

Application ref: 2023/3121/P
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Date: 12 April 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Dave Carroll Planning Limited
30 Altenburg Avenue
West Ealing
W13 9RN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**611 Finchley Road
London
NW3 7BS**

Proposal:

Conversion of single dwellinghouse (C3) to nine room HMO (Sui Generis), erection of bin store in front garden and cycle store in rear garden

Drawing Nos: Site Location Plan 2042-001, Cover Letter, Planning Statement August 2023, Design & Access Statement and Fire Safety Statement 26th July 2023, 10 Space Amazon Eco Cycle Shelter Information Sheet, 2042-002, 2042-003, 2042-010, 2042-011, 2042-020, 2042-021, 2042-030, 2042-110 P2, 2042-111, 2042-120, 2042-121, 2042-130 P2, 2042-140, TBSC_10Sp AmazonEco_CAD_01

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan 2042-001, Cover Letter, Planning Statement August 2023, Design & Access Statement and Fire Safety Statement 26th July 2023, 10 Space Amazon Eco Cycle Shelter Information Sheet, 2042-002, 2042-003, 2042-010, 2042-011, 2042-020, 2042-021, 2042-030, 2042-110 P2, 2042-111, 2042-120, 2042-121, 2042-130 P2, 2042-140, TBSC_10Sp
AmazonEco_CAD_01

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the conversion of a four-bedroom house into a nine room house in multiple occupation (HMO), with associated cycle to the rear garden and bin store to the front garden.

The proposal is considered to meet the requirements of Local Plan Policy H10. The scheme does not involve the loss of two or more self-contained units. It does not involve a site identified for self-contained housing through a current planning permission or development plan document, and it is found to comply with the relevant standards for houses in multiple occupation.

The HMO would contribute to a mixed, inclusive and sustainable community and is not considered to result in an over-concentration of such a use in the local area. This is due to the variety of housing sizes for different income grounds in the area, and given the fact that there are a limited number of HMO's in the area (3 within the same postcode). The HMO will be secured as 'car free' through a section 106 legal agreement, which means occupiers cannot apply to the Council for on-street parking permits. This would ensure the increased number of individuals living in the property would not result in undue parking pressure on the surrounding streets.

Policy H10 also seeks to ensure that such proposals are secured as long-term additions to the supply of low-cost housing. In order to meet this requirement, the applicant is willing to sign up to a legal agreement for a £48,400 payment in lieu for affordable housing (4% x 242 sqm x £5,000).

The only external changes that are proposed are the inclusion of a timber bin storage (refuse, food waste and recycling) area to the front of the property and timber cycle storage area (10 spaces with Sheffield racks which are bike stands supported by the Council) to the rear of the property. Both the bin and bike storage areas are acceptable in design terms. They would be constructed from appropriate materials, are limited in size, and the bin storage area would be orientated perpendicular to the front boundary, thereby reducing its visibility.

The proposal is not considered to result in any significant loss of amenity for any neighbouring occupiers, as previously mentioned the distribution of HMOs in the area is such that there would be no cumulative effect considered to cause harm to residential amenity.

No objections have been received prior to coming to this decision. The planning history of the site and adjoining sites have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, H10, T1, T2 and D1 of the Camden Local Plan 2017 and policies 1, 2 and 8 of the Fortune Green & West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and

Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer