

# PLANNING STATEMENT

TO SUPPORT THE CONVERSION OF AN EXISTING MAISONETTE  
INTO 2 SELF- CONTAINED FLATS AT  
1103A. FINCHLEY ROAD, LONDON, NW11 0QB

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**1 DEVELOPMENT**

THE PROPOSED DEVELOPMENT CONSISTS OF CONVERSION OF EXISTING FOUR BEDROOM SINGLE FAMILY MAISONETTE INTO 2 SELF-CONTAINED RESIDENTIAL UNITS; ASSOCIATED SECURE BICYCLE STORE AND REFUSE AND RECYCLING STORAGE

**2 SITE LOCATION**

THE APPLICATION SITE IS LOCATED ON WEST SIDE OF FINCHLEY ROAD, CLOSE TO ITS JUNCTION WITH TEMPLE FORTUNE LANE

THE APPLICATION SITE FALLS WITHIN THE TEMPLE FORTUNE TOWN CENTRE

**3 SITE DESCRIPTION**

THE APPLICATION SITE IS OCCUPIED BY A THREE-STOREY MID TERRACED HOUSE, FORMED OF A COMMERCIAL USE ON THE GROUND FLOOR WITH RESIDENTIAL UNIT LOCATED ON THE UPPER FLOORS

THE APPLICATION SITE FALLS WITHIN A SECONDARY RETAIL PARADE

**4 CONSERVATION AREA / LISTED BUILDING**

APPLICATION SITE IS NOT LOCATED WITHIN ANY CONSERVATION AREA

BUILDING BEING SUBJECT OF THIS APPLICATION IS LISTED NEITHER NATIONALLY NOR LOCALLY

**5 EXISTING USE**

APPLICATION DWELLING WHICH IS LOCATED ON FIRST AND SECOND FLOORS IS CAPABLE OF ACCOMMODATING 8 PERSONS IN 4 DOUBLE BEDROOMS. THERE ARE 2 BATHROOMS AND 2 SEPARATE WCs. RESIDENTIAL UNIT BENEFITS FROM SPACIOUS LIVING ROOM (OVER 20 SQ.M.) AND A SEPARATE KITCHEN WITH DINING AREA

**6 PROPOSAL**

CURRENT PROPOSAL IS FOR CONVERSION OF EXISTING MAISONETTE INTO 2x 2 BEDROOMED RESIDENTIAL FLATS

**7 MATERIALS**

THERE ARE NO EXTERNAL MODIFICATIONS PROPOSED

**8 RELEVANT PLANNING POLICY**

CURRENT PROPOSAL, IF IMPLEMENTED, WILL NOT HAVE NEGATIVE IMPACT ON THE CHARACTER OR APPEARANCE OF THE AREA.

IT WILL COMPLY WITH POLICY DM01 OF THE LOCAL PLAN (DEVELOPMENT MANAGEMENT POLICIES) WHICH REQUIRES DEVELOPMENT TO BE OF HIGH QUALITY, TO PRESERVE OR ENHANCE LOCAL CHARACTER AND TO SAFEGUARD THE VISUAL AMENITIES OF THE BUILDING AND SURROUNDING AREA.

IT WILL ALSO ACCORD WITH POLICY CS5 OF THE LOCAL PLAN (CORE STRATEGY), WHICH REQUIRES DEVELOPMENT TO RESPECT LOCAL CONTEXT AND DISTINCTIVE LOCAL CHARACTER.

THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) SUPPORTS SUSTAINABLE DEVELOPMENT AND BETTER USE OF EXISTING RESOURCES.

POLICIES 3.3 AND 7.5 OF THE LONDON PLAN AND CORE POLICY 2 OF THE LOCAL DEVELOPMENT FRAMEWORK WILL BE ADDRESSED IN THE PROPOSED SCHEME INsofar AS IT PROVIDES AN ADDITION TO THE BOROUGH'S HOUSE STOCK WHICH ACTIVELY CONTRIBUTES TOWARDS BOROUGH SPECIFIC AND LONDON WIDE STRATEGIC HOUSING TARGETS.

