

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		11/04/2018	
		N/A		<b>Consultation Expiry Date:</b>		16/03/2018	
<b>Officer</b>				<b>Application Number(s)</b>			
Ben Farrant				2017/5562/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
545 Finchley Road London NW3 7BJ				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>							
Change of use of existing 12 bed House in Multiple Occupation (HMO) (Class C4) to a single dwellinghouse (Class C3)							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refuse Permission					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>A site notice was displayed between 16/02/2018 and 09/03/2018. Consultations were extended by one week until 16/03/2018, due to an administrative error on the system meaning not all consultees received notification of the application. All consultees received 21 days to make comment on the scheme.</p> <p>No responses were received.</p>					

## Site Description

The site contains a large detached two storey property with roof additions located on the eastern side of Finchley Road. The property is used as a House in Multiple Occupation (HMO) for 12 occupants.

The property is not located within a conservation area nor are there any nearby statutorily Listed Buildings which would be affected as a result of the works.

## Relevant History

### Application Site (545 Finchley Road)

**9400479** - The conversion of the property to form 4 self-contained flats and erection of a roof extension including dormer windows and a single storey side extension as shown on drawing numbers 2079/1 2079/2 and 2079/3 – **Refused 21/10/1994**

**P9601077** - Use of the property as a house in multiple occupation comprising nine bed-sitting rooms – **Grant Certificate of Lawfulness 22/08/1996**

**9401670** - The enlargement and conversion of the existing attic space to provide additional residential accommodation for the existing dwelling house. as shown on drawing no 366/1B and revised by letters dated 14.03.95 and 13.11.95 – **Granted with Conditions 08/03/1996**

**9500605** - Retention of garden shed/general storage building in rear garden. as shown on drawing no 366/2 – **Refused 22/02/1996**

**2015/3362/P** - Erection of 4 storey building plus basement to provide 7 residential units, comprising 2x1bed, 3x2beds and 2x3beds, following demolition of existing house in multiple occupation – **Refused 23/10/2015**

## Relevant policies

### **National Planning Policy Framework 2012**

### **The London Plan March 2016**

### **The Camden Local Plan 2017**

A1 - Managing the impact of development

D1 - Design

H10 - Housing with shared facilities

T2 – Parking and car-free development

### **Camden Planning Guidance**

CPG1 Design (2018)

CPG Amenity (2018)

## Assessment

Proposed is the change of use of an existing 12 bed House in Multiple Occupation (HMO) (Use Class C4) to a 7 bed single family dwellinghouse (Use Class C3). No external alterations are proposed.

Policy H10 of the Local Plan states that the Council will aim to ensure that there is continued provision of housing with shared facilities to meet the needs of small households with limited incomes and modest space requirements. It continues that we will do this by resisting the net loss of HMOs unless: g) it can be demonstrated that the accommodation is incapable of meeting the relevant standards for houses in multiple occupation, or otherwise genuinely incapable of use as housing with shared facilities; or h) adequate replacement housing with shared facilities will be provided; or i) the development provides self-contained social-affordable rented homes.

In this instance, the existing HMO appears to provide a good quality of accommodation for occupants, no evidence of replacement housing with shared facilities has been provided, and the proposal is for a 7 bed single family dwellinghouse. In light of the lack of justification for the proposed works, the alteration from a 12 bed HMO to a 7 bed single family dwellinghouse is considered to be contrary to Policy H10 of the Local Plan and is therefore unacceptable in principle.

As no external alterations are proposed, there are no design considerations with this proposal.

The proposal would provide a good quality of accommodation for future occupiers.

No cycle storage has been shown on the plans, this would be required in accordance with policy T2 of the Camden Local Plan 2017.

The proposal would likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policy T2 of the Camden Local Plan 2017. In the absence for a S106 agreement for a car free development, this constitutes undue harm to the area and a reason for refusal.

The alteration would not result in undue harm to the residential amenities of nearby occupiers.

The planning history of the site was considered in the determination of this application. No responses were received following public consultation on the scheme.

As such, the proposed development is contrary to Policy H10 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

## **Recommendation**

Refuse planning permission