

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		15/11/2007	
		N/A		<b>Consultation Expiry Date:</b>		31/10/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Bethany Arbery				2007/4634/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Upper Flat 3 232 Finchley Road London NW3 6DJ				Refer to 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>							
Change of use of 1 x 2-bedroom self-contained flat to 2 x 1-bedroom self-contained flats.							
<b>Recommendation(s):</b>		Grant conditional permission subject to Section 106 agreement					
<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	09	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed from 10/10/07 to 31/10/07.  <b>Adjoining owners/occupiers</b> No reply to date.					
<b>CAAC comments:</b>		<b>Redington/Frogna CAAC</b> No objection.					

## Site Description

The application site is 232 Finchley Road which is located on the north-east side of the street. The building is semi-detached and comprises lower ground, upper ground, first and second floor level. The property is not listed, but is situated within the Redington/Frognaal conservation area. The building is currently used as 4 self-contained flats (Class C3). The upper ground floor level is used as a 3-bedroom unit which is accessed via the main entrance. The lower ground, first and second floors are used as 2 x 3-bedroom and 1 x 2 bedroom units all accessed from the side entrance. This application relates to the second floor of the property.

## Relevant History

### 8700926

Planning permission was refused on 13.01.88 for creation of a studio flat in the existing basement void by means of excavation and alterations. An appeal was lodged and was dismissed.

### 9401500

Planning permission was refused on 25.11.94 for replacement of existing timber windows by PVC coated windows.

### 9500772

Planning permission was granted on 09.06.95 for replacement of existing timber framed sash windows by timber framed casement windows on the front elevation.

### 2006/0670/P

Planning permission was granted on 05.04.06 for excavation at basement level with new front and rear lightwells and associated windows and railings to create a new self-contained lower ground floor flat, plus erection of replacement side and rear ground floor extensions and amendments to fenestration at rear ground floor level. It was subject to a section 106 agreement to secure the new unit as car-free.

### 2006/5654/P

An application was submitted on 16.08.07 for enlargement of basement and creation of lightwell to side elevation in connection with creation of a 3-bedroom flat at lower ground floor level as an amendment to planning permission granted 05/04/06 (2006/0670/P) (excavation at basement level with new front and rear lightwells and associated windows and railings to create a new self-contained lower ground floor flat, plus erection of replacement side and rear ground floor extensions and amendments to fenestration at rear ground floor level). The application is recommended for approval subject to the completion of a S106 agreement.

### 2007/4151/P

Planning permission was granted on 04.10.07 for erection of railings and screening above the single-storey ground floor extension and changing a window to a door to allow for use of the flat roof (part) as a terrace to the existing first floor flat.

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### London Borough of Camden adopted Unitary Development Plan (2006)

S1 & S2 - Sustainable development

SD6 - Amenity for occupiers of neighbouring properties.

H3 – Protecting existing housing

H8 – Mix of units

B7 – Conservation areas

T8 – Car free housing and car capped housing

T9 – Impact of parking

### Camden Planning Guidance (2006)

### Redington/Frognaal Conservation Area Statement

## Assessment

Planning permission is sought to change the existing two bedroom self-contained flat located on the second floor of the building into 2 x 1-bedroom self-contained flats. Each property is to comprise a reception, bedroom, kitchen and bathroom.

In land use terms the proposal is considered to be acceptable. The provision of new residential floorspace and units is supported by Policy H1 of the Unitary Development Plan (2006). The proposed units are considered to be suitably sized and at 43sqm and 45.16sqm are in excess of the 32sqm guideline in the Camden Planning Guidance for 1-person properties and only marginally below the 48sqm for 2-person households. It is considered that the units are not so below the recommend minimum for a 2-person flat that it would be possible to justify refusal on this basis.

The application site is located within a Controlled Parking Zone. The proposal to create a new residential unit will create increased pressure on on-street parking (Policy T9). The site is well located in terms of access to public transport with a PTAL rating of 6 (excellent), it is therefore recommended that if planning permission is granted it be subject to a S106 agreement to secure one of the units as car-free in accordance with Policy T8 of the Unitary Development Plan (2006). It is normally expected that 1 cycle parking space is provided per new residential dwelling. In this instance as the flat is not located on the ground floor and there is no opportunity to provide secure cycle parking within the grounds of the building (this belongs to the ground floor flat) it is not considered to be reasonable to expect that cycle parking should be provided as part of this development.

No external alterations are proposed therefore the proposal raises no design or amenity issues.

**Recommendation:** Grant conditional permission subject to a S106 agreement.

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