

Application ref: 2024/3098/P
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Robert Wilson Architect Ltd.
Studios 18 - 19
16 Porteus Place
Clapham
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SW4 0AS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Parsifal House
521 Finchley Road
London
NW3 7BT

Proposal:

Details to discharge condition 7 (Brickwork sample), condition 10 (Motion sensor lighting strategy), condition 12 (Carbon reduction) and condition 13 (Landscaping details) of planning permission 2019/5709/P dated 13/10/2021 for Demolition of two existing garage blocks (12 car spaces) and erection of two storey plus basement building with green roofs, to provide 2 x 3 bed units (Class C3) with front and rear light wells, re-provision of 5 garages to rear of new building (all accessed from private street off Parsifal Road).

Drawing Nos: Energy and Sustainability Statement prepared by JMDC Services Ltd, Motion Lighting Sensor Strategy REV-A, Images of Olde Cheshire red multi-stock brick by Wienerberger, Parsifal House Landscaping information.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approval:

In relation to condition 7 (brickwork details), images have been provided to

demonstrate Wienerberger's use of the Olde Cheshire red multi-stock brick. The brick type would have an appropriate tone and texture and ensure a high-quality appearance and design quality. The applicant has confirmed the use of actual bricks and not brick slips. The details are in accordance with the requirements of Policy D1 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighborhood Plan 2015.

Concerning condition 10 (motion lighting strategy), an annotated drawing demonstrating the motion sensor lighting strategy has been provided, along with datasheets of the chosen lighting products. The lighting has been carefully designed to prevent impact upon neighbours and wildlife while providing necessary light for emergency and security purposes, in line with Policies A1 and A3 of the Camden Local Plan 2017.

Concerning condition 12 (19% on-site carbon reduction target), an Energy and sustainability statement has been prepared to demonstrate how the proposal will meet the Sustainability, Energy, and Carbon Emission targets identified in Camden's Planning policies. The report shows a 6.6% reduction at the Be Lean stage and a 56.72% reduction at the Be Green stage, resulting in 59.58% over the basement. As such, the on-site carbon reduction far exceeds the 19% minimum target, and the details are in accordance with Policy CC1 Climate and Mitigation of the London Borough of Camden Local Plan 2017.

Concerning condition 13 (landscaping details), the applicant has provided hard and soft landscaping details to show the enclosure of the structures to the forecourt. The soft landscaping would improve the site's biodiversity and soften its appearance. The materials used for the hard landscaping are of high quality and in accordance with policies A2, A3, A5, and D1 of the London Borough of Camden Local Plan 2017.

The full impact of the proposed development has already been assessed. The proposed details would not harm the appearance of the host buildings and streetscene, on the character of the conservation area or neighbouring amenity. Conditions 7, 10, 12 and 13 are discharged.

- 2 You are advised that all conditions relating to planning permission 2019/5709/P which need details to be submitted, have been approved.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer