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**From:** Moreno viera Fatima [REDACTED]  
**Sent:** 05 October 2017 13:37  
**To:** Carr, Seonaid; Planning  
**Subject:** 2017/3710/P; Finchley Road 307 & 309; 17/4235 – TfL Comments

F.A.O. / Dear Seonaid Carr

**TfL Borough Planning Reference:** 17/4235

**Borough Reference:** 2017/3710/P

**Location:** 307 & 309 Finchley Road, London, NW3 6EH

**Proposal:** Change of use of part of basement and ground floors from Strip Club (Sui Generis) and office (B1a) to office (B1a) and 4 duplex units for short term lets (Sui Generis) including creation of 2 lightwells to the Lithos Road elevation. Relocation of bike store and change of use of office (B1) on Lithos Road to 1 short term let unit (Sui Generis). Façade alterations to the Lithos Road elevation of No.307 and alterations to the rear at basement and ground floors. Roof extension to the rear of 307 to provide 4 self-contained units (2xstudio, 1x1 bed and 1x2 bed) together with associated terraces. Rear and side extension to the rear of No.309 at 1st to 4th floors with alterations to rear fenestration and installation of bicycle lift to rear elevation, alterations to the shopfront and entrance door and use of first to fourth floors of No.309 to provide 4 self-contained units (C3) (1xstudio, 1x1 bed, 1x2 bed and 1x3 bed)

Many thanks for consulting TfL, with regard to the above application, TfL has the following comments:

- ∞ The site of the proposed development is on Finchley Road, which forms part of the Transport for London Network (TLRN). TfL is the highway authority for the TLRN, and is therefore concerned about any proposal which may affect the performance and/or safety of the TLRN. Therefore, no skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time.
- ∞ The plans provided show the location of the cycle parking provision and indicates the access route to them (via adapted lift), but there's a lack of formal quantity of the proposed provision of cycle parking spaces. The proposed change of use and creation of units would need to provide London Plan compliant cycle parking spaces with 15 long-stay spaces for the residential use in 307 Finchley Road and 6 long-stay and 1 short-stay for the residential and office units in 309 Finchley Road. These should follow the London Cycling Design Standards ([https://consultations.tfl.gov.uk/cycling/draft-london-cycling-design-standards/user\\_uploads/draft-lcdis---all-chapters.pdf](https://consultations.tfl.gov.uk/cycling/draft-london-cycling-design-standards/user_uploads/draft-lcdis---all-chapters.pdf)) and be secured by condition.
- ∞ No details have been provided on the existing or proposed servicing and delivering strategy. No information is provided on the number of expected deliveries or the proposed location for loading and unloading to take place; therefore TfL requests this information to be made available to us, through a DSP, for assessment.
- ∞ The DSP should be produced in accordance with TfL best practice guidance available from <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/guidance-by-transport-type/freight>

Subject to the above conditions being met, TfL has no objections to the proposal.

Kind regards,

**Fatima Moreno Viera**

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