

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		15/04/2024	
		N/A		<b>Consultation Expiry Date:</b>		30/05/2024	
<b>Officer</b>				<b>Application Number(s)</b>			
Lauren Ford				2024/0666/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
607 Finchley Road London  NW3 7BS				See draft decision notice.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Conversion of existing single family dwelling into 4 x self-contained flats comprising 1x 3-bedroom, 2x 1-beds and 1x studio, single storey side extension to the rear and side dormer.							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		<p>Site notices were displayed on 22/03/2024 and expired on 15/04/2024.</p> <p>No consultation responses were received.</p> <p>The Fortune Green and West Hampstead Neighbourhood Forum were consulted on the application. No response was received.</p> <p>Transport for London were consulted on the application. They responded stating that removal of the redundant crossover would require a Section 278 application to TfL once planning permission is granted.</p>					

## Site Description

The application site comprises a two storey property in residential use as a single family dwelling located on the western side of Finchley Road. The site is not within a conservation area and no listed buildings are affected.

## Relevant History

### Relevant planning records at the application site:

**2022/5058/P:** *Erection of side dormer and rear roof extension with associated increased height of the ridge of part of the roof plus installation of 3 rooflights on the front and side roofslopes. **Granted**, 29/03/2023.*

### Relevant planning records at neighbouring sites:

**2004/5452/P (605 Finchley Road):** *Certificate of lawfulness (proposed) for erection of a rear mansard roof extension and side dormer, and installation of 3 new velux windows. **Granted**, 14/02/2005.*

**2023/3121/P (611 Finchley Road):** *Conversion of single dwellinghouse (C3) to nine room HMO (Sui Generis), erection of bin store in front garden and cycle store in rear garden. **Granted** subject to a Section 106 legal agreement, 12/04/2024.*

**2024/1485/P (603 Finchley Road):** *Certificate of lawfulness (proposed) for Erection of single storey rear extension at ground floor level, side and rear roof dormers, and insertion of 2x rooflights on the front roof slope. **Granted**, 29/05/2024.*

## Assessment

### 1 Proposal

- 1.1 The proposal is for the conversion of a single-family dwelling into 1x 3-bedroom unit, 2x 1-bedroom units and 1x studio, a single storied side extension to the rear and a side dormer.
- 1.2 The application originally proposed the conversion of a single-family dwelling into 3x 1-bedroom flats and 2x studios. Changes to the unit mix were however made following officer comment.

## **2. Considerations**

2.1 Key planning issues to be considered are as follows:

- Housing
- Design
- Neighbouring Amenity
- Transport

## **3. Assessment**

- 3.1 With respect to policy H4, whilst the proposal would result in additional residential units, due to the limited area of new residential floorspace (55sqm) that would be created, a payment in lieu of affordable housing is not required. It is below the 100sqm threshold above which policy H4 is applied.
- 3.2 The unit sizes meet the nationally described space standards and are dual aspect, ensuring acceptable access to light and outlook.
- 3.3 The site currently comprises a 3-bedroom single family dwelling. The proposed development would result in a total of 4 flats (3 additional flats) and would provide 2x additional 1-bedroom units, 1x additional studio, and retain a three-bedroom unit. One-bedroom and studio flats are a lower priority in Camden, however the Council acknowledges that there is a need and/or demand for dwellings of every size identified in the Council's Dwelling Size Priorities Table. A higher percentage of two or three bedroom homes would have been preferred, however it is acknowledged that the proposed flats are limited by the constraints of the existing building. As the proposed flats are of a suitable size, and would offer a good standard of accommodation, and taking account of the fact that overall the development would provide a mix of large and small homes, the proposal is considered generally consistent with Local Plan Policy H7.
- 3.4 A s106 agreement would be required to secure the proposed units as car-free in accordance with Policy T2. The existing off-street parking space(s) would also be required to be removed from the property and the area returned to soft landscaping. This could be secured via condition. No cycle parking is shown on the submitted plans, however it is considered that sufficient space exists within the front garden of the property to provide a cycle shelter containing 3 Sheffield stands which could be secured by condition.
- 3.5 The erection of a side dormer was approved at the site through 2022/5058/P, granted on 29/03/2023. This application seeks permission for a side dormer, the same in design as that previously approved, however located 2m further towards the east. The new location of the dormer is considered to be appropriate there would be limited visibility of the dormer given its positioning and proximity to 609 Finchley Road. As there is some overlap between the location of these two dormers, both dormers would not be able to be built in accordance with the proposed drawings, thereby preventing the two permissions from being implemented together. The proposal also includes a side extension to the rear. This is limited in size, located at ground floor level and is acceptable in design terms.
- 3.6 Given the scope, scale and location of proposed works, it is not considered that the proposal would result in any unacceptable amenity related effects with regards to loss of daylight and sunlight, outlook or privacy.
- 3.7 The proposal is exempt from biodiversity net gain (BNG) requirements as the application was lodged on 19/02/2024 (prior to 02/04/2024) and the proposal is not 'major development'.

3.8 No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

3.9 As such, the proposed development is in general accordance with policies A1, D1, H1, H4 and H7 of the Camden Local Plan 2017 and policies 1, 2, 7 & 8 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

#### **4. S106 agreement**

4.1 The s106 agreement for car-free development was sent to the applicant's solicitor on 11/06/2024. The s106 agreement has not been signed to date, therefore this application should be refused in the absence of a signed s106 agreement.

#### **5. Recommendation**

5.1 It is recommended to refuse planning permission on the following grounds:

The proposed development, in the absence of a legal agreement securing car-free housing, would contribute to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to Policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.