

Application ref: 2017/6647/P
Contact: Laura Hazelton
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Date: 4 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Stephen Fletcher Architects
124 Great Western Studios
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 Parsifal Road
London
NW6 1UH

Proposal: Conversion of lower ground floor garage to habitable room and lowering of existing basement floor by 340mm; excavation of existing crawlspace to the rear to create additional basement room; alterations to front façade at lower ground floor level (replacement of garage doors with new windows, demolition of small single storey front extension and installation of new timber door); and repaving of front driveway.

Drawing Nos: 1.01 rev.A, 1.02 rev.A, 1.03 rev.A (Existing Section AA), 1.04, 1.05 (Existing Section BB), 2.01 rev.A, 2.02 rev.A, 1.03 rev.A (proposed Section AA), 2.04, 1.05 (Proposed Section BB), Ground Investigation and Basement Impact Assessment Report ref: GWPR2280/GIR/November 2017 (including non-technical summary), Basement Impact Assessment dated 29/11/2017.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1.01 rev.A, 1.02 rev.A, 1.03 rev.A (Existing Section AA), 1.04, 1.05 (Existing Section BB), 2.01 rev.A, 2.02 rev.A, 1.03 rev.A (proposed Section AA), 2.04, 1.05 (Proposed Section BB), Ground Investigation and Basement Impact Assessment Report ref: GWPR2280/GIR/November 2017 (including non-technical summary), Basement Impact Assessment dated 29/11/2017.

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

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2(if in CA) and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The principal external alterations are to the front lower ground floor façade. These include the replacement of the existing garage doors with 3 x sash windows, the demolition of the brick extension to the front elevation, installation of a new door and the re-paving of the front driveway. The three new timber sash windows would match the style, position and materials of the windows above and are considered a sensitive alteration which would have limited impact on the character and appearance of the host building. It is noted that the neighbouring property no.8 has carried out a similar alteration; and the development would unify the appearance of the pair of semi-detached houses.

The demolition of the non-original brick lean-to extension adjacent to the garage doors is considered acceptable and would see the reinstatement of the original front bay as can still be seen at no.8. The new door would be of a size, style and materials that would be sympathetic to the architectural style of the building. The proposal to convert the existing garage to a habitable room is considered acceptable. The garage is currently used for storage only, and the property already benefits from off-street parking. The change therefore would not result in additional parking stress in the area.

The gradient of the driveway would be altered to slope towards the house. It would be re-paved with permeable SUDS-compliant clay-brick pavers and appear similar as existing. A drainage grill would be installed to collect surface water, to ensure there would be no uncontrolled runoff.

The proposals include the lowering of the existing partial basement level and extending it beneath the entire footprint of the existing building to a depth of between 2.3 and 2.5m below ground level. A basement impact assessment (BIA) has been submitted by an engineering consultant with suitable qualifications. The BIA was audited by Campbell Reith who, after receiving further clarification of calculations used in the ground movement assessment, confirmed that the BIA is acceptable and in accordance with the requirements of policy A5 and CPG4.

On balance, the proposals are considered to preserve the character and appearance of the host building and the West End Green Conservation Area, and are acceptable.

No objections were received prior to the determination of this application. One comment was received from Fortune Green and West Hampstead NDF confirming that they do not object to the proposal. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Planning (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, A5, D1, D2, and T2 of the Camden Local Plan and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

- 2 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).
- 3 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

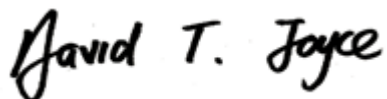
Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning