



Dear Rachel,

TfL Spatial Planning Reference: CMDN/19/265

Borough Reference: 2019/2895/P

Location: Froggnal Court, Warwick House and Midland Court Finchley Road London NW3 5HG

Proposal: Erection of single storey mansard roof extension to create 8 x self-contained residential units (7 x 2-bed and 1 x 3-bed), installation of PV panels and external staircase access to the rear.

Thank you for consulting TfL with regard to the above planning application. TfL has the following comments:

The site of the proposed development is on A41 Finchley Road, which forms part of the Transport for London Road 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.

The site has an excellent Public Transport Access Level (PTAL) of 6a (on a scale of 0-6b where 6b is the most accessible).

It is noted from the application form that 16 cycle parking spaces are proposed, while the exact mix of long-stay and short-stay spaces is unclear.

In order to meet the minimum cycle parking standards set out in the draft London Plan, at least 16 long-stay and 2 short-stay spaces should be provided. This provision should be secured by condition.

Cycle parking should follow the London Cycling Design Standards (LCDS) and be located in an accessible, secure, convenient and sheltered area.

TfL requests clarification that the design and access of cycle parking is in compliance with the LCDS.

It is welcomed that one disabled persons parking bay will be provided through conversion of an existing standard bay.

As the DAS states that all new units will be car-free, new residents at the development should therefore be excluded from applying for Council parking permits with the exception of disabled persons.

It is noted that a Construction Management Plan pro forma has been submitted. However as the development is on the TLRN, TfL requests that an outline Construction Logistics Plan (CLP) following TfL guidance is provided to show how construction will take place in a safe manner. This should be provided prior to determination.

A full CLP should be secured by condition to be discharged prior to any construction activities taking place.

The footway and carriageway on A41 Finchley Road must not be blocked during construction works. Temporary obstructions must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic.

All vehicles associated with the works must only park/stop at permitted locations and within the time periods permitted by existing on-street restrictions.

No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time.

While TfL does not object in principle to this planning application, we are pending satisfactory resolutions/clarifications on issues raised above.

Kind regards,

Chris Leong | Assistant Planner
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