

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5709/P	Thomas Nielsen	23/12/2019 10:09:08	OBJ	<p>I am writing to object to planning application 2019/5709/P which seeks to build 2 new housing units in the place of 12 garages at the back of Parsifal House. Although I welcome development of our neighbourhood and I am not opposed in principle to building new housing in this location, the plans would unfortunately impose an unreasonable burden on access to our property.</p> <p>Our property at 1F Parsifal Road is accessed through a relatively long private road owned by Parsifal House and then a short area of land owned by 1E Parsifal Road. This latter area is being used by mutual agreement by both 1E and 1F for parking 3 car spaces. If this planning permission is granted, then it will be impossible for cars parked in the 2 rear spaces to exit if the parking space in the front position is occupied (as this front car, if facing in the direction towards Parsifal Road, would almost be touching the corner of the unit B front amenity). We would therefore lose one permanent parking space as a consequence of the implementation of this planning application. This would mean we would have to park on the road, adding to the parking burden in Camden.</p> <p>Furthermore, the long area of land used as a private road (owned by Parsifal House) between Parsifal Road and the area owned by 1E Parsifal Road explicitly grants us right of way as lodged as covenant with the land registry, title number NGL 353905. This planning permission would significantly deteriorate the access to our property as it would be impossible to turn a vehicle in front of our house. This means that in order to access 1F, one would have to reverse either on arrival or departure down a very long strip of road with no street lighting, which furthermore has a steep drop on one side down to the property of 1 Parsifal Rd. in particular this reduction in access would impact my elderly parents-in-law who often a parking space in front of our property. In order not to deteriorate the vehicular access to our property, it must remain possible to reverse a car in front of our house. It seems difficult to see how this could be accomplished even if the front amenities of both units were removed. As far as we are aware the space in front of the garages has facilitated vehicular access to our property in this way since their construction in 1970s. I stress that there is no alternative access to our property except for past the area that is now being considered for construction.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5709/P	Antonietta Franchi	23/12/2019 15:04:06	OBJ	<p>application number 2019/5709/P23/12/2019</p> <p>As the owner of the adjoining property at 1 Parsifal road, I would like to object to this planning application. The main grounds for this are</p> <ol style="list-style-type: none"> 1. Size, Bulk and Dominance. Due to the close proximity to my private rear garden which I spend a lot of time with friends and family, the proposed building will adversely impinge on the immediate aspect and outlook with an adverse overbearing dominant effect and it would create a sense of enclosure. I would be adversely affected by a sense of being "hemmed in" by this development. Dominance will also be significantly increased as we are at a lower ground level to the proposed development as can be seen in the enclosed photos. Loss of light is a big consequence of dominance which very much applies in this case. Please see the attached photos of the existing view vs with the proposed building in place. 2. Overlooking. Overlooking is unacceptable as it would result in an intrusive direct and uninterrupted view from the four windows of the main rooms at the front of the proposed building directly to the most private area of my garden. Note that although 1g Parsifal road has windows facing my garden, these however look onto a large 3 car garage in my garden so are not an issue. At the bottom of my garden there is an assortment of fig trees, plum trees and cherry trees so the only usable garden space which I have left is situated directly opposite the proposed building. No other house on this street row has any overlooking onto their private back garden caused by a new building and this has not changed in the 100 plus years since the street was built. What good reason is there why I should be the only one to suffer these consequences. 3. Parking. The proposal is not feasible as the five allocated garages do not have sufficient access to turn the corner between the proposed development at 521 Finchley road and 1e Parsifal road. This would involve trespass onto the land of 1e for the current and future owners or become impossible should a fence be erected on the boundary line as was there originally. The decrease in available parking on the site from twelve to five cars would put extra strain on the already stretched residential street parking. Parsifal road is made up of very large houses circa 4600 sq foot which have almost entirely been turned to multiple occupancy. So therefore street parking is currently at an absolute premium and this change would adversely affect parking for the residents of Parsifal Road.

Please note that the full objection including plans and images was sent by email 23/12/2019
