



PLANNING STATEMENT

ON BEHALF OF

GARY SUGARMAN

Erection of 2 storey plus basement building, to provide 2 x 3 bed units. Excavation for basement extension with front and rear light wells, demolition of 12 garages and erection of 5 replacement garages on land to the rear of

**Parsifal House, 521 Finchley Road,
London, NW3 7BT**

October 2019

Our Ref: J003264

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1.0 **INTRODUCTION**

1.1 WS Planning & Architecture have been instructed by Gary Sugarman to prepare a Planning Statement in support of a full planning application for the erection of 2 storey plus basement building, to provide 2 x 3 bed units. Excavation for basement extension with front and rear light wells, demolition of 12 garages and erection of 5 replacement garages on land to the rear of Parsifal House, 521 Finchley Road, London, NW3 7BT.

1.2 This planning statement will demonstrate how this planning application would adhere to the criteria determined by planning policy and guidance.

1.3 This application has been prepared following positive pre-application meetings with Camden Planning Department, with a written response being received in February 2019 following a brief site meeting and subsequent meeting at the Council Offices in April 2019 with the same case officer. The scheme as proposed has had regard to this advice and the design evolved accordingly. This Planning Statement should be read in conjunction with the following information.

- Proposal Drawings by Granit Architects
- Design and Access Statement by Granit Architects
- Basement Report prepared by Mitchinson Macken
- Sunlight and Daylight Report prepared by Avison Young

1.4 The primary objectives of this Planning Statement are to demonstrate that:

- The proposal complies with the aims of the National Planning Policy Framework (NPPF) which sets out a presumption in favour of

sustainable development and raising the standard of design in the area.

- The principle of development proposed is not in doubt given the recent planning history adjoining the application site relating to similar contemporary mews style developments.
- The size and scale of the proposal has evolved following the positive pre-application process held with the Council. The proposal is now two storey plus basement as opposed to three storey plus basement.
- The proposal is supported by a Basement Report and Sunlight and Daylight Report in compliance with relevant local plan policy.
- The proposal will result in a considerable decrease in on site parking in line with Council requirements. The garages proposed will replace existing garages currently in use on site for storing vehicles as opposed to general storage.
- Due regard and consideration have also been given to the policies and aims of The London Plan (2017), Camden Local Plan (2017) and Fortune Green and West Hampstead Neighbourhood Plan (2015).

2.0 **APPLICATION SITE AND SURROUNDING AREA**

- 2.1 The application site forms part of the rear curtilage of Parisfal House, a four storey block of apartments that fronts onto Finchley Road with vehicular access from Parsifal Road.
- 2.2 The application site comprises 12 garages and large area of hardstanding to the rear of the communal garden for Parsifal House. A number of residential dwellings are also accessed via the shared drive off Parsifal Road. As such the application site has is flanked either side by two storey contemporary dwellings forming a mews style character.
- 2.3 Given the design of the garage blocks and expanse of hard standing the application site has a negative effect on the character of the area.

3.0 **RELEVANT PLANNING HISTORY**

Application Site Planning History

2019/0578/PRE - Erection of three storey plus basement building, to provide 2 x 4 bed units. Excavation for basement extension with front and rear light wells, excavation to create of 9 x off-street parking spaces, demolition of 12 x garages.

- 3.1 Prior to submitting the current application, a pre-application submission was submitted to the Council. The advice from the Council confirmed that the principle of the proposed development was acceptable subject to reducing the height of the proposal, providing a basement report to fully comply with the Council's guidance and confirming that any garages to be retained or replaced can be proven to be already in use for parking vehicles.

Other Relevant applications

F4/5/B/2006 – 521 Finchley Road – the erection of a four-storey block containing eight three-room and six one-room flats, with fourteen garages at the rear. Granted - 30/08/1966

2006/5903/P - 523 Finchley Road - Demolition of existing building and outbuildings and erection of a 5 storey building comprising 11 flats (1 x 1bed, 7 x 2-bed and 3 x 3-bed) fronting onto Finchley Road and a 2 storey detached dwelling house to the rear of the site and provision of 10 car parking spaces and 16 cycle spaces accessed via Parsifal Road. – Granted - 03/04/2007

2008/2271/P - 1F Parsifal Road - Erection of single-storey extension at ground floor level on north east elevation in connection with existing single-family dwellinghouse (Class C3). Granted - 01/08/2008

2008/2273/P - 1F Parsifal Road - Erection of first floor (south-west elevation) extension and ground floor single storey (north-east elevation) extension. – Granted - 14/10/2008

2012/5533/P – 1G Parsifal Road - Erection of conservatory at rear ground floor level in connection with existing dwellinghouse (Class C3) – Granted - 10/12/2012

2013/5125/P – 1E Parsifal Road - Basement extension with front and rear lightwells, rear single-storey conservatory extension, front extension with timber cladding to match neighbouring property, translucent glass privacy screens to new rear terrace and new translucent window to North-West Elevation. - Granted Subject to S106 Agreement - 06/01/2014

2016/1622/P – 1E Parsifal Road - Erection of single storey roof extension with roof terrace to rear, external staircase from roof terrace to first floor level and associated alterations including insertion of new windows. Refused - 10/06/2016

4.0 **PLANNING POLICY CONTEXT**

National Planning Policy Framework (NPPF) February 2019

- 4.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 4.2 The revised NPPF was published in February 2019 with a focus on:
- promoting high quality design of new homes and places
 - stronger protection for the environment
 - building the right number of homes in the right places
 - greater responsibility and accountability for housing delivery from councils and developers
- 4.3 Paragraph **8** sets out the three over-arching objectives of sustainable development as economic, social and environmental. The economic objective focuses on building a strong economy by ensuring sufficient land is available to support growth. The social objective supports strong communities by ensuring a sufficient number and range of homes are provided and by fostering well designed and safe built environments, with accessible services and open spaces. Finally, the environmental objective aim is to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land
- 4.4 Paragraph **10** states “so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”.

- 4.5 Paragraph **11** sets out the presumption in favour of sustainable development in more detail and identifies the implications for both plan-making and decision-taking. In terms of plan-making this means “plans should positively seek opportunities to meet the development needs of their area”. In terms of decision-taking this means “approving development proposals that accord with an up-to-date development plan without delay” and “where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date”, permission should be granted unless the Framework provides a clear reason for refusing the development proposed.
- 4.6 Paragraph **38** illustrates “local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible”.
- 4.7 Paragraph **39** of the NPPF actively encourages early engagement with the Council as this has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.
- 4.8 Paragraph 68 looks to promote the development of smaller sites and identifies that **“small and medium sized sites can make an important contribution to meeting the housing requirements of an area and are often built out relatively quickly”**. The paragraph then lists four criteria which helps promote the development of a good mix of sites.

- 4.9 Chapter **11** is titled “Making efficient use of land” where “planning policies and decisions should promote an effective use of land in meeting the needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land”.
- 4.10 Chapter **12** of the NPPF concerns achieving well-designed places and confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.
- 4.11 Paragraph **124** states “**good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities**”
- 4.12 **Paragraph 131** In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Planning Practice Guidance

- 4.13 Paragraph 023 Reference ID: 23b-023-20190901 of the PPG refers to Planning Obligations and states the following:

“Are there any specific circumstances where contributions through planning obligations should not be sought from developers?”

Planning obligations for affordable housing should only be sought for residential developments that are major developments. Once set, the Community Infrastructure Levy can be collected from any size of development across the area. Therefore, the levy is the most appropriate mechanism for capturing developer contributions from small developments.

For residential development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more, or as otherwise provided in the [Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#).

In designated rural areas local planning authorities may instead choose to set their own lower threshold in plans and seek affordable housing contributions from developments above that threshold. Designated rural areas applies to rural areas described under [section 157\(1\) of the Housing Act 1985](#), which includes National Parks and Areas of Outstanding Natural Beauty.

Planning obligations should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.

See related policy: National Planning Policy Framework [paragraph 63](#) and [glossary](#)”

The London Plan (2017)

- 4.14 The London plan is the spatial development strategy for the City and has been consolidated with alterations since 2011.
- 4.15 Policy **3.4** concentrates on optimising housing potential and how this can be achieved strategically, in Framework preparation and planning

decisions. Housing density is a key consideration for this policy and the table at 3.4 within the plan shows the desired densities next to the site PTAL rating.

- 4.16 Policy **3.5** Concentrates on developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. The design of all new housing should enhance the quality of local places, taking into account physical context and local character.
- 4.17 Policy **5.2** focuses on minimising carbon dioxide emissions. Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following criteria:
- 1 - Be lean: use less energy
 - 2 - Be clean: supply energy efficiently
 - 3 - Be green: use renewable energy
- 4.18 Policy **5.3** focuses on sustainable design and construction to promote the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change.
- 4.19 Policy **5.13** focuses on sustainable drainage within London. Development proposals should aim to achieve green field run off rates and ensure that surface water runoff is managed as close to its source as possible.
- 4.20 Policy **6.3** focuses on assessing effects of development on transport capacity. Development proposals should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed.

- 4.21 Policy **6.11** focuses on smoothing traffic flow and tackling congestion using Local Implementation Plans (LIPs) and DPDs to establish a coordinated approach through implementation of the recommendations of the Task Force report.
- 4.22 Policy **6.13** has an emphasis on the appropriate balance being struck between promoting new development and preventing excessive car parking provision. A maximum parking standard is set out in table 6.2 of the London Plan.
- 4.23 Policy **6.14** focuses on Freight and looks to improve freight distribution (including servicing and deliveries) and to promote movement of freight by rail and waterway.
- 4.24 Policy **7.4** focuses on local character. Local character links to sustainable development with social, environmental and economic relationships a consideration. There are also 5 criteria that help form a planning decision including positive relationships between urban structures and natural landscapes and having regard to existing spaces and scale.
- 4.25 Policy **7.5** focuses on the public realm. London's public spaces should be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context, and incorporate the highest quality design, landscaping, planting, street furniture and surfaces.
- 4.26 Policy **7.6** outlines a number of architectural points that form the planning decision criteria when development is assessed against this policy. The strategic aim of the policy is to ensure that architecture makes a positive contribution to the public realm.

- 4.27 Policy **7.14** focuses on improving air quality where developments should minimise increased exposure to existing poor air quality and make provision to address local problems of air quality. Developments should promote sustainable design and construction to reduce emissions from the demolition and construction of buildings following the best practice guidance in the GLA and London Councils.
- 4.28 Policy **7.15** focuses on reducing and managing noise and improving and enhancing the acoustic environmental and promoting appropriate soundscapes. Developments should avoid significant adverse noise impacts on health and quality of life as a result of new development.

Camden Local Plan

- 4.29 **Policy G1** concerns 'Delivery and location of growth.' The policy confirms that the Council will deliver growth by securing high quality development and promoting the most efficient use of land.
- 4.30 **Policy H1** concerns 'Maximising housing supply' and sets out that the Council will seek to exceed the target for additional homes in the Borough. Criterion d. specifies that where sites are underused or vacant, expecting the maximum reasonable provision of housing that is compatible with any other uses needed on the site.
- 4.31 **Policy H4** concerns 'Maximising the supply of affordable housing' and sets out that the Council expect a contribution to affordable housing from all developments that provide one or more additional homes. Criterion g confirms that where developments have capacity for fewer than 10

additional dwellings, the Council will accept a payment in lieu of affordable housing.

- 4.32 **Policy H6** concerns 'Housing choice and mix' and addresses the overall need for a mix of housing types in the Borough.
- 4.33 **Policy H7** concerns 'Large and small homes' and addresses the size of homes (number of bedrooms) needed for large and small families with children, single people, couples and other types of household.
- 4.34 **Policy D1** concerns 'Design' and sets out a number of key criteria that need to be considered to ensure that new developments secure a high quality design.
- 4.35 **Policy A1** concerns 'Managing the impact of development' and states that the Council will seek to protect the quality of life of occupiers and neighbours.
- 4.36 **Policy A3** concerns 'Biodiversity' and ensures that the Council will protect and enhance sites of nature conservation and biodiversity.
- 4.37 **Policy A4** concerns 'Noise and vibration' and sets out that the Council will seek to ensure that noise and vibration is controlled and managed.
- 4.38 **Policy A5** concerns 'Basements' and sets out a set of detailed criteria that must be applied to all development incorporating basements. It sets out that applicants applying for new basements should provide a Basement Impact Assessment setting out compliance with Policy A5.

- 4.39 **Policy CC1** concerns 'Climate change mitigation' and sets out that the Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.
- 4.40 **Policy CC2** concerns 'Adapting to climate change' and requires development to be resilient to climate change.
- 4.41 **Policy CC3** concerns 'Water and flooding' and seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible.
- 4.42 **Policy CC5** concerns 'Waste' and states the Council will seek to make Camden a low waste borough.
- 4.43 **Policy T1** concerns 'Prioritising walking, cycling and public transport' and states the Council will promote sustainable transport by prioritising walking, cycling and public transport.
- 4.44 **Policy T2** concerns 'Parking and car-free development' and sets out that the Council will limit the availability of parking and require all new developments in the borough to be car-free.
- 4.45 **Policy T4** concerns 'Sustainable movement of goods and materials' and requires the sustainable movement of goods and materials and seek to minimise the movement of goods and materials by road.

Forest Green and West Hampstead Neighbourhood Plan

- 4.46 **Policy 1** concerns 'Housing' and requires residential development to provide a range of housing types, to meet a range of needs, as appropriate, related to the scale of the development.
- 4.47 **Policy 2** concerns 'Design & Character' and sets out a number of criteria aimed at ensuring high quality of design which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.
- 4.48 **Policy 7** concerns 'Sustainable Transport' and seeks to promote a reduction in car use and supports car-free or car-capped developments.
- 4.49 **Policy 8** concerns 'Cycling' and states that development shall promote improved provision for cycling throughout the Area and encourage cycling.
- 4.50 **Policy 17** concerns 'Green/Open Space' and requires development to protect and improve, where appropriate, existing green/open space.

5.0 **PLANNING ASSESSMENT**

- 5.1 The proposal concerns the erection of 2 new self-contained houses that are two storey in height with basement on land to the rear of Parsifal House. The proposal has been designed following extensive pre-application meetings and all feedback from the Planning and Highways Departments have informed the final design solution.
- 5.2 The proposal requires the removal of 12 garages on site and erection of a pair of semi-detached dwellings. 5 new garages will also be retained within the proposal representing a significant decrease in the number garage spaces on site. It confirmed that the retained garage spaces are required to replace the 5 currently being used for parking vehicles on site. In addition, the two new dwellings will be car free in accordance with Council policy.
- 5.3 It is clear that the principle of the proposed development is not in doubt given the urban location and reuse of previously developed land.
- 5.4 This statement should be read in conjunction with the Design & Access Statement prepared by Granit Architects. The DAS sets out the high quality design proposed in accordance with relevant local plan policy ensuring the proposal respects the character of the area and neighbour amenity.
- 5.5 A Basement Impact Assessment prepared by Mitchinson Macken which confirms that the proposal adheres to the requirements of Policy A5 basements.

- 5.6 A Daylight and Sunlight Report has also been prepared by Avison Young confirming that the proposal has been considered against BRE Guidelines and key policy documents.
- 5.7 Three elements comprise sustainable development as defined in the NPPF; economic, social and environmental.

Economic

There would clearly be an economic benefit to the granting of the application. The construction process would serve to employ a number of local workers in all phases of the development as well as helping boost the supply of housing.

Social

This proposed development would provide market housing in a sustainable location. The application site is within walking and cycling distance of a number of shops, recreation ground and play space as well as being located in close proximity to the public transport network.

Environmental

Throughout this proposal any potential environmental impact will be closely monitored and mitigated in several ways. Council requirements on the use of energy performance standards to reduce carbon dioxide emissions and water efficiency will be adhered to. The proposal will increase the amount of green space on site and include the provision of green roofs.

