

Application ref: 2023/1487/P
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Date: 1 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Sedley Place Design Ltd.
Sedley Place
68 Venn Street
London
SW4 0AX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 Parsifal Road
London
NW6 1UG

Proposal:

Resurfacing of parking areas, reconstruction of gate piers, creation of new lightwell and installation of iron balustrades and steps, new timber bollards, installation of timber doors to former garage; installation of timber bin enclosure, and minor landscaping alterations.

Drawing Nos:

Site Location Plan; Design and Access Statement (prepared by Sedley Place, dated April 2023); CDD31631 (00) 002 Rev A; CDD31631 (40) 003; CDD31631 (40) 001; CDD31631 (10) 001; CDD31631 (40) 005; CDD31631 (40) 007; CDD31631(00) 003 Rev C; CDD31631 (40) 004 Rev A; CDD31631 (40) 002 Rev C; CDD31631 (40) 006 Rev B; CDD31631 (40) 008.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; Design and Access Statement (prepared by Sedley Place, dated April 2023); CDD31631 (00) 002 Rev A; CDD31631 (40) 003; CDD31631 (40) 001; CDD31631 (10) 001; CDD31631 (40) 005; CDD31631 (40) 007; CDD31631(00) 003 Rev C; CDD31631 (40) 004 Rev A; CDD31631 (40) 002 Rev C; CDD31631 (40) 006 Rev B; CDD31631 (40) 008.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017 and Policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission:

The application concerns a four-storey detached dwellinghouse (including lower ground level), and the proposed works relate primarily to the front lower ground floor façade and front garden area. The works include the reconstruction of the boundary piers, the resurfacing of the existing parking areas and installation of associated balustrading, the replacement of the existing garage doors with timber bifold doors, and the installation of a timber bin store.

The proposed works are all minor in nature and primarily aim to improve functionality of this area of the property and the visual appearance of the front façade and garden area, parts of which have been damaged or require refurbishment. It is noted that works to the front boundary area have been approved at neighbouring properties, such as most recently at no.6 (ref. 2017/6647/P). Works such as the repair of gate piers and the replacement of garage doors are generally considered to improve host buildings and the wider street scene.

The new retaining walls to the existing parking areas would be of similar height, depth and proportions of the existing wall, and the creation of two matching retaining walls to both parking spaces would create symmetry within the front garden. Black steel balustrades would be erected at the rear of the south parking area, close to the building's front elevation. These would be of a simple design that would not harm the character of the property, as well as provide edge protection at the void created by the levelling out of the parking space. The design, materials, and scale of these works are considered acceptable additions that would be sympathetic to the host property and wider area, as

well as being necessary to bring the condition of the retaining wall to an acceptable standard and improve safety.

The levelling out of the second parking space (which is currently at an incline) is acceptable as it would not be adding additional off-street parking but would improve the condition of the existing - therefore, the change would not result in additional parking stress in the area.

The proposal also involves the replacement of the former garage door, where the opening is currently covered by plywood; originally it was proposed to install shutters in place of the plywood sheet, but following officer comments, this was amended to propose timber bifold doors instead. These would better integrate with the existing elevation and would be an appropriate addition to the host building that matches its character and appearance. Compared to the existing plywood cover, the proposed doors would enhance the appearance of the host property.

The rest of the proposal mostly concerns minor works to the front garden area including the replacement of the front boundary piers, the installation of ground lighting, and the erection of a bin store. The new piers would match those already on site and would use reclaimed stock bricks, the lighting would be low-light and would have minimal impact, and the bin store would be timber framed and finished with timber slats. The proposed changes are all minor and would be in keeping with the character and appearance of the host building. On balance, all the proposed changes are considered to preserve the character and appearance of the host building and the wider West End Green Conservation Area.

Due to the minor nature of the proposals, it is not considered that there would be any adverse impacts on neighbouring amenity.

No objections were received prior to the determination of this application, including from either the West End Green Conservation Area Advisory Committee or the Fortune Green and West Hampstead Neighbourhood Forum. The planning history of the site and surrounding area has been taken into account when coming to this decision.

- 2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with Policies A1, D1, D2, and T2 of the London Borough of Camden Local Plan 2017 and Policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer