

Ms. Laura Dorbeck
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Our ref: APL-374 551-557 Finchley Road
Your ref: 2020/5444/P

12 April 2023

Dear Ms L. Dorbeck,

Application for Variation of Condition 2 of approved planning application ref. 2020/5444/P at 551-557 Finchley Road, London, NW3 7BJ

On behalf of our client, please find enclosed an application under Section 73 of the Town and Country Planning Act (1990) (as amended) for a minor material amendment to the development approved under planning permission 2020/5444/P. The permission is for the change of use from Use Class E and F1, remodelling of the existing building to provide residential apartments (Use Class C3), partial demolition and extensions at the rear, construction of additional storey at roof level, and restoration of front façade at 551-557 Finchley Road, London, NW3 7BJ.

This submission comprises a number of updated plans. The table below lists the new plans alongside the revised plans it will replace from the original submission.

New/Revised Document	Original Document Replaced
Site Plan - As Proposed 22-055-A-010 Rev A	Proposed Site Plan FIN_P_70 rev P02
Lower Ground Floor - As Proposed 22-055-A-150 Rev D	Proposed Lower Ground Floor Plan FIN_P_90 rev P03
Ground Floor - As Proposed 22-055-A-151 Rev D	Proposed Ground Floor Plan FIN_P_100 rev P03
First Floor - As Proposed	Proposed First Floor Plan

22-055-A-152 Rev F	FIN_P_110 rev P03
Second Floor - As Proposed	Proposed Second Floor Plan
22-055-A-153 Rev C	FIN_P_120 rev P03
Third Floor - As Proposed	Proposed Third Floor Plan
22-055-A-154 Rev C	FIN_P_130 rev P03
Fourth Floor – As Proposed	Proposed Fourth Floor Plan
22-055-A-154 Rev A	FIN_P_140 rev P03
Roof – As Proposed	Proposed Roof Plan
22-055-A-156 Rev C	FIN_P_150 rev P02
South Elevation – As Proposed	Proposed Rear Elevation
22-055-A-208 Rev C	FIN_P_310 rev P02
North Elevation – As Proposed	Proposed Front Elevation
22-055-A-207 Rev C	FIN_P_300 rev P02
Section A-A– As proposed	Proposed Section - A
22-055-A-350 Rev B	FIN_P_200 rev P02
Section B-B– As proposed	Proposed Section - B
22-055-A-351 Rev C	FIN_P_210 rev P02
Section C-C– As proposed	Proposed Section - C
22-055-A-352 Rev C	FIN_P_220 rev P02
Section D-D– As proposed	Proposed Long Section - B
22-055-A-353 Rev D	FIN_P_230 rev P02
Section E-E– As proposed	-
22-055-A-354 Rev D	

The Site and Surroundings

The Site comprises 4 terraced buildings, four storeys tall. The buildings are bound by Finchley Road to the east and mansion housing blocks to the west. The terrace buildings continue to the north of 551-557, with detached three-storey houses to the south.

Buildings on the opposite side of Finchley Road are a mix of three and four storeys with a new housing development of five storeys to the north. Buildings to the west of the site, facing Fortune Green Road are four and five-storey residential mansion blocks, with the same architectural style.

Relevant Planning History

This application follows the grant of planning permission on 24 December 2021 for 15 new apartments within the existing building. Four apartments were located on the lower ground floor, within the new build extension to the rear. Nine apartments were equally distributed on the first, second, and third floors, while two would be found on the proposed top floor. Flexible commercial units were proposed on the ground floor and in front of the lower ground floor.

Proposed Variation of Condition

This application proposes a variation of condition 2 from planning permission 2020/5444/P. The application proposes the modification of the approved layout by modifying the internal layout to accommodate an improved mix of 15 units, as approved under planning permission 2020/5444/P. The alterations proposed will meet the requirement of the Approved Document B: Fire Safety, Volume 1 of the updated Building Regulations (June 2022) or BS 9991, in terms of means of escape and fire fighting in the event of a fire.

The 15 units will be distributed within the building as follows:

- **Lower Ground Floor – 3 units** (3 x 1-bed apartments);
- **Ground Floor – 2 units** (2 x 2-bed apartments);
- **1st Floor – 3 units** (1 x 1-bed and 2 x 2-bed apartments);
- **2nd Floor – 3 units** (2 x 2-bed and 1 x 1-bed apartments);
- **3rd Floor – 2 units** (1 x 2-bed and 1 x 1-bed apartments); and
- **4th Floor – 2 units** (2 x studio apartments).

The proposed layout proposes the retention of the envelope of the original buildings, hence remaining respectful to the existing built environment and extant permission.

Regarding the interior layout, the accompanying drawings propose a simpler and more functional solution for internal circulation and access to the apartments. The approved plans provided two separate stairwells and a lift offering access only on the south side of the building. This arrangement does not comply with fire safety regulations. Therefore, it was crucial that the layout is reconfigured to ensure that the development complies with the fire safety regulations. A central movement area is now located at the core of the building, including a stairwell, service risers, and smoke vents, extending on all floors. A hallway area is formed around the staircase providing access to all units on each floor respectively.

The proposed layout is an improvement to the approved plans, as it reduces the amount of structural work and demolition required, hence reducing the impact on the existing structure. Providing one centralised area for movement reduces the loss of floor space that would otherwise be required on the approved plans to comply with the Building Regulations. This allows for an alteration and improvement of the approved housing mix, decreasing the number of studios by two while providing three more 1-bed apartments (see Table 1). The units remain of appropriate size and function.

Original Scheme		Proposed Updated Scheme
Unit Type	Unit no	Unit no
Studio	4	2
1-bed	3	6
2-bed	8	7
Total	15	15

Table 1. Comparative table of housing mix between Approved Application and Proposed Scheme.

The amended floor plans provide amenity space for one additional unit, making them seven in total. Hence, an increase in the number of units that now benefit from outside garden or terrace spaces is proposed.

The internal reconfiguration of the apartments resulted in reconfiguring the arrangement of the non-residential areas and utility rooms. The Lower Ground Floor accommodates two non-residential areas, the residential cycle storage, water plant, and electric plant room. The plant areas were amended to meet the requirements.

The Ground Floor will provide one main entrance with direct access to the main circulation lobby, instead of two separate access points. This creates a distinct separation between the residential and the commercial units, which was not achieved in the consented scheme. Two non-residential areas are accommodated on the main facade, while a refuse area of appropriate size is located adjacent to the main entrance.

All flats will be single storey and not split level.

All units comply with National space standards.

In discussions regarding the provision of Part M4(1) and two M4(3) units, it was agreed to accommodate two units as Part M4(2) as part of the discharge of condition 7 of the consented scheme. The proposed plans will still provide two M4(2) compliant flats at the ground floor level with easier access. These flats are larger and can accommodate the required wheelchair-turning areas and room sizes.

The submitted north elevation demonstrates that the façade of the building will be retained largely unaltered. On the Ground Floor level, the shop fronts and doors have been amended to reflect the internal layout alterations. The external doors leading to bin and cycle areas are proposed to be louvred to create a distinction between the shop entrances and the ancillary uses.

No major alterations are proposed to the exterior appearance of the building. It is proposed that the dormer windows will be refurbished to their original state with an original decorative parapet.

No alterations are proposed on the Site boundaries. All modifications are enclosed within the building, therefore, having no impact on the locality.

Summary

The proposed alterations of the internal layout are minor in nature and would result in an improved mix of units, without impacting the original building or the wider locality in terms of character or scale.

We respectfully request that the application to vary Condition 2 is approved and planning permission granted.

If you require further information, then please contact me on the details at the head of this letter.

Kind Regards

A handwritten signature in black ink, appearing to read 'M. Schull', with a stylized flourish at the end.

Mark Schull