

Planning Statement



In support of a proposals for a temporary planning permission for a change of use to a “co-living” development (sui generis) of 61 studios for occupation by students and staff employed directly by the NHS

Site at

**McQueen House 79 Silver Street Reading
RG1 2SU**

May 2026

1.0 Introduction

- 1.1 This Planning Statement has been prepared by Allen Planning Limited on behalf of our Client for temporary planning permission for a change of use to a “co-living” development of 61 studios for occupation by students and staff employed directly by the NHS.
- 1.2 The temporary permission is sought for a maximum period of three years from the grant of such permission.
- 1.3 **The Co-Living use proposed would seek 15 of the existing 61 studios only to be occupied by NHS key workers and the Applicant would be willing to accept a planning condition/legal agreement restricting the temporary use proposed on this basis.**
- 1.4 Under section 72 of the Town and Country Planning Act 1990 the local planning authority may grant planning permission for a specified temporary period only and circumstances where a temporary permission may be appropriate include where a trial run is needed in order to assess the effect of the development on the area or where it is expected that the planning circumstances will change in a particular way at the end of that period.
- 1.5 The NPPG identifies that a temporary planning permission may also be appropriate to enable the temporary use of vacant land or buildings prior to any longer-term proposals coming forward (a ‘meanwhile use’).
- 1.6 Co-living is partly marketed at those who have a restricted choice in the housing market, having incomes too great for social housing and too small to get a mortgage. It provides another option to rent alongside the more traditional HMO house-shares, private rentals, or build to rent options, which are more likely to be more costly.
- 1.7 On that basis such schemes can offer a more cost-effective accommodation solution (although no details of costs have been provided/ assessed), especially for NHS staff, the retention of whom, it is well documented, relates in part to the availability of affordable accommodation.
- 1.8 The scheme could also be utilised by students at local higher education facilities.
- 1.9 A pre-application submission was made to the LPA under reference PL/25/1181 seeking advice in terms of a proposed variation to an extant s106 agreement to allow students or NHS Key workers to occupy accommodation
- 1.10 This application, specifically in its form and type responds to the pre-application advice received particularly in terms of the on the proposed 15 unit maximum of studios which could be occupied by NHS key worker staff and also provides for further detailed commentary and explanation (including Appendix AP1) in terms of matters of the internal layout and onward management of a Co-Living scheme.
- 1.11 In terms of the existing development’s background, Planning Permission was originally granted for a student scheme (under LPA reference: 170685), comprising 56 studios. This was subsequently varied under reference 180075) and the basement enlarged to create a further five rooms and permission 180075 amended under 181150.

- 1.12 The pre-application response referred to 62 studios however there are 61 permitted and we submit that the pre-application response's reference to 62 is understood to be an inadvertent error, and s106 agreements and the operator's records are for 61 studios?
- 1.13 On that basis the existing building on site comprises 61 studios (across basement, ground-third floors) ranging in size from ca 16.6sqm to 33sqm, with the majority being 22sqm, and including some accessible units. The building also comprises a communal gym, cinema room, common room and some outside amenity space as well as a reception and management office.
- 1.14 The permission comprises a signed S106 legal agreement (originally 9th January 2018) and a S106 under ref: 180075 (dated 21st June 2018). The S106 includes clauses restricting the occupation to students and restrictions regarding the use of parking spaces and in terms of a student travel plan. It also includes the requirement for adherence to a Student Accommodation Management Plan (April 2017) also addressed under condition 17 (of permission 170685).
- 1.15 This application seeks a temporary change of use for a maximum period of 3 years to allow for the 61 studio units to be occupied by a mix of students and staff employed by the NHS with no operational development proposed.
- 1.16 Although co-living is relatively new to the UK, a number of schemes have been developed across the country. The concept generally involves a purpose built development of private studio flats containing a bedspace, basic kitchen facilities and a bathroom, with extensive shared communal facilities.
- 1.17 Co-living accommodation does not constitute dwellinghouses as defined within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and thereby the proposed use would be Sui Generis.
- 1.18 If approved the use would return, after the three year period, to require full occupation of the 61 studios only by students but in the short terms would allow the proposed co—living use to be “tested” in terms of management and viability.**

2.0 Site Location & Planning History

- 2.1 The site is formed by a modern part 3 and part 4 storey building for student accommodation and is not listed.
- 2.2 The Site is located on Silver Street which connects London Road to the south of Reading City Centre. The eastern boundary of the site shares a boundary with the designated Kendrick Road Conservation Area.
- 2.3 79 Silver Street is well positioned with convenient access to the University of Reading Campuses, the City Centre and Reading Railway Station and is located on a primary bus route. This close proximity allows journeys to be made primarily on foot, by bicycle or by local bus service.
- 2.4 This application was the subject of a pre-application submission under LPA reference PL/25/1181 seeking advice in terms of a proposed variation to the existing s106 agreement with the conclusion of that advice being:

As this would be considered a material change of use to the permitted use, a full application would be required incorporating changes to the internal layout, the provision of an affordable housing contribution and a revised S106. The provision of a type of more affordable accommodation to NHS workers would be considered as a positive in the overall planning balance. It is advised that further pre-application advice should be sought.

2.5 Prior to this the key planning history of the site is shown below:

- 181150/NMA

Non-Material Amendment to planning consent 180075 for changes to approved plans at -1 level to allow for the merging of 2 studios in to 1 flat and a new studio flat in place of sub-station. No additional rooms provided

- 180075 VAR

to add rooms in the basement area – brings rooms up to 61. Granted 21.6.18

- 170685

Demolition of existing building and erection of a part 3 and part 4 storey (plus basement level) building to provide 56 student studio rooms (sui generis use class) with associated ancillary services and landscaping works. Granted S106 10.1.18

- 161805

Demolition of existing building and erection of a part 3 and part 4 storey (plus basement level) building to provide 65 student studio rooms (sui generis use class) with associated support services, street frontage retail unit (A1, A2 or A3 use class), and landscaping works. Refused 9.3.2017.

3.0 Key Planning Policy

3.1 The Framework in terms of the provision of co-living accommodation would support many of the themes of the NPPF including helping to support a strong, competitive economy and the vitality of the town centre however such would not help meet the need for homes, because the studios are not independent Class C3 units to national space standards.

3.2 The existing Local Plan contains **Policy H12** in terms of student accommodation is set out below:

“New student accommodation will be provided on or adjacent to existing further or higher education campuses, or as an extension or reconfiguration of existing student accommodation.

There will be a presumption against proposals for new student accommodation on other sites unless it can be clearly demonstrated how the proposal meets a need that cannot be met on the above sites.”

3.4 There is no direct policy relating to “co-living” accommodation. It is noted that there is an emerging Policy for ‘Purpose Built Shared Living Accommodation’ (H15), within the Reading Borough Local Plan Submission Draft Partial Update, May 2025, which sets out a range of criteria that such developments should meet, but these developments are mainly aimed at younger people after studying, rather than

students and indeed such scheme would generally seek to limit the number of students occupying.

3.5 In terms of “Co-Living” the **emerging Policy H15** is set out below:

4.4.114 Purpose-built shared living developments (also known as ‘co-living’) is a form of communal residential accommodation which falls within a single management regime and which offers more communal facilities and amenities than a HMO, and is generally on a relatively large scale. Units within such developments are not self-contained dwellings, which is what distinguishes such developments from build-to-rent accommodation, and makes the on-site communal facilities particularly important. On-site facilities can differ from scheme to scheme, but may include working spaces, a cinema or gym as well as an on-site events programme. Co-living is not restricted to particular groups by age, but is often marketed towards younger people used to living in a community after studying.

4.4.115 Shared living developments are a ‘sui generis’ use, i.e., not falling within a specific use class, which means that it will always require planning permission. Reading is beginning to see proposals for co-living, and this policy is therefore necessary to ensure that new purpose built, shared living developments can be adequately assessed.

4.4.116 In Reading, this form of accommodation is seen as diversifying the accommodation offer, rather than replacing the many traditional dwellings that are required. To that end, as for student accommodation, the policy prioritises housing to meet general needs (including affordable housing) on those sites which are required to meet our housing targets, including allocated housing sites and extant planning permissions, unless this accommodation is additional. To qualify as purpose-built shared living accommodation, the proposed development must comprise a minimum of 20 bedrooms. This is to ensure that such development is clearly distinguished from an HMO, and to help foster a successful communal environment. High-quality communal accommodation is the only reason why smaller private living spaces are acceptable, and it is therefore critical to the appropriateness of a co-living proposal. In practice, co-living proposals will usually be significantly larger than 20 bedrooms to make such communal facilities viable.

4.4.117 A minimum tenancy period of three months allows for more flexibility for tenants compared to other forms of conventional housing accommodation, whilst ensuring there is some degree of continuity and in turn avoiding rapid turnover and also avoiding the accommodation operating as essentially serviced lets. This will be secured through a Section 106 agreement.

4.4.118 A management plan must be produced which demonstrates how the proposed development will be managed, maintained, and integrated into the surrounding community. The management plan will be secured via a Section 106 agreement. Matters that will be covered by the management plan will include

- The number of residents;*
- Management and maintenance of communal spaces;*
- Tenancy matters, including length of tenancies and arrangements for moving in and out;*
- Events management;*
- Staffing arrangements and provision of the concierge service;*
- Cleaning and linen changing of both private and communal areas;*
- Delivery arrangements for both servicing of the development as a whole and for individual residents; and*

- Safety procedures, including fire safety; and
- Monitoring and review of the management plan

4.4.119 This form of community living carries risks in terms of crime and anti social behaviour, from residents and their guests as well as from others who may try to gain access, and the consequences of these issues may be particularly significant if it deters residents from using communal spaces, as they will not have private spaces of sufficient size to be completely self contained. As such, a security strategy is particularly significant and needs to be factored into the design of the development. Such a strategy is a requirement at planning application stage, and it may well result in measures that need to be factored into the management plan.

4.4.120 Large-scale shared accommodation is not considered to be suitable as affordable housing. This is because this form of accommodation with high reliance on communal accommodation and often more temporary in nature is not suitable for most households in need of stable, long-term affordable accommodation, and should be a lifestyle that is chosen rather than enforced by circumstances. On this basis, an off-site financial contribution towards affordable housing is generally required, unless a development can accommodate on-site self-contained affordable dwellings that operate independently. The appropriate level of affordable housing is at an equivalent level to Policy H3, and the level should be calculated by assuming that one dwelling equates to four units of accommodation, For instance, a development of 80 co-living units would equate to 20 dwellings, and would enable the equivalent of 30% affordable housing to be provided, whilst a development of 32 co-living units would equate to 8 dwellings and would provide 20%. Financial contributions are calculated on the basis of Gross Development Value (GDV), and the Affordable Housing SPD provides further details on the calculation.”

4.0 Proposed development Assessment

Overview

- 4.1 As set out in the introduction of this Statement it is not proposed to undertake any physical changes to the existing building or indeed remove the ability of students to occupy the units.
- 4.2 For the avoidance of doubt: no operational development is proposed and none is required to facilitate the proposed temporary use. The internal and external appearance of the building, the layout and unit configuration, the refuse and cycle storage arrangements, the communal facilities, and the existing (zero) on-site car parking provision would all remain unchanged. The application is concerned solely with the permitted occupancy class of the existing 61 studios for the duration of the temporary consent sought.
- 4.3 The application seeks a temporary permission for a maximum period of three years for a sui generis Co-Living use permitting occupation by students and NHS key workers with a maximum of 15 studios to be let to key workers.
- 4.4 That being said lettings would remain on a student-first basis (i.e. only where the units cannot be filled by students in any given letting cycle) for a maximum of 15 studios. The remaining 46 studios would continue to operate as student accommodation only. No operational development is proposed.
- 4.5 Co-living is partly marketed at those who have a restricted choice in the housing market, having incomes too great for social housing and too small to get a

mortgage. It provides another option to rent alongside the more traditional HMO house-shares, private rentals, or build to rent options, which are more likely to be more costly.

- 4.6 The temporary permission being sought could thereby offer a more cost-effective accommodation solution especially for NHS staff, the retention of whom, it is well documented, relates in part to the availability of affordable accommodation. This is set against the understanding that such schemes do not support the provision of facilities for longer term accommodation needs, would be at a high density, and accommodation would be below national space standards for independent units as set out in the NDSS.
- 4.7 Clearly the site is highly sustainable and its likely lack of full occupation by students is failing to make the best use of this much valued residential resource.**

Student Accommodation Assessment

- 4.8 Clearly the site is highly sustainable and its current lack of full occupation of the 61 units by students is failing to make the best use of this much valued residential resource.
- 4.9 Indeed this pattern of occupation by students is not isolated as the property has experienced weak demand and significant void periods over successive academic years.
- 4.10 Furthermore, this pattern is not unique to 79 Silver Street as national data confirms a structural softening of the UK PBSA market. The StuRents Occupancy Update (October 2025) reported national private-sector PBSA occupancy at 85.4%, down 5.4 percentage points year-on-year and well below the 95–98% range historically budgeted for in the sector, with the factors driving this (falling international postgraduate numbers, affordability pressures on domestic students, and over-supply in a number of university cities) now well-documented. Indicators for the 2026/27 cycle suggest that this softening is continuing.
- 4.11 Turning specifically to 79 Silver Street, the operator has pursued an extensive programme of mitigation over successive letting cycles, including: sustained marketing investment across digital, agency, and student-platform channels (StudentCrowd, Amber, Casita, uhomes, University Living, Meraki Student and others); engagement with the University of Reading and other local higher education institutions in pursuit of nomination agreements; rental incentives, including discounted rates, fee waivers and flexible tenancy lengths; marketing of summer-let and short-stay options to bridge inter-cycle void periods; and continued investment in the building's amenity offer (gym, cinema/games room, lounge, study spaces).
- 4.12 Despite these strategies student demand has continued to “soften”, and the operator has concluded that further marketing or pricing measures alone are unlikely to resolve the position towards full occupation for the 2026/27 cycle of occupations.
- 4.13 The property has experienced material void periods over a number of recent academic cycles, with occupancy falling well short of the levels needed to make best use of this sustainable residential resource.

4.14 The current “occupation cycle” (2026/27) represents the most acute position to date, with occupancy at just 26% and very few weeks of the letting cycle remaining.

4.15 Furthermore at Appendix AP1 to this Statement is a Report from Homes for Students which establishes current demand and also expands on the successful onward management of a Co-Living scheme as that proposed in this application.

4.16 A temporary permission for a Co- Living land use is thereby unlikely to impact on student occupation which is the lawful use of the site.

NHS occupation Assessment

4.17 The application proposes a temporary change of use of three years from student accommodation to a co-living (sui generis) development.

4.18 This proposed temporary use would allow occupation by students, as is the case now, and also by key workers employed by the NHS within the town and the applicant would be willing to restrict such occupations via a condition or if necessary, an agreement under s106 of the Act.

4.19 For the avoidance of doubt regarding the eligible occupant group, it is proposed that “NHS staff” / “key worker” for the purposes of any condition/s106 restriction be defined in line with Appendix 1 of the Reading Borough Council Allocations Scheme (2024), with priority given to clinical and clinical-support staff employed by the Royal Berkshire NHS Foundation Trust given the proximity of the hospital. .

4.20 The proposed temporary change of use is structured so that, in any academic year in which student demand is insufficient to occupy all 61 units then 15 only could be occupied by key worker NHS staff.

4.21 In such respects the site is well located to the primary hospital facility of the town and we are advised that suitable accommodation for staff of the hospital is always difficult to achieve.

4.22 The “new” temporary land use proposed would still allow for full occupation of the site by students, assuming that there were sufficient numbers to occupy all of the units, but if not then approval of this application would also allow for up to 15 vacant units to be offered to local NHS staff.

4.23 It is submitted that firstly this proposed temporary use would make best use of this sustainable housing/living resource whilst assisting the town by making available co living units available for NHS staff on this highly sustainable site.

4.24 It is concluded therefore that the temporary change of use to a co living scheme would constitute a successful short terms use of this sustainable resource and indeed in the pre-application response of officers to a permanent change of use concluded in such regards that:

“The provision of a type of more affordable accommodation to NHS workers would be considered as a positive in the overall planning balance.”

Housing Quality/Issues

- 4.25 As set out above the existing building provides studio units which do not meet the NDSS requirement of 37m² for a studio apartment with shower. That said, the co-living concept involves provision of extensive communal areas, and in this way, it differs from standard apartment schemes.
- 4.26 Co-living accommodation does not constitute dwellinghouses as defined within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and thereby the proposed use would be Sui Generis.
- 4.27 Given the proposed sui generis use it is therefore reasonable to take a broader view in this case, and take account of the communal areas when considering compliance with space standards and the co-living concept is attractive, particularly for young people, but the concept relies heavily on the provision of extensive communal facilities.
- 4.28 Thereby to set aside the required space standards, it is important to ensure that the proposed shared amenity spaces are of sufficient quantity and quality to provide a satisfactory standard of living for residents.
- 4.29 The existing building provides a reception by the main entrance on the ground floor which leads to a small communal games room and a washing room. In addition, the site also benefits from a comprehensive amenity offering including a residents' gym and cinema room on the lower ground floor in addition to landscaped courtyard gardens also situated on the ground floor. Additionally, covered cycle storage for 16 bicycles is located on the southern boundary of the site, which can be accessed via a side gate to the right of the main entrance. This also provides access to the refuse storage and courtyard gardens.
- 4.30 As set out above whilst the individual units do not meet NDSS size requirements for studio units they are nonetheless relatively modern and well equipped and the building has numerous good quality communal facilities.
- 4.31 Within the pre-application advice received officers advised that LPA support would be dependent on a number of factors including:
- 1) The number of NHS workers who could occupy would need to be limited to a small proportion of the overall occupation, with student occupancy being the dominant occupier/use, alongside changes to the internal layout to ensure that it would work effectively for both types of occupants and their different day-to-day needs; likely to necessitate internal changes to separate the studios for different occupants and separate communal spaces (dedicated floor/s);*
- 2) The inclusion of relevant mitigation in the form of an affordable housing contribution; and*
- 3) Specific S106 clauses and conditions to address the specific operational management requirements for the different groups and a restriction to specific NHS/key workers*
- 4.32 As set out above the Managing Agents of the existing building have been successful in accommodating student and similar type "key worker" staff within a building in Coventry.
- 4.33 A Management Statement also supports the application as set out within **Appendix AP1**.

- 4.34 This Report together with their experience has identified that there would be no direct requirements to alter the current internal arrangements of the building to “separate” occupiers as the majority of non student occupiers are young people.
- 4.35 The majority NHS staff work outside “conventional hours” and therefore living “cheek by Jowl” with students is unlikely to result in any significant “internal management issues”.
- 4.36 In addition for other residents in the street the occupation of the building as a mixture of students and NHS staff is unlikely to create any adverse impacts upon residential development when compared to the lawful use of the site as student accommodation.
- 4.37 In terms of the issue of internal layout changes and dedicated communal spaces, the Applicant has considered carefully the officer’s view at pre-application stage that separation between students and key workers, including dedicated communal spaces (and potentially dedicated floor(s)), would be necessary. The Applicant submits that no physical alterations are proposed, and it is submitted that none are necessary.
- 4.38 The building has been designed and operated to a high specification, with self-contained studios (each with private kitchen, bathroom and living/sleeping space) of a quality that supports occupants who keep different hours.
- 4.39 This is supported by the Applicant’s wider experience of operating mixed-occupancy purpose-built accommodation in Coventry (33 Parkside and The Residence) which has demonstrated that a well-managed mixed-occupancy scheme of this type does not require physical separation to function harmoniously, and that operational management (24/7 staffing, CCTV, access control, robust tenancy enforcement) addresses interface concerns more effectively than physical division. The Applicant’s reasoning is set out in detail in the accompanying Management Statement (Appendix AP1).
- 4.40 Turning to matters of transport and parking, the pre-application response observed that NHS shift workers may have a greater reliance on the private car than students. The Applicant accepts this observation in principle but submits that it does not materially affect the merits of the application.
- 4.41 The site is genuinely well-located for non-car travel: Royal Berkshire Hospital is approximately 1.4 miles away, served by direct buses; Reading station is within walking distance for staff travelling further afield; and the site is on a primary bus route. More fundamentally, the building was approved on the basis of a car free scheme.
- 4.42 The site operates an existing car-free policy for its occupiers (incorporated as a tenancy clause and treated as a breach of planning conditions if contravened) and such would be carried forward in terms of any non student occupants as proposed in this application.
- 4.43 Where a particular NHS occupant requires regular car access for shift work, that occupant would need to make off-site parking arrangements in the same way that any other car-owning resident of the surrounding area must do; this is a feature of the existing parking restrictions, not a consequence of the proposed variation.

- 4.44 As a temporary permission for Co-Living of three years then it is submitted that the issue of affordable housing is not relevant to this application.

Proposed Planning Conditions and s106 Obligations

- 4.45 Given matter raised within the pre-application response the Applicant proposes that a temporary permission only is sought for a period of three years and would be willing to accept conditions and/or s106 obligations restricting the proposed development as follows:

- Cap on NHS occupation: the number of units occupied by NHS staff / key workers shall not at any time exceed 15 of the 61 total units, with student occupancy remaining the dominant use throughout the duration of the temporary consent;
- Defined eligibility: “NHS staff” / “key worker” to be defined in accordance with the Reading Borough Council Allocations Scheme (2024), with priority given to Royal Berkshire NHS Foundation Trust personnel;
- Student-first letting: the relevant units may only be offered to NHS staff in any given academic year after the operator has undertaken its usual marketing of those units as student accommodation and the units remain unlet for the relevant cycle;
- Carry-forward of existing controls: the existing car-free policy (and the associated tenancy clauses), the Student Travel Plan, the Student Accommodation Management Plan (April 2017), and the parking restrictions secured through the existing s106 agreements (10 January 2018 and 21 June 2018) to continue to apply in full to all occupants regardless of category;
- Annual monitoring: the operator to submit to the LPA, on a once-yearly basis, an occupancy report evidencing the split between student and NHS tenancies, the marketing activity undertaken in respect of the units, and confirmation of compliance with the 15-unit cap;
- Time limit and reversion: the temporary permission to expire automatically three years from the date of grant, with the property thereafter reverting in full to its lawful (student accommodation) use, save where a further application is made and granted; and
- Unit nomination: the 15 studios available for NHS occupation under the variation to be identified on a plan submitted to the LPA prior to commencement of the temporary use, with the units to be drawn from across the building rather than concentrated on a single floor;
- Transport: the existing car-free policy and Student Travel Plan to be carried forward in full to all occupants, with a modest update to the Travel Plan to incorporate NHS-specific public transport information (route to Royal Berkshire Hospital, off-site parking options, hospital shuttle services where available);

- 4.46 **It is submitted that the framework above would provide the LPA with a robust and enforceable mechanism for the ongoing “controls” in terms of temporary use proposed addressing the key areas raised in the pre-application response, and would also provide the applicant with the flexibility needed to**

address the current demand position without compromising the long-term student-accommodation purpose of the building.

5.0 Conclusion

- 5.1 The development proposed would not require any operational development whatsoever and as such the development would remain as approved and as built as 61 studio units with associated communal facilities.
- 5.2 A temporary planning permission of three years is sought for a change of use to a Co-Living scheme where a maximum of 15 of the existing 61 studios only could be occupied by NHS key workers on a student-first fallback basis. The remaining 46 studios would continue to operate as student accommodation.
- 5.3 The temporary three year only planning permission sought would allow the successful management of the proposed Co-Living use to be assessed in practice. If student demand for the units “recovers” by the end of the permission, the 15 studios would revert without further permission to their existing student-only permitted use, and the requirements of the original permission(s) and associated s106 obligations would once again apply in full to the building.
- 5.4 The existing development is highly sustainable in terms of its location providing modern good-quality accommodation albeit that the studios themselves would not meet current space standards and could not therefore operate as independent Class C3 units.
- 5.5 It is clearly important to make best use of this resource. As evidenced within the application, the property has experienced void periods of varying severity in successive recent academic cycles, with current occupancy at just 26% for the 2026/27 cycle. It is also well documented that local NHS services can struggle to recruit and retain staff because of housing costs within the town. The proposed temporary permission allowing for 15 studios to be occupied by NHS key workers responds directly to both pressures while preserving, in respect of 46 of the 61 studios, the building’s primary student-accommodation function under the existing consent.
- 5.6 This temporary permission, if approved, would:
- (i) enable the building to achieve closer to full occupation by combining continued student letting of 46 units with NHS key-worker fallback occupation of up to 15 units, thereby making best use of this sustainable resource;
 - (ii) assist the local NHS in the recruitment and retention of much-needed staff;
 - (iii) preserve the building’s primary student-accommodation use under the existing consent in respect of 46 of the 61 studios; and
 - (iv) provide the LPA with the comfort of a time-limited, narrowly drawn departure from the existing student-only consent in respect of 15 studios only, capable of being tested and reviewed on its merits before any wider question of permanent change arises.
- 5.7 **On that basis the application is recommended to the LPA to grant temporary planning permission for a maximum period of three years (from the date of any permission) for the change of use of this building to a Co-Living scheme where a maximum of 15 of the 61 existing studios only could be occupied by NHS key workers subject to conditions/s106 framework identified above.**

