

**From:** Roberto Franchi [REDACTED]  
**Sent:** 22 September 2020 20:35  
**To:** Lawlor, Josh [REDACTED]  
**Subject:** 2019/5709/P comments

ResAntionietta Franchi  
[REDACTED]

application number 2019/5709/P  
22/09/2020

[REDACTED]  
[REDACTED] I would like to object to this planning application. The main grounds for this are the following

1. Size,Bulk and Dominance.

Due to the close proximity to my 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. It will create a sense of enclosure. I will 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 of about 1 metre 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, take from my back garden.

2. Overlooking.

Overlooking is unacceptable as it would result in an intrusive ,direct and uninterrupted view from all the four windows of the main rooms at the front of the proposed building directly to the most private area of my rear garden. Note that although 1g parsifal road has windows facing my garden, these however look onto a large 3 car garage which is 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 consequenses.

3. Parking.

The decrease in available parking on the proposed site from twelve down to five cars would put extra strain on the already stretched residential street parking in Parsifal road . Parsifal road is made up of very large houses circa 4600 sq foot which have almost entirely been turned to multiple occupancy dwellings resulting in a much greater than normal potential for residents parking on Parsifal road . So therefore street parking is currently at an absolute premium and this change would adversely affect parking for the residents of Parsifal Road. Furthermore northbound parking along the Finchley road which this site is situated on, has now been stopped. This will surely displace even more cars to park onto Parsifal Road. See attached photo of parking notice GLA/2020/0456 placed just outside of this site.

4. Unlawful building

The proposed building is not allowed to be built in the position shown for a number of reasons .

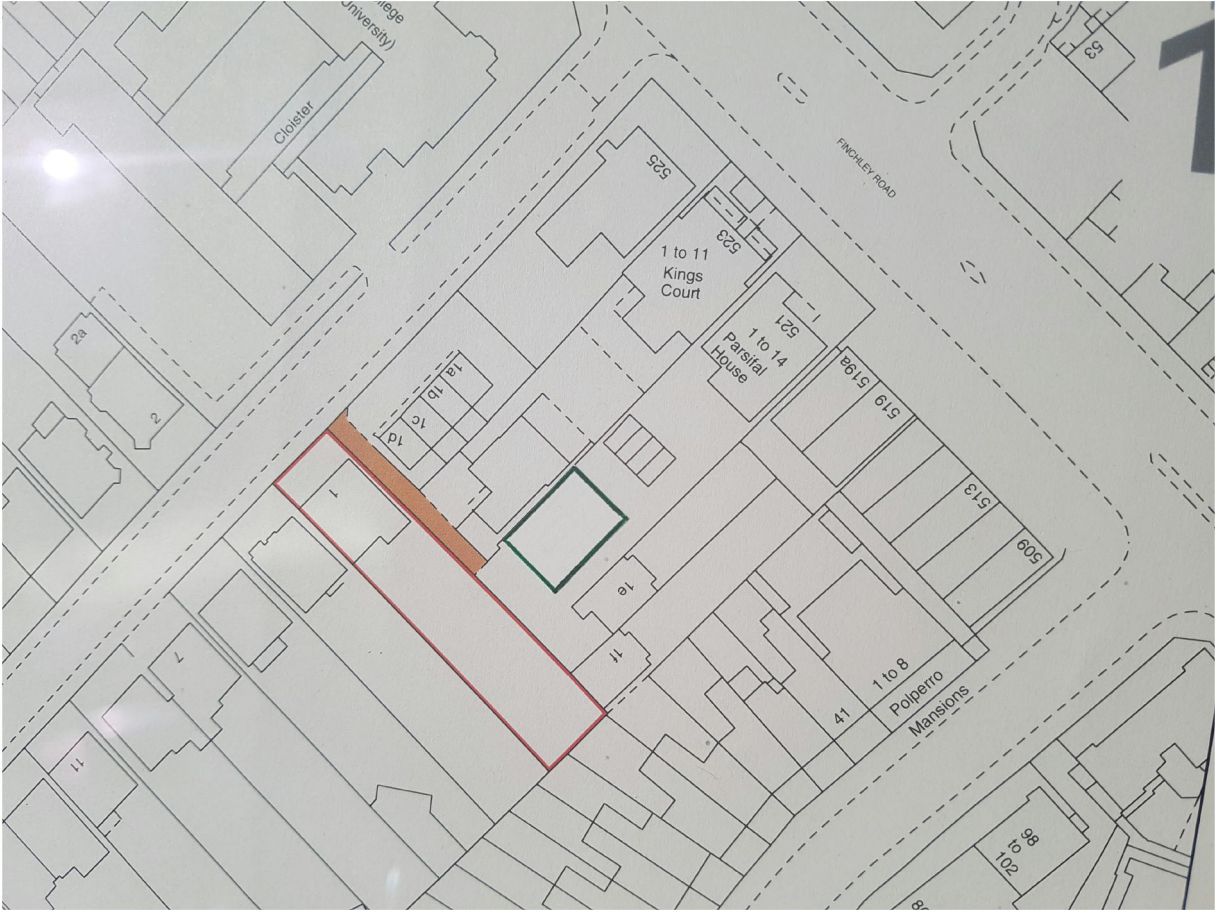
Firstly, the title plan of this site LN61132 clearly shows an area between the land tinted yellow and between the building of adjoining 1g which belongs to 1g. Whereas the proposal has its front gardens extending beyond the red boundary line and into the aforementioned land of 1g.

Secondly, On the title plan LN61132 of the proposed site, there is a right of way over the land with the diagonal hatching which is within the tinted yellow area, which obviously cannot be built over. But the proposal extends into this area and goes up to the existing line of the front garden front edge of the adjoining property 1g.

Thirdly, There is a restrictive covenant in the deeds of this site LN61132 which clearly state no premises should be erected over the land tinted yellow, see section C2 and C3 on page 2







**parking  
suspension**  
**No loading**

Transport for London

PUBLIC NOTICE

From 13 September 2020  
To 12 March 2022

(7.00am to 7.00pm)  
Monday – Saturday

**SUSPENSION OF  
PARKING BAY(S)**

NO PERSON SHALL CAUSE OR PERMIT  
ANY VEHICLE TO STOP IN THE WHOLE  
PARKING BAY(S)

Reason: To Improve Bus Journey  
Times

REF: GLA/2020/0456

GLA/2020/476



**Transport  
for London**

## C: Charges register

This register contains any charges and other matters that affect the land.

- 1 The land tinted blue on the title plan is subject to the covenants contained in a Conveyance dated 4 November 1886 and made between (1) The Gresham Life Assurance Society (2) The National Liberal Land Company Limited (3) Robert Washington Hart and (4) Horace Stuckey so far as such covenants run with the land.  
  
Details of the said covenants are set out in the schedule of restrictive covenants hereto.
- 2 The land tinted yellow on the title plan is subject to the covenants contained in a Conveyance dated 26 February 1890 and made between (1) The Gresham Life Assurance Society (2) Basil Champneys (3) The National Liberal Land Company Limited (4) Robert Washington Hart and (5) Horace Stuckey so far as such covenants run with the land.  
  
Details of the said covenants are set out in the schedule of restrictive covenants hereto.
- 3 A Transfer dated 25 July 1947 made between (1) Hannah Weber and (2) Soloman Felman contained a release of the covenants restrictions and stipulations referred to in the Conveyances dated 4 November 1886 and 26 February 1890 above in so far as they enured for the benefit of 519 Finchley Road subject to a proviso that no premises should be erected or used for industrial purposes.
- 4 The land is subject to rights of drainage and of using maintaining and laying pipes and cables for lighting, heating power and water supply purposes in favour of 1A Parsifal Road and the part hatched brown on the title plan is subject to rights of way.  
  
NOTE: The property described above as 1A Parsifal Road stood on the area now known as 1E and 1F Parsifal Road.
- 5 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.
- 6 (04.02.2014) The land hatched brown on the title plan is subject to a right of way with or without vehicles in favour of 1 Parsifal Road. The extent of this right, having been acquired by prescription, may be limited by the nature of the user from which it has arisen.

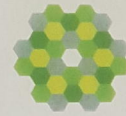
*NOTE: Copy statement of truth dated 20 January 2014 made by Antonietta Franchi filed under NGL134673.*

## Schedule of restrictive covenants