- 5.8 It has been demonstrated that the proposed development falls within the definition of sustainable development when assessed against paragraph 11 of the Framework, and as such a presumption in favour of sustainable development can be applied.

Land Use

- 5.9 As identified above and within the Council's pre-application response the land use proposed is acceptable in principle and complies with the Council's requirements to make the best use of urban land. The Council have also identified that there is a high demand for 3 bedroom market dwellings.

Design

- 5.10 The design proposed would not be at odds with the surrounding area. The proposal has been reduced in scale from the pre-application submission and will not appear unduly dominant from the street scene. It is vitally important that we make the efficient use of land for housing. The application site is not located within any specially designated area such as a Local Area of Special Character or Conservation Area. The Design and Access Statement and detailed drawings prepared by Granit Architects show a significant level of site assessment to ensure compliance with Council policy resulting in a proposal in keeping with the character of the area. The massing models and visualisations prepared clearly demonstrate that the proposal assimilates well with the adjoining properties making a significant improvement to the character of the area.

Basement/Excavation works and skylights and lightwells

- 5.11 The proposed basement has been designed by Mitchinson and Macken, the basement has been designed to comply with subterranean development SPD- clause 6.1.2. The design as considered all geological, hydrological and structural concerns.
- 5.12 With regards to the lightwells proposed it is important to note the existing lightwells in the adjoining residential property. As such lightwells are a characteristic of the area and should be applicable to the location.

Biodiversity and open space

- 5.13 The proposal has been designed to improve biodiversity and proposes an increase in green space across the site compared with the current garages and hard standing. Overall the proposal will improve the living conditions of future and existing residents.

Affordable housing

- 5.14 While the Planning Practice Guidance states that developer contributions towards affordable housing should not apply to proposals seeking 9 or less dwellings the Council it is acknowledged that the Council will require a financial contribution in lieu of on-site provision as the proposal is not a major development.
- 5.15 The Council's current adopted multiplier for calculating a payment-in-lieu with market residential schemes is £2,650 per sqm. This provides an

overall requirement of £159,000 based on the creation of an additional 506 sqm (GEA) of residential floorspace.

Based on the residential GIA of 506 sq/m the percentage target would be 10%.

The existing PIL figure is £2,650 per sq/m, based on GEA

GEA is the GIA (506 sqm) x 1.053 = 532.8 sqm

10% of 532.8 (GEA) = 53.28

Financial contribution calculated as 53.28 sq/m x £2,650 per sq/m = £141.192

- 5.16 This payment would be secured through a Section 106 legal agreement if the proposal were considered acceptable in all other regards.

Standard of accommodation

- 5.17 The proposal seeks a standard of accommodation that meets the recognised standards. This issue has been addressed in the Design & Access Statement submitted in support of the proposal.

Amenity of adjoining occupiers

- 5.18 The proposal has been designed to make the most efficient use of the site without causing undue harm to the amenities of adjoining properties. Given the careful positioning of the proposed dwellings the proposal does not result in an overbearing impact for the neighbouring properties. The proposal has been submitted with a comprehensive Daylight and Sunlight

report confirming that the proposal has been designed to meet with the requisite BRE guidelines.

Transport

5.19 Policy T2 of the Camden Local Plan confirms that the Council will limit the availability of parking and require all new developments in the borough to be car free. A substantial amount of time was taken during the pre-application process to consider the issue of parking. It was agreed that a net reduction in the number of garages would be welcomed and there should be no parking for the proposed dwellings. It was acknowledged that if any garages were to be retained the applicant would need to provide sufficient evidence to confirm that the garages being replaced/retained were in fact used for vehicles and not storage. The applicants have confirmed that 5 of the 12 garages are used for vehicles by tenants at Parsifal House. It was accepted by the Highways Officer at the pre-application meeting that given the net reduction in parking spaces proposed on the land this would be supported at local level.

5.20 Email confirmation from existing owners and photographic evidence is provided at **Appendix 1** proving the use of at least 5 of the existing garages for parking vehicles. As such the current proposal has limited the availability of parking on site by proposing a reduction in 7 garage spaces, equivalent to a 58% reduction in on site parking availability.

Refuse and recycling

5.21 The proposal provides the requisite amount of space for refuse storage integrated into the proposal.

Construction Management Plan

- 5.22 A Method Statement has been provided by Mitchinson Macken for the construction of the retaining wall.
- 5.23 A draft Construction Management Plan using the Council's Pro Forma has also been submitted with the application.

Sustainability

- 5.24 The proposal complies with the relevant Local Plan policies with regards to sustainability. The proposal incorporates an increase in green space on site including the utilisation of green roofs. Most materials will also be locally sourced. Chapter 5 of the Design & Access Statement sets out the different elements relating to sustainability including how Energy Use, Water, Materials, Surface Water run-off, waste and pollution have all been considered in the design process.

Community Infrastructure Levy

- 5.25 In accordance with policy 8.3 of the London Plan, the applicant would be liable to pay Camden Council CIL and Mayoral CIL.

6.0 **CONCLUSION**

- 6.1 This proposal has been informed and led by a detailed assessment of the site and surrounding area and pre-application process in line with best practice. The proposal has been designed to ensure compliance with relevant planning policy at National and Local level including the requirements of the Camden Local Plan and Fortune Green and West Hampstead Plan.
- 6.2 The overall thrust of planning policy at national and local level is to significantly boost the supply of housing. The current proposal seeks a high-quality design solution that will provide 2 much needed three bedroom properties.
- 6.3 The application is supported by a significant level of information to enable a full assessment of the site and development proposed.
- 6.4 Paragraph **39** of the NPPF actively encourages early engagement with the Council, the applicants approached the council for pre application advice. The design proposed has been amended following the pre application advice, to reach the best possible design solution for the application site.
- 6.5 The proposed residential development clearly complies with national and local planning policy. The proposal represents a sustainable development. Early engagement with the local planning authority at pre-application stage has allowed the design to evolve into a proposal that will positively contribute to the character of the area and housing targets identified within the Borough.

7.0 **APPENDIX**

Appendix 1 – Email correspondence and Photographic Evidence regarding
garages

APPENDIX 1

Subject: Existing Garages at Parsifal House

Date: Thursday, 3 October 2019 at 18:45:16 British Summer Time

From: Chandran

To: Gary Sugarman

CC: RETS T

Dear Sirs

We are the registered owners of Flat 14 and also own Garage no 3 at Parsifal House. We can confirm that the garage has been used for parking cars for the past three plus years.

Regards,

Mr Chandran and Retnadevi Thevarajah

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Subject: RE: Existing Garages at Parsifal House

Date: Friday, 4 October 2019 at 10:32:26 British Summer Time

From: tatiana.berenova@yshomes.co.uk

To: Gary Sugarman

To whom it may concern

We are the current owners of Flat 4 at Parsifal House, London NW3 – similarly, we own a garage at the property, also number 4. We are happy to confirm that Garage 4 has been used for parking a car.

Regards

T Yamamoto and T Berenova

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Subject: RE: Existing Garages at Parsifal House

Date: Friday, 4 October 2019 at 13:11:29 British Summer Time

From: David Shalson

To: Gary Sugarman

To whom it may concern

I hereby confirm that I have owned Flat 8, Parsifal House, 521 Finchley Road, London NW3 7BT for over 10 years. My lease also includes ownership of garage 6 which is used for car parking.

Yours sincerely

D Shalson

Subject: parsifal house

Date: Friday, 4 October 2019 at 09:20:57 British Summer Time

From: fofi calochristos

To: Gary Sugarman

CC: rodel calochristos

This is to confirm that I am the owner of both Flat 9 and Garage 8, Parsifal House. My garage is used for parking cars.

Regards

Rodel Calochristos

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Subject: Garage Parsifal House

Date: Thursday, 3 October 2019 at 18:33:58 British Summer Time

From: Nick Economakis

To: Gary Sugarman

Dear Sirs

As the lessee of Flat 7 Parsifal House, 521 Finchley Road, I also own a lease on a garage behind the main building (Garage 9). I have been asked to confirm that my garage is currently used for car parking and this I am pleased to do.

Yours faithfully,

Nick Economakis (Flat 7)

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