revisions | |
|-----------|--|
| A | 12/9/14 CS Brickwork |
| B | 24/9/14 CS Rutland Mount trees added. |
| C | 12/10/15 CS Revised scheme. Setback from Rutland Mount. Reduced numbers. |



| | | |
|-----------------------|----------------|------------|
| project | Burley Street | |
| drawing title | Image 9 | |
| drawing number | 3173-P(3)038 C | |
| scale | drawn/Checked | date |
| nts | CS / CS | 20/06/2012 |
| West + Machell | | |
| architects | | |

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project

Burley Street

drawing title

Image 15

drawing number

3173-P(3)044 A

scale drawn/Checked date

nts CS / CS 20/06/2012

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Burley Street elevation



Elevation facing substation



Burley Street elevation



Elevation facing substation



project
Burley Street

drawing title
Elevations sheet 1

drawing number
3173-P(3)010 G

scale drawn/Checked date
 1:125@A1 CS / CS 20/06/2012

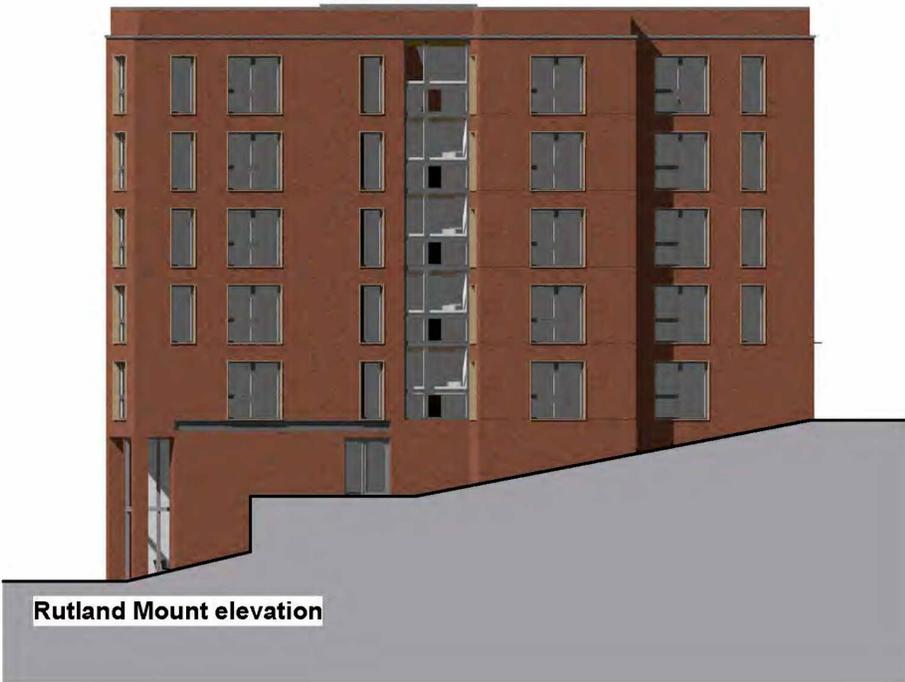
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 email: architects@westandmachell.co.uk
 www.westandmachell.co.uk

- Revisions
- A 11/2/14 CS Windows revised.
 - B 14/5/14 CS Revised to suit reduced footprint
 - C 9/9/14 CS Storey removed from lower block.
 - D 24/9/14 CS Materials revised. Parapet added.
 - E 17/12/14 CS Elevation facing Rutland Mount revised. Indent removed from Park Lane elevation.
 - F 23/10/15 CS Stair revised.



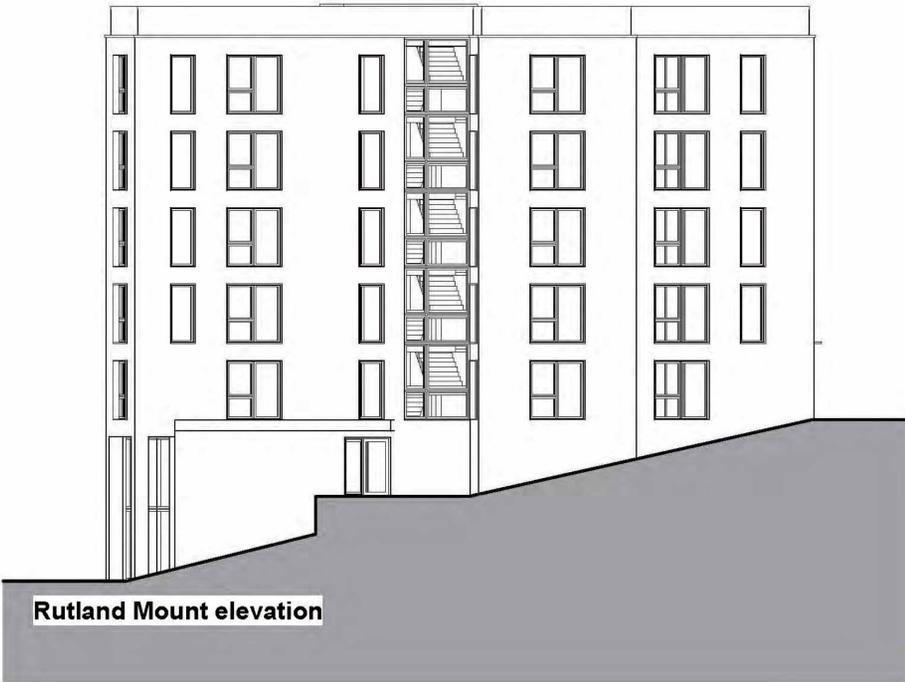
Park Lane elevation



Rutland Mount elevation



Park Lane elevation



Rutland Mount elevation



project
Burley Street

drawing title
Elevations sheet 2

drawing number
3173-P(3)011 F

scale drawn/Checked date
1:125@A1 CS / CS 20/06/2012

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Briggs, Chris

From: Briggs, Chris
Sent: 05 November 2015 09:28
To: Matthew Stocks
Subject: RE: From placeLEEDSCITY COUNCIL - Acknowledgement of Pre-Application PREAPP/15/00803

Hi Matthew

I spoke to Simon yesterday, we are still considering the details, I'll get back to you as soon as possible

Thanks

Chris

From: Matthew Stocks [<mailto:matthew.stocks@indigoplanning.com>]
Sent: 04 November 2015 16:58
To: Briggs, Chris
Subject: RE: From placeLEEDSCITY COUNCIL - Acknowledgement of Pre-Application PREAPP/15/00803

Hi Chris

Did you manage to discuss this today with your colleagues? Are you able to advise on the acceptability of the proposal?

Kind regards,

Matthew

Matthew Stocks | Senior Planner

T 0113 380 0270

M [REDACTED]

From: Briggs, Chris [<mailto:Chris.Briggs@leeds.gov.uk>]
Sent: 29 October 2015 13:33
To: Matthew Stocks
Cc: Simon Grundy
Subject: RE: From placeLEEDSCITY COUNCIL - Acknowledgement of Pre-Application PREAPP/15/00803

Thanks for that - apologies the first set went missing

Regards

Chris

From: Matthew Stocks [<mailto:matthew.stocks@indigoplanning.com>]
Sent: 29 October 2015 13:05
To: Briggs, Chris
Cc: Simon Grundy
Subject: RE: From placeLEEDSCITY COUNCIL - Acknowledgement of Pre-Application PREAPP/15/00803

Hi Chris

I dropped off the documentation about an hour ago at the reception. This also included the attached cover letter, which has been updated to reflect the latest plans.

