

Delegated Report		Analysis sheet		Expiry Date:		23/10/2014	
		N/A / attached		Consultation Expiry Date:		08/10/2014	
Officer				Application Number(s)			
Nanayaa Ampoma				2014/5812/P			
Application Address				Drawing Numbers			
Unit 1- 8 New College Parade Finchley Road London NW3 5EP				OS plan, Design and Access, D29-01 existing plan, CIL form, 094-05 Proposed Floor plan Amended, D94-04E Proposed front and rear Amended, 094-02 Ex front and rear. 094-03 C floor plan superseded, D94-04D Proposed front and rear Superseded			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to first floor rear elevation.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Adjoining neighbours were notified by way of formal notification letters. No comments have been received.					
CAAC/Local groups* comments: *Please Specify		N/A (outside of conservation area)					
Site Description							
The group of buildings that are the subject of this application are located on the southern end of Finchley Road, within the Swiss Cottage/Finchley Road Major Shopping Centre. The properties in question relate to a parade of shops known as nos.1-8 College Parade. The building is a 3-storey mixed use development, with commercial (uses within Classes A1 and A3) on the ground floor, offices (Class B1) on the first floor and self-contained flats on the second floor. The property is not listed and is not located within a designated conservation area. However, it is on the boundary of Fitzjohns/Netherhall Conservation Area. It also adjoins no. 40 College Crescent, a derelict and vacant Nursing Home. This part two and part three storey Queen Anne							

Style house is a Grade II Listed Building dating back to 1903, and it lies within the boundary of the Fitzjohns/Netherhall Conservation Area.

The site was recently given Prior Approval for the conversion of the property from office use to residential and is currently undergoing works to implement this permission.

Relevant History

2014/3586/P: Change of use from Office units (class B1) to conversion to three flats (class C3) at first floor. - **Grant Prior Approval 24-07-2014**

2014/2693/P: Change of use from first floor dental surgery (Class D1) to studio flat (Class C3). - **Granted Subject to a Section 106 Legal Agreement 24-07-2014**

2011/1054/P: Change of use of part of first floor from offices (Class B1a) to residential (Class C3) to provide 2 x 2 bedroom and 2 x 1 bedroom self-contained flats and associated alterations to rear elevation including bricking up of two windows at first floor level, provision of ancillary amenity area to proposed flats at rear with 1.8m-high boundary fencing and extension of existing ventilation duct to roof level. - **Granted Subject to a Section 106 Legal Agreement on 01-12-2011**

2005/4683/P: Renewal of planning permission granted on 29/01/2001 (PWX0002140R2) for the erection of an additional storey to provide 6 self-contained flats and the vertical extension of the existing flues serving the A3 units on the ground floor. - **Granted Subject to a Section 106 Legal Agreement 13-03-2006**

2004/3790/P: 4A New College Parade Finchley Road London NW3 5EP – **Granted 19-10-2004**

9300988: The extension of the existing extraction system across roof as shown on drawing no(s) BCE93.153.1. - **Grant Permission 17-09-1993**

8905829: Change of use from retail to health and therapeutic exercise centre. - **Refuse 14-11-1990**

8600433: Erection of an additional two storeys comprising sixteen self-contained flats as shown on drawing nos. 137/01 02 05A 06 07 revised on 2 October and 3 November 1986. **Refused on Appeal 1987**

PWX0103504: Erection of an additional (5th) floor to provide 6 self-contained flats; as shown on drawing numbers 49084/07c, 08c, 09, 01, 02, 03, 04, 05, 06. - **Grant subject to Section 106 28-04-2003**

PWX0002140: The erection of an additional storey to provide 6 self-contained flats and the vertical extension of the existing flues serving the A3 units on the ground floor, As shown on drawing numbers; 99084/01, 02, 03, 04, 05, 06A, 07B. – **Grant 06-07-2000**

Relevant policies

National Planning Policy Framework (2012)

LDF Core Strategy and Development Policies

Core Strategy (2010)

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies (2010)

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP26 (Managing the impact of development on the occupiers and neighbours)

Supplementary Planning Policies (last updated 2013)

CPG 1 Design

CPG 6 Amenity

Assessment

Proposal

The application seeks planning permission for alterations to the rear elevation of the property. The proposed alterations include a new spiral staircase at first floor and the creation of new private garden areas to the new flats.

The application follows a recently approved Prior Approval scheme for B1(office) to C3(residential dwelling) under planning reference 2014/3580/P.

Assessment

The principal considerations are:

- Design
- Amenity

Design

Policies CS14 of the Core Strategy and DP24 of the Development Policies states that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standard in terms of the character, sitting, context, form and scale to the existing building and the general area. Policy CS5 (Core Strategy) states that the Council will only give permission to developments if they preserve or enhance the character and appearance of the area.

The proposed external alterations are relatively minor in nature. New fences at 1.8 metres high are to be erected in order to create private garden areas and some windows will be altered to become full glazed windows, doors and a bi-folding unit. There is an existing two metre fence at the shared boundary between the site and its neighbour at 40 College Crescent the proposed fence would sit alongside this. The proposed changes would have no significant impact on the overall design of the property's rear elevation. The property is also not in a conservation area. Therefore the proposed development is acceptable on design grounds.

Amenity

Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life of existing and future occupiers and neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels. These concerns are further discussed in CPG 6 which provides guidance on amenity.

Given the position and the design of the proposed alterations there will be no real impact on the amenity experienced by current occupants by way of loss of light, noise, over shadowing or enclosure. Therefore the development is compliant with policies governing amenity.