THE PROPOSED SCHEME WILL BE COMPLIANT WITH POLICY 3.4 OF THE LONDON PLAN WHICH RECOMMENDS THE OPTIMISATION OF HOUSING OUTPUT WITHIN DIFFERENT TYPES OF LOCATION AND POLICY 3.8 OF THE LONDON PLAN ENCOURAGES COUNCILS TO PROVIDE RANGE OF HOUSING CHOICES IN ORDER TO TAKE ACCOUNT OF VARIOUS DIFFERENT GROUPS WHO REQUIRE DIFFERENT TYPES OF HOUSING.

**9 PLANNING CONSIDERATIONS**

THE FOLLOWING POINTS HAVE BEEN TAKEN INTO CONSIDERATION:

**A) PRINCIPLE OF THE USE**

IT IS STATED IN CLAUSE i OF ADOPTED DM01 THAT “LOSS OF HOUSES IN ROADS CHARACTERISED BY HOUSES WIL NOT NORMALLY BE APPROPRIATE”. THE AREA IS CHARACTERISED BY A MIX OF RESIDENTIAL DEVELOPMENTS LIKE FLATS, TERRACED, SEMI-DETACHED AND DETACHED HOUSES. A COMPREHENSIVE SEARCH OF PUBLICLY AVAILABLE RECORDS PROVES THAT MANY PROPERTIES HAVE BEEN CONVERTED INTO FLATS

IMMEDIATE NEIGHBOUR (NO 1101) BEING IN THE SAME ROW OF TERRACE IS CURRENTLY UNDER CONVERSION, BENEFITING FORM RECENT PLANNING PERMISSION (20/1110/FUL)

**B) CHARACTER AND APPEARANCE**

THE DEVELOPMENT FULLY UTILISES POTENTIAL OF FOUR-BEDROOM SINGLE FAMILY DWELLING AND DOES NOT INVOLVE EXTERNAL ALTERATIONS WHICH MIGHT BE FOUND UNACCEPTABLE IN TERMS OF CHARACTER AND APPEARANCE

**C) INTERNAL SPACE STANDARDS**

ALL ROOMS ARE FULLY COMPLIANT WITH LONDON PLAN AND NATIONALLY DESCRIBED SPACE STANDARDS AND REQUIREMENT FOR THE CEILING HEIGHTS TO BE AT LEAST 2.3m FOR AT LEAST 75% OF THE GIA.

FLAT 1: 61.1 SQ.M	2 BED, 3 PERSONS		
	KITCHEN/LIVING/DINING	22.1 SQ.M.	3.5 M WIDE
	DOUBLE BEDROOM	13.7 SQ.M.	2.9 M WIDE
	SINGLE BEDROOM	8.7 SQ.M.	2.5 M WIDE
	STORAGE	2.0 SQ.M.	
	FAMILY BATHROOM, EN-SUITE, HALLWAY		
FLAT 2: 62.2 SQ.M	2 BED, 3 PERSONS		
	KITCHEN/LIVING/DINING	22.6 SQ.M.	3.5 M WIDE
	DOUBLE BEDROOM	13.9 SQ.M.	2.9 M WIDE
	SINGLE BEDROOM	8.9 SQ.M.	2.6 M WIDE
	STORAGE	2.0 SQ.M.	
	FAMILY BATHROOM, EN-SUITE, HALLWAY		

BOTH FLATS HAVE THE SAME LAYOUT, STACKING ROOMS WITH THE SAME USE ON TOP OF EACH OTHER

D) OUTDOOR AMENITY SPACE

AS MANY OF SIMILAR PROPERTIES LOCATED IN TOWN CENTRES, THE SITE DOES NOT PROVIDE AMENITY SPACE. ANYWAY THERE IS A PERFECT SPACE FOR A WALK; HENDON PARK ROW IS SOME 30 YARDS FROM THE PROPERTY.

EXISTING FAMILY SIZED UNIT DOES NOT BENEFIT OF ANY EXTERNAL AMENITY SPACE, IT WOULD BE UNREASONABLE TO REQUIRE PROVISION OF AMENITY SPACE FOR SMALLER UNITS. MOREOVER PROPOSAL EXCEEDS THE MINIMUM UNIT SIZE REQUIREMENTS, GENEROUS ROOMS WITH HIGH CEILINGS, FUTURE OCCUPIERS ARE NOT LIKELY TO FEEL CRAMPED. WELL DESIGNED FLATS ARE CONSIDERED TO COUNTERBALANCE THE LACK OF AMENITY SPACE

E) DAYLIGHT, SUNLIGHT AND OUTLOOK

IN ORDER TO COMPLY WITH THE RESIDENTIAL DESIGN SPD THE AREA OF GLAZING IN EACH HABITABLE ROOM EQUATES TO AT LEAST 20% OF THE FLOOR SPACE. MOREOVER, EACH HABITABLE ROOM HAS BEEN DESIGNED IN A WAY THAT IT PROVIDES AN UN-OBSCURED OUTLOOK. FOR THE ABOVE REASONS THE SCHEME IS CONSIDERED ACCEPTABLE IN TERMS OF DAYLIGHT SUNLIGHT AND OUTLOOK

F) OVERLOOKING

THE SCHEME DOES NOT CAUSE OVERLOOKING ISSUE THEREFORE THE SCHEME IS CONSIDERED ACCEPTABLE IN RESPECT OF OVERLOOKING.

G) HIGHWAYS AND PARKING

THE APPLICATION SITE FALLS WITHIN PTAL 2 ZONE, ANYWAY ZONE 3 IS LESS THAN 500 YARDS (TO SOUTH). THERE ARE BUS LINES 13, 102, 460, WITH BUS STOP DIRECTLY OPPOSITE APPLICATION SITE

FOLLOWING THE CONVERSION LEVEL OF OCCUPANCY WILL DECREASE FROM CURRENT 8 PERSONS (1x4-BED, EACH DOUBLE) TO 6 PERSONS (2x2BED, SINGLE AND DOUBLE). THE PROPOSED DEVELOPMENT IS NOT CONSIDERED TO GENERATE SIGNIFICANT INCREASE IN TRIP DEMAND OR GENERATE A SIGNIFICANT NEGATIVE IMPACT ON THE PERFORMANCE AND SAFETY OF THE SURROUNDING HIGHWAY NETWORK OR ITS USERS

BOTH UNITS BENEFIT FROM SECURE CYCLE STORAGE (2 SPACES EACH)

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H) REFUSE STORAGE

THE PROVISION OF REFUSE AND RECYCLING BINS IS IN ACCORDANCE WITH INFORMATION FOR DEVELOPERS AND ARCHITECTS THEREFORE IT IS CONSIDERED TO BE ACCEPTABLE IN THIS RESPECT

**10 SUMMARY AND CONCLUSIONS**

THIS FULL PLANNING APPLICATION SEEKS PERMISISON FOR CONVERSION OF SINGLE FAMILY DWELLING HOUSE INTO 2No. SELF-CONTAINED RESIDENTIAL UNITS.

THE DESIGN OF THE PROPOSED SCHEME HAS BEEN PRODUCED TO PROVIDE HIGH QUALITY FLATS THAT ARE IN ACCORDANCE WITH THE SPACE STANDARDS SET OUT IN THE LONDON PLAN AND THE COUNCIL'S SUSTAINABLE DESIGN AND CONSTRUCTION SPD.

THE PROPOSED SCHEME IS LOW DENSITY (PROVIDES LOWER DENSITY THAN EXISTING FOUR-BEDROOMED HOUSE) WITH NO REQUIREMENT FOR AFFORDABLE HOUSING PROVISION.

THE PROPOSED SCHEME WILL PROVIDE TWO HIGH QUALITY RESIDENTIAL UNITS SUITABLE FOR ALL THAT WILL HELP ADDRESS LOCAL HOUSING NEED.

IT IS CONCLUDED THAT THE DEVELOPMENT MEETS THE REQUIREMENT OF NATIONAL, REGIONAL AND LOCAL POLICY BY PROVIDING A SYMPATHETIC AND PROPORTIONATE FORM OF DEVELOPMENT THAT WOULD NOT APPEAR INCONGRUOUS WITHIN THE CONTEXT OF THE SITE AND WOULD NOT ADVERSELY IMPACT UPON THE AMENITIES RESIDENTIAL OCCUPIERS.

GIVEN THE ABOVE AND ENCLOSED THE COUNCIL ARE RESPECTFULLY REQUESTED TO GRANT PLANNING PERMISSION.

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