Kind regards,

Matthew

Matthew Stocks | Senior Planner

T 0113 380 0270

M [REDACTED]

From: Matthew Stocks
Sent: 28 October 2015 17:26
To: 'Briggs, Chris'
Cc: Simon Grundy
Subject: RE: From placeLEEDSCITY COUNCIL - Acknowledgement of Pre-Application PREAPP/15/00803
Importance: High

Dear Chris

As promised, please find enclosed illustrative typical floor plans for Plots 8 and 13.

These relate to the enclosed updated Floor Plans, in which the smallest units on the courtyard side have been increased in size. These floor plans are typical for the proposed units.

As discussed at our meeting, we would appreciate your comments as soon as possible, with a view to having your report to Panel concluded by the end of next week?

Kind regards,

Matthew

From: Briggs, Chris [<mailto:Chris.Briggs@leeds.gov.uk>]
Sent: 27 October 2015 11:57
To: Matthew Stocks
Cc: Simon Grundy
Subject: RE: From placeLEEDSCITY COUNCIL - Acknowledgement of Pre-Application PREAPP/15/00803

Thanks Matthew,

I'm not sure I can guarantee feedback this week with it being half term and no other officers involved are in. I will try to get you some feedback as soon as possible. We will aim to take the scheme to the first available Panel after we have agreed a scheme with you at officer level.

Thanks

Chris

From: Matthew Stocks [<mailto:matthew.stocks@indigoplanning.com>]
Sent: 27 October 2015 11:52
To: Briggs, Chris
Cc: Simon Grundy
Subject: FW: From placeLEEDSCITY COUNCIL - Acknowledgement of Pre-Application PREAPP/15/00803

Good morning Chris

We have received confirmation of receipt of the pre-app request for Burley Street.

Just to confirm, the architect is preparing illustrative typical floor plans which we hope to have with you tomorrow. A further image showing View 1 at ground level will also be provided.

I trust you are still able to review and advise as to the Council's view by the end of the week, to meet your target of preparing the report next week?

Kind regards,

Matthew

Matthew Stocks | Senior Planner

T 0113 380 0270

M [REDACTED]

matthew.stocks@indigoplanning.com

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Indigo Planning Limited

Toronto Square, Leeds, LS1 2HJ

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-----Original Message-----

From: planning@leeds.gov.uk [<mailto:planning@leeds.gov.uk>]

Sent: 27 October 2015 10:25

To: Simon Grundy

Subject: From placeLEEDSCITY COUNCIL - Acknowledgement of Pre-Application PREAPP/15/00803

Dear Sir/Madam

Please find attached, acknowledgement of the receipt of your client's pre-application.

Yours faithfully

Mrs Katie Herron-Duncan
Customer Service Officer

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Indigo Planning Ltd
S Grundy
Toronto Square
Leeds
LS1 2HJ

Ask for **Mr Chris Briggs**
Tel 0113 2224409
EMail planning@leeds.gov.uk

Date: 17 November 2015

Dear Sir/Madam,

Enquiry Number: PREAPP/15/00803
For: Student flats and convenience store
Site At: 46 Burley Street Burley Leeds

Thank you for your enquiry on the above mentioned development received on the 26 October 2015. Leeds City Council welcomes pre-application discussions with applicants prior to the submission of a formal application. The advice provided can provide useful guidance on proposals, leading to better quality developments and an increased chance of a quicker decision on the application. I have had the opportunity to review the information you have supplied and my response is as follows.

A meeting was held on the 14 October 2015 attended by Simon Grundy and Matthew Stocks from Indigo Planning, and Daljit Singh and Chris Briggs from Leeds City Council Planning Services. Indigo Planning explained the rationale for the revised scheme, based on their interpretation of the Planning Inspector's decision on the previous proposal for this site (planning application 14/03735/FU). Officers have revisited the site and considered the amended proposal.

The principle of self-contained student housing development with a convenience store is acceptable at this site. The other main issues associated with the proposal are design, amenity, landscape, drainage, and highways matters.

In terms of the main issues highlighted by the Planning Inspector, we can advise you of our views as follows.

1. The effect of the proposed development on the character and appearance of the locality;

The Inspector notes that the proposal did feature positive elements, including the the general design of the podium element and fenestration details. She commented that the podium would closely relate to, and be in keeping with, the general character and appearance of the area. The architectural detailing, materials, height and scale of the original 'podium' block

was thoroughly tested at the previous application and can be supported by Officers as originally proposed.

Whilst there is no right to a view, the gap that currently exists (and previously existed with a lower warehouse building) is considered to offer relief from the taller buildings to the south for residential properties to the north of the site. However, whilst the loss of the 'blade' is welcomed, we note the height of the podium building across its full width has now increased to 5 storeys as viewed from Park Lane. This additional bulk may have an impact on the relationships to adjoining buildings, impact on the streetscene and the sense of enclosure and visual dominance from nearby properties. The potential visual dominance of a taller building filling this gap does need to be considered.

The additional storey to the podium block needs to be tested in context from Park Lane at the junction with Hanover Square, and from Burley Street at the junction of Westfield Road. Views from the footpath along Kendal Walk should also be considered. Please see the images below:



Until this is tested in the views in the photos above, it is considered on balance that the height, combined with the length of the elevation, would result in a bulk, which at the western end, and when viewed from Kendal Walk, cannot be supported. This would be consistent with our previous case at appeal, which sought to ensure that the proposed massing related well to its context and preserved the visual amenities of the area.

2. The living conditions of the future occupiers of the proposed studio flats, with particular regard to internal living space, outlook, and external amenity space.

The Inspector reaffirms that the subjective and qualitative consideration of internal living spaces, arrangement and separation of living functions, usable shape, outlook, and external amenity space, are all reasonable material planning considerations for LPAs to assess, with reference to the National Planning Policy Framework (NPPF), the Leeds Core Strategy and the Saved Policies of the UDPR. The Inspector confirms that where a Council does not have a space standard in a Local Plan it can still make a qualitative assessment of the size, space, layout, and other amenities of proposed dwellings, or against other policies. Therefore,

Officers can reasonably make an assessment of the merits of your proposal based on their own judgement.

The Inspector concludes on this issue that for the purpose and function of fully self-contained independent occupation, where a student could sleep, cook, eat, study and relax, approximately 50% of the studios would fail to provide a satisfactory sense of spaciousness and would feel uncomfortably small, cramped, and oppressive – **and** that “*Overall the development would fail to provide a satisfactory standard of comfortable living conditions for the future occupiers*” (Paragraph 28).

The Inspector states that the overlapping of furniture and functions within the smallest studios (20sqm) would feel cramped and oppressive. She cites a bed-head directly abutting a breakfast bar or kitchen area, or a sink drainer extending into a table for eating, or the design of an ‘L’ shaped studio just wider than the length of the bed, as particular examples. The Inspector comments that the spaces shown would not be sufficient to allow the occupiers to comfortably carry out all the functions of living, no matter how the illustrative internal layouts of furniture were reconfigured.

Whilst the removal of the L-shaped units is welcomed, there are some units which are still cramped in our view, and do not fully resolve the issues above.

It is generally considered that the units that are circa 24-28sqm and of a cranked or rectangular shape do not feature enough separation between living functions. It is our view that there are too many units of this size, and not enough of a size, shape and layout that we would be able to support in terms of achieving acceptable levels of internal amenity. The juxtaposition and spacing between items of furniture and fittings is rarely more than 1-2m in any given combination, providing limited space for general circulation and separation of different living functions.

Overall, it is considered that the typical layouts shown are cramped for fully self-contained living. For example in the case of the illustrative ‘cranked’ studio layout the distance between the wardrobe, the bed, and dining table are too constrained, making sitting and movement between these areas difficult. In some units the wardrobe protrudes fully into the main circulation space in the flat.

Further to your assertion that the furniture sizes are based on the evidence used to formulate the Nationally Described Housing Standard, we have compared the furniture sizes shown on your typical layouts and found that the furniture sizes are inadequate. For example, the dining table for a single person household is too small (800mm square is suggested), the sink (and lack of a drainer, which should be provided) is too small (the evidence suggests 1000mm), the worktops are too small (the evidence suggests 600mm deep), and there should be some space at the end of the bed (the evidence suggests 250mm).

On balance, and in this case, only where the unit size reaches circa 29-30 sqm in a wide (as opposed to narrow or elongated) rectangular shape, is it considered that there is room for sufficient space for ‘normal sized’ furniture between general living, sleeping, studying, eating, cooking, food preparation, storage and circulation in the main body of the unit, regardless of exact furniture layout. This approximate figure is based on our assessment of these key functions, and using reasonable, evidenced based furniture and fittings sizes.

The Inspector notes that the needs of students may be different to others, but acknowledges that many students such as postgraduates or overseas student would occupy their accommodation all year round and could spend a significant amount of time in their studio flats. On this basis, we would expect a student self-contained unit to feature the same amenities of internal living spaces, useable space and arrangement and separation of living functions as an open-market C3 residential flat. It is acknowledged that the units are aimed at single occupancy, however evidence on housing sizes demonstrates that there is no reason to reduce the size of the areas for living functions on this basis, as people who live on their own will socialise or study in their own flat at various times, with at least one other person.

It is considered that generally the units facing Rutland Mount now have sufficient daylight and outlook, due to increased distance to the Sorting Office, the reduction in the number of units on each floor on this side of the building, the positioning of dual aspect units on the corners of the building, and the provision of additional south and north facing windows to the units in between.

Off-site highways works to the previously specified locations will be required, as well as works to improve Rutland Mount itself, as shown on your scheme drawings. These works would be controlled by planning condition.

Regarding your request to present to Plans Panel, this is considered appropriate only when you propose a scheme that officers can support. Please contact me to arrange another meeting with officers to negotiate a mutually acceptable solution to the above concerns.

The most relevant Planning Policies including any area based policies and SPG/SPDs are:

[National Planning Policy Framework \(NPPF\)](#)

[Core Strategy Adopted Nov 2014](#)

[Saved Unitary Development Review 2006 Policies](#)

[Adopted Natural Resources and Waste Local Plan 2013](#)

[Supplementary Planning Guidance](#) and [Supplementary Planning Documents](#)

<http://www.leeds.gov.uk/council/Pages/Design-Neighbourhoods-and-Village-Design-Statements-docs.aspx> Little Woodhouse Neighbourhood Design Statement

Community Infrastructure Levy (CIL) charging is applicable. A CIL calculator is available from the Documents part of the [planning application forms](#) page on our web site. (Please save this to your system before completing it.)

We encourage pre-application community consultation and a [leaflet](#) is available. In this case you should consider consulting all neighbours, the previous objectors and Hearing attendees, the Little Woodhouse Community Association, and City and Hunslet and Hyde Park and Woodhouse Ward Councillors.

The information you need to provide with your application is detailed on the planning validation criteria available from the Documents part of the [planning application forms](#) page on our web site. Please refer to the table below.

You can use the [Planning Portal fee calculator](#) to calculate how much the planning fee would be for your proposal.

Validation Criteria



| Plans/Information Required for a Valid Application | Yes/No | Additional Comments |
|---|---------------|-----------------------------------|
| Design and Access Statement | Yes | |
| Up to date Location Plan | Yes | |
| Existing and Proposed Site Layout | Yes | |
| Block Plan | Yes | |
| Existing and Proposed Elevations | Yes | |
| Existing and Proposed Floor Plans | Yes | |
| Existing and Proposed Sections, Finished Floor Levels/Site Levels | Yes | |
| Existing and Proposed Roof Plans | Yes | |
| Air Quality Assessments | No | |
| Biodiversity Assessment | No | |
| Coal Recovery Report | Yes | |
| Coal Mining Risk Assessment Report | Yes | |
| Community Infrastructure Levy | Yes | |
| Daylight/Sunlight Assessment | No | |
| Environmental Statement | No | |
| Flood Risk Assessment | No | |
| Foul Sewerage and Utilities Assessment | No | |
| Heritage Statement | No | |
| Land Contamination Assessment | Yes | |
| Landscaping details | Yes | |
| Lighting Assessment | No | |
| Noise Assessment | Yes | |
| Parking Provision | Yes | |
| Pedestrian eye-level Photomontages | Yes | See above text |
| Planning Obligations – incl affordable housing | No | |
| Planning Statement | Yes | |
| Sand and gravel minerals safeguarding | No | |
| Safeguarding minerals and waste sites | No | |
| Statement of Community Involvement | Yes | |
| Structural Survey | No | |
| Sustainability Appraisal | Yes | |
| Wind report | Yes | Please update the previous report |
| Telecommunications development | No | |
| Town Centre uses | Yes | |
| Transport Assessment | Yes | Statement only |
| Travel Plans | No | |
| Tree Survey/Arboricultural Implications | No | |
| Ventilation/Extraction Statement | No | |

I hope you have found my response helpful, however, the advice provided cannot deliver a guaranteed decision because:

1. formal applications are subject to a wider consultation process and issues may come to light that are not known at the time of giving the advice.
2. the views given will be current at the time of giving the advice but changes in planning circumstances and policy will need to be taken into account when the application is decided; and
3. larger and/or more contentious applications may be decided by a plans panel made up of elected members. Whilst the panel will have an officer report and recommendation to consider, members may decide to give different weight to key issues and other material considerations, in arriving at their decision.

Yours faithfully

Mr Chris Briggs
Principal Planner

Briggs, Chris

From: Simon Grundy <simon.grundy@indigoplanning.com>
Sent: 04 December 2015 14:30
To: Briggs, Chris
Cc: Christian Sanders (christian.sanders@westandmachell.co.uk); Matthew Stocks
Subject: RE: 46 Burley Street photos

Chris,

Many thanks.

Please see attached for draft amended plans. In advance of our meeting at 2pm on the 8th and as soon as I receive them from West & Machell I hope to forward on the additional viewpoints you have requested.

As noted when we spoke and without prejudice to our previously stated views on the wider issue of residential floorspace, amenity, due process and standards, we are now very close to the suggested 29sqm/unit you have sought. The amended floorspace schedules are:

Floors 1-3

| Flat No | Floor Area (sqm) |
|---------|------------------|
| 1 | 27.9 |
| 2 | 31.1 |
| 3 | 34.4 |
| 4 | 34.4 |
| 5 | 34.4 |
| 6 | 26.3 |
| 7 | 28.8 |
| 8 | 27 |
| 9 | 29.7 |
| 10 | 26.6 |
| 11 | 26.4 |
| 12 | 28.3 |
| 13 | 29.6 |
| 14 | 36 |
| 15 | 28.2 |
| 16 | 28.3 |
| 17 | 29.5 |
| 18 | 28.5 |
| 19 | 25.7 |
| 20 | 28.8 |
| 21 | 27 |
| 22 | 29.7 |
| 23 | 26.6 |
| 24 | 26.4 |
| 25 | 28.3 |
| 26 | 29.6 |

| | |
|----|-----------------|
| 27 | 29.1 |
| 28 | 28.4 |
| 29 | 28 |
| 30 | 27.5 |
| 31 | 27.6 |
| 32 | 28.2 |
| 33 | 28.3 |
| 34 | 29.5 |
| 35 | 28.5 |
| 36 | 29.4 |
| | Average = 28.94 |

Floors 5-8

| Flat Number | Floor Area (sqm) |
|-------------|------------------|
| 37 | 28.8 |
| 38 | 27 |
| 39 | 29.7 |
| 40 | 26.6 |
| 41 | 26.4 |
| 42 | 28.3 |
| 43 | 29.6 |
| 44 | 29.1 |
| 45 | 28.4 |
| 46 | 28 |
| 47 | 27.5 |
| 48 | 27.6 |
| 49 | 27.6 |
| 50 | 28.3 |
| 51 | 29.5 |
| 52 | 28.5 |
| 53 | 29.4 |
| 54 | 28.8 |
| 55 | 27 |
| 56 | 29.7 |
| 57 | 26.6 |
| 58 | 26.4 |
| 59 | 28.3 |
| 60 | 29.6 |
| 61 | 29.1 |
| 62 | 28.4 |
| 63 | 28 |
| 64 | 27.5 |
| 65 | 27.6 |
| 66 | 28.2 |
| 67 | 28.3 |

| | |
|----|-----------------|
| 68 | 29.5 |
| 69 | 28.5 |
| 70 | 29.4 |
| 71 | 28.8 |
| 72 | 27 |
| 73 | 29.7 |
| 74 | 26.6 |
| 75 | 26.4 |
| 76 | 28.3 |
| 77 | 29.6 |
| 78 | 29.1 |
| 79 | 28.4 |
| 80 | 28 |
| 81 | 27.5 |
| 82 | 27.6 |
| 83 | 28.2 |
| 84 | 28.3 |
| 85 | 29.5 |
| 86 | 28.5 |
| 87 | 29.4 |
| | Average = 28.27 |

Hopefully we can progress this ASAP following our meeting and I look forward to discussing with you then.

Have a good weekend.

With best wishes,

Simon

Simon Grundy | Regional Director

T 0113 380 0270

M 07917 773 671

simon.grundy@indigoplanning.com

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From: Briggs, Chris [mailto:Chris.Briggs@leeds.gov.uk]
Sent: 03 December 2015 17:20
To: Simon Grundy
Subject: 46 Burley Street photos

Simon,
Please see attached photos of views included in the pre-application letter
Regards
Chris

Chris Briggs
Principal Planner
City Centre Team
Planning Services
Leeds City Council
Tel. 0113 2476611

Improving access to Leeds Bradford Airport

Initial consultation has now started on three options to improve road access to the airport. For more information and to have your say click [here](#)

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Briggs, Chris

From: Simon Grundy <simon.grundy@indigoplanning.com>
Sent: 04 December 2015 16:48
To: Briggs, Chris
Subject: FW: 46 Burley Street images

Chris,

Please see attached for draft images. The one from in front of Concept Place does not give full justice to the tree screen on your photo so you can at least see where the building sits.

These can be tweaked to more accurately reflect your photo positions. I'll also ask if the higher res inset images can be used as the basis for a montage.

The main benefit of the Oak House view is that the building will hide Opal 1!!!

I'll ask for a view from the ground floor window of 22 Kendal Walk as I don't think the view from the footpath is as relevant, given the almost complete high screen hedge along the boundary with the sloping ground beyond.

Cheers,

Simon

Simon Grundy | Regional Director

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M 07917 773 671
simon.grundy@indigoplanning.com

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From: Christian Sanders [<mailto:Christian.Sanders@westandmachell.co.uk>]
Sent: 04 December 2015 15:51

To: Simon Grundy
Cc: Matthew Stocks
Subject: RE: 46 Burley Street images

Simon

Please find attached requested views.

regards

Christian Sanders

West + Machell Architects

1 Northwest Business Park, Servia Hill, Leeds, LS6 2QH.

w <http://www.westandmachell.co.uk>
e christian.sanders@westandmachell.co.uk
t 0113 2461746

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Briggs, Chris

From: Briggs, Chris
Sent: 17 December 2015 15:14
To: Matthew Stocks
Cc: Simon Grundy; Singh, Daljit
Subject: RE: 46 Burley Street - Ref: PREAPP/15/00803

Thanks Matthew, we will consider and I'll get back to you with any comments
Kind regards
Chris

Chris Briggs
Principal Planner
City Centre Team
Planning Services
Leeds City Council
Tel. 0113 2476611

From: Matthew Stocks [mailto:matthew.stocks@indigoplanning.com]
Sent: 14 December 2015 09:06
To: Briggs, Chris
Cc: Simon Grundy; Singh, Daljit
Subject: RE: 46 Burley Street - Ref: PREAPP/15/00803

Dear Chris,

Further to Simon's correspondence below, please find enclosed updated visuals as discussed, and site section to show the relationship between the proposed development, the houses on Kendal Bank to the north, and Sentinel Towers to the south.

I trust the enclosed is acceptable. We look forward to hearing from you soon.

Kind regards,

Matthew

Matthew Stocks | Senior Planner

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M [REDACTED]
matthew.stocks@indigoplanning.com

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From: Simon Grundy
Sent: 11 December 2015 13:38
To: Chris.Briggs@leeds.gov.uk
Cc: daljit.singh@leeds.gov.uk; Matthew Stocks
Subject: 46 Burley Street - Ref: PREAPP/15/00803

Dear Chris

Please see attached correspondence.

Regards

Simon Grundy | Regional Director

DDI 0113 380 0273

M 07917 773 671

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Briggs, Chris

From: Briggs, Chris
Sent: 12 January 2016 10:20
To: Matthew Stocks
Cc: Simon Grundy; Singh, Daljit
Subject: RE: 46 Burley Street Pre-application Presentation

Hi Matthew
Thanks for that I've just spoken to Simon
Regards
Chris

From: Matthew Stocks [mailto:matthew.stocks@indigoplanning.com]
Sent: 12 January 2016 09:41
To: Briggs, Chris
Cc: Simon Grundy
Subject: RE: 46 Burley Street Pre-application Presentation
Importance: High

Hi Chris,

Further to your call, I've just checked with Simon, and the client has confirmed that they do not wish for the scheme to be presented to Members at Panel on 21 January. Please could you remove the item from the agenda?

Many thanks

Matthew

Matthew Stocks | Senior Planner

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M [REDACTED]
matthew.stocks@indigoplanning.com

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From: Briggs, Chris [<mailto:Chris.Briggs@leeds.gov.uk>]
Sent: 08 January 2016 16:02
To: Matthew Stocks
Cc: Singh, Daljit; Simon Grundy
Subject: 46 Burley Street Pre-application Presentation
Importance: High

Matthew,

We have discussed your latest proposals with the Chair and senior officers at Chairs Brief. Cllr. McKenna is happy for you to present to Members at City Plans Panel on 21st January. You will have 15 minutes to present your pre-application scheme.

The Report of the Chief Planning Officer will advise that whilst in amenity terms the scheme offers improvement over the previous scheme, officers are still concerned that the size of the smaller flats would not provide sufficient space for day to day living functions.

In terms of height and massing in relation to the local context, whilst the new CGI's are improved and show more clearly and realistically the impact of the proposal on the surrounding area, the extrusion of the higher height of the Sorting Office westwards for the full extent of the block does not respect the topography of Park Lane/Burley Street sufficiently in our view. Park Lane falls from east to west. In our view this leads to an unduly bulky block at the western end, as referenced in our letter dated 17 November 2015. It would be preferable in townscape terms if the top floor was removed, to give a stepping down in height to mirror the topography of Park Lane. Sentinel Towers features a step in its roofline which acknowledges this as its step down along Burley Street.

You will have the opportunity to present your scheme, either as currently proposed, or with amendments that address the above concerns.

We will need your PowerPoint presentation of plans, sections, CGI's of agreed key views, and typical dimensioned indicative layouts of the smallest units (all low resolution please) by 5pm on Monday 18th January.

Please let Daljit know if you would like to take up this opportunity by Monday 11th January 5pm at the latest.

Many thanks
Chris

Chris Briggs
City Centre Team
Planning Services
Leeds City Council
Tel. 0113 2476611

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