



Orb Property Planning

189 Oakleigh Road North
Whetstone, N20 0TU

Phone: 07766732787

E-Mail: info@orbplanning.co.uk Web: www.orbplanning.co.uk

Planning Statement

240 Finchley Road, NW3

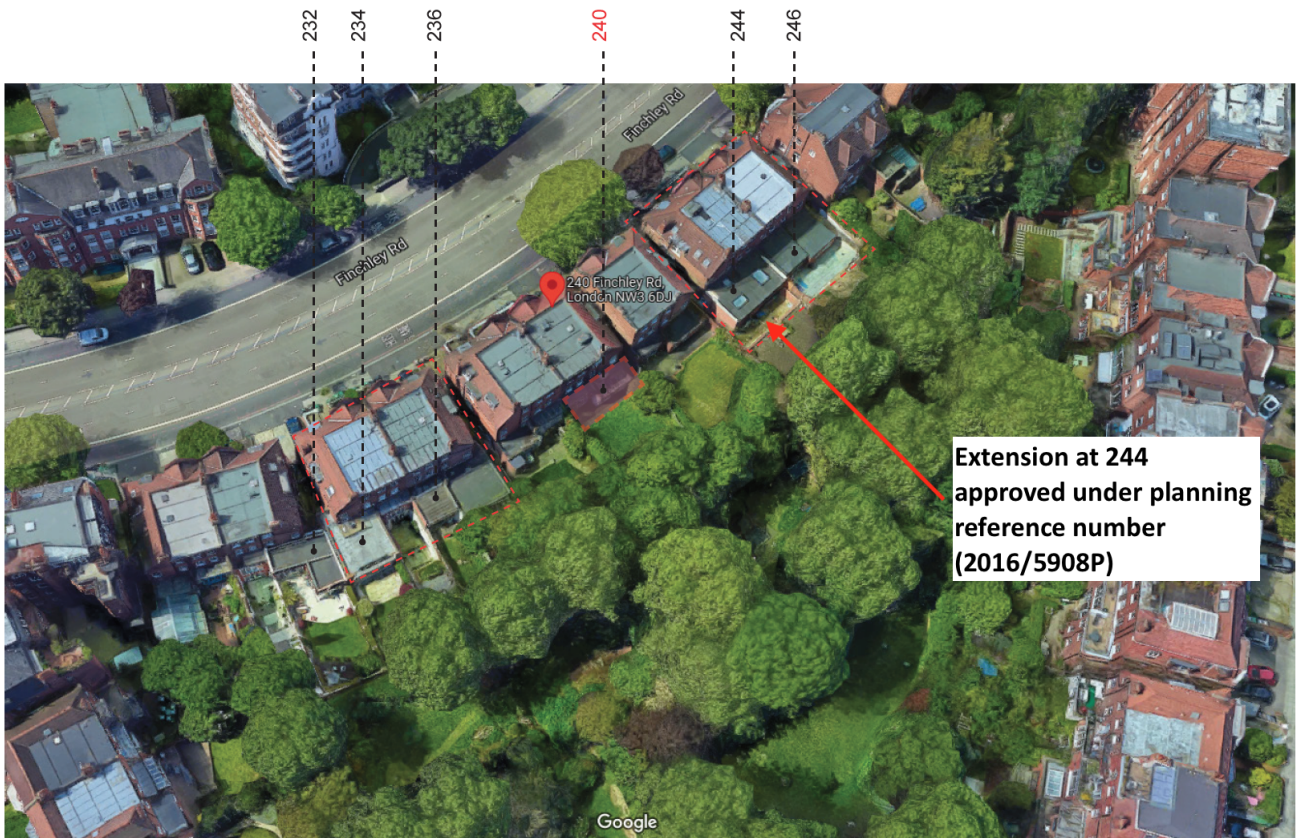
for the following proposal:

‘Single Storey Rear Extension, conversion of property into 2 x self contained flats.’
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Revised (B) 25th Jan 2022

1. Introduction and Site Context

- 1.1. 240 Finchley Road is a large semi detached property with accommodation over 3 stories, and split into 2 x self contained flats. The 'application site' is a self contained flat located on the ground floor of the property. The ground floor is largely unextended apart from a lightweight temporary structure which is due to be removed. The site is located 10 minutes walk from Finchley Road Overground Station and there are a number of main bus routes providing access to the wider area and central London.
- 1.2. The site has a particularly large garden with an area of approx 250m². It should be noted that the garden is for exclusive use of the ground floor flat and the flats within the upper floors do not have access to it.
- 1.3. The property is adjoined to number 238, which has an extension on the boundary. The opposite neighbour, number 242, on the NorthWestern side is separated from the building by approx 2.5m. It is also angled away from the application property with its rear windows facing away from the boundary.
- 1.4. A planning application at number 244 was approved in 2016 (2016/5908P), this application has the same footprint as what is proposed within this scheme, with an extension of 4.5m at the furthest projection, and 3.3m on the existing staggered footprint, taking the total distance from the first floor building line to 6m. A further extension of the same depth is situated at a nearby property number 246. Further large footprints can be found at 232, 234 and 236.



KA—A

Figure 1 - Application site, with nearby neighbouring building lines

2. Application proposal and justification

2.1. Extensions

The proposed extension projects 4.5m on the Northwestern side of the property and 3.3m on the opposite side; the additional depth in relation to the size and depth of the property as a whole is considered to be relatively minimal.

2.2. Further, the size of the extensions in relation to the depth of the garden is considered to be highly sub-ordinate and it would not dominate the site. The height is such that it would merge with the existing floor to ceiling heights of the property, whilst allowing for the thickness of the roof build up.

- 2.3. In terms of neighbouring amenity, the proposal projects a further 4.5m than the building line at number 238. This neighbouring property currently has large windows distributed along the rear elevation, with a further projection on the opposite side, ensuring that the main windows are situated further towards the garden area and that the light received would not be significantly impeded by the proposed extension. This neighbouring property is significantly wide and it is not therefore considered that the proposal would cause significant harm in relation to loss of light or outlook to this neighbouring property.
- 2.4. The neighbouring property at number 242 is located approx 2.5m from the proposed building line and also has an existing projection on the boundary. It is considered that due to the orientation and gap between properties, that there would not be significant harm caused to this property.
- 2.5. It has been noted previously that there are a number of large building lines in the area, a fairly recently approved application at number 244 was considered acceptable in 2016, and this proposed the same building line as this scheme, it is therefore noted that the LPA has shown precedence to the size and design of the proposal.
- 2.6. The additional space created is considered of importance in order to seek high quality self contained units, and therefore it is considered a material consideration of providing units that comfortably meet the London Plan space standards.
- 2.7. The additional space provided allows a high quality new unit to be provided which will contribute towards Camdens housing stock.

3. Conversion of unit

- 3.1. Each flat has been designed to meet the London Plan Space standards within table 3.3. Since the initial submission, the one bedroom flat has been internally reconfigured and a studio flat has been designed; this now makes better use of the rear facing windows and allows a significant proportion of light throughout the entire flat. It also responds to LPA officer concerns with the previous lack of light into the separate bedroom. The studio flat has a floorspace of 42m², designed for a one person unit. The two bedroom flat is a 4 person units with a space of 101m². The property is located within a very good reach of public transport and is considered to be a highly sustainable location, also close to local amenities. This therefore accords with NPPF which seeks to create units within sustainable locations.
- 3.2. Cycle storage has been allowed for in the back part of the garden, and additional refuse storage has also been provided in order to meet the demands of the additional unit.
- 3.3. It is noted that policy T2 from the Camden Planning Guidance 'Transport' seeks to create car free development in some situations, however in this scheme it is confirmed that the existing occupiers are to return to the address and utilise the existing parking provision: thus complying with the wording of the policy 'in redevelopment schemes, the Council will consider retaining or re-providing existing parking provision where it can be demonstrated that the existing occupiers are to return to the address when the development is completed.'
- 3.4. Bin storage will be provided to the front driveway and revised plans are being submitted to reflect this. Cycle storage will be provided to the rear of the property with 2 cycle parking spaces per unit, in line with London Plan policies.
- 3.5. The garden has been subdivided so that each new unit has access to a private garden and also to the communal garden to the rear. The studio flat has a private garden of 52m² and the two bedroom flat has a garden area of 83m². The current situation does not allow for the upper floor flats to access the garden and this situation will remain unchanged.

- 3.6. In line with local council planning policies, the scheme will not provide any additional parking, and the location next to public services supports this.
- 3.7. Each property has dual aspects, good circulation space and room sizes that all accord with London Plan Policy. The conversion of the ground floor unit into 2 x self contained units accords with Local, London and NPPF, which pushes the notion that sites should be maximised to accommodate development.
- 3.8. The new units will be designed to the latest building regulations standards including the need to create high sound and fire insulation requirements. This will therefore be a big improvement on the current situation and will improve the living standards for the flat above.

4. Local Policies

- 4.1. The development has been designed mindful of local policies such as Camden Planning Guidance 2 'Housing' . In keeping with local Camden standards, all flats have good circulation space and dual aspect with all habitable rooms having good quality outlook and privacy.
- 4.2. The min floor to ceiling height is adequate and far exceeds the 2.3m min height standards. The flats have been designed in accordance with the London Plan standards and all local policies accord with this.
- 4.3. The proposed homes will meet Building Regulations part M as far as reasonably practical.

5. London Plan and NPPF

- 5.1. The NPPF (117) states that proposals should make an efficient use of land. *'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy*

living conditions. It is felt that the full use of the property, meets this requirement of making an efficient use of land. It should be noted that the site is substantial and that the proposal would not be out of keeping in terms of proportions and size.

5.2. It is felt that several principles within the NPPF support this development. The NPPF advocates the most boarded spectrum of sustainable development within the planning system, stating the idea of sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

5.3. The NPPF continues with three dimensions to sustainable development:

5.4. *An economic role* – ensuring the right land is available at the right time in the right place to support growth and innovation

A social role – providing a supply of housing to meet the needs of present and future generations and providing a high quality built environment with accessible local services.

An environmental role – contributing to protecting and enhancing the natural built and historic environment

5.5. The economic sustainability objectives of the proposal are clear in the fact that more efficient use of land is being created, with high-quality accommodation, therefore bringing vitality and diversity to the area.

5.6. The ability to provide a high standard of accommodation for future occupiers within the proposal ensures that the general desirability and economic prosperity of the area will be significantly increased.

5.7. *The proposal site is following the objectives of the NPPF. Section (19) states, 'Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system.'*

5.8. Section (58) states that decisions should '*optimise the potential of the site to accommodate development*'.

- 5.9. The idea of providing a better standard of living for people to meet the needs of people in the present and future generations within sustainable locations fully comply with the principle of the appeal proposal.
- 5.10. The environmental objectives of the proposal have also been considered and described within the design statement above. The proposal protects and enhances the naturally built environment, responds to local character and history, and reflects the identity of local surroundings and materials, whilst keeping within the principles of sustainable development. The energy statement and SuDS strategy further confirms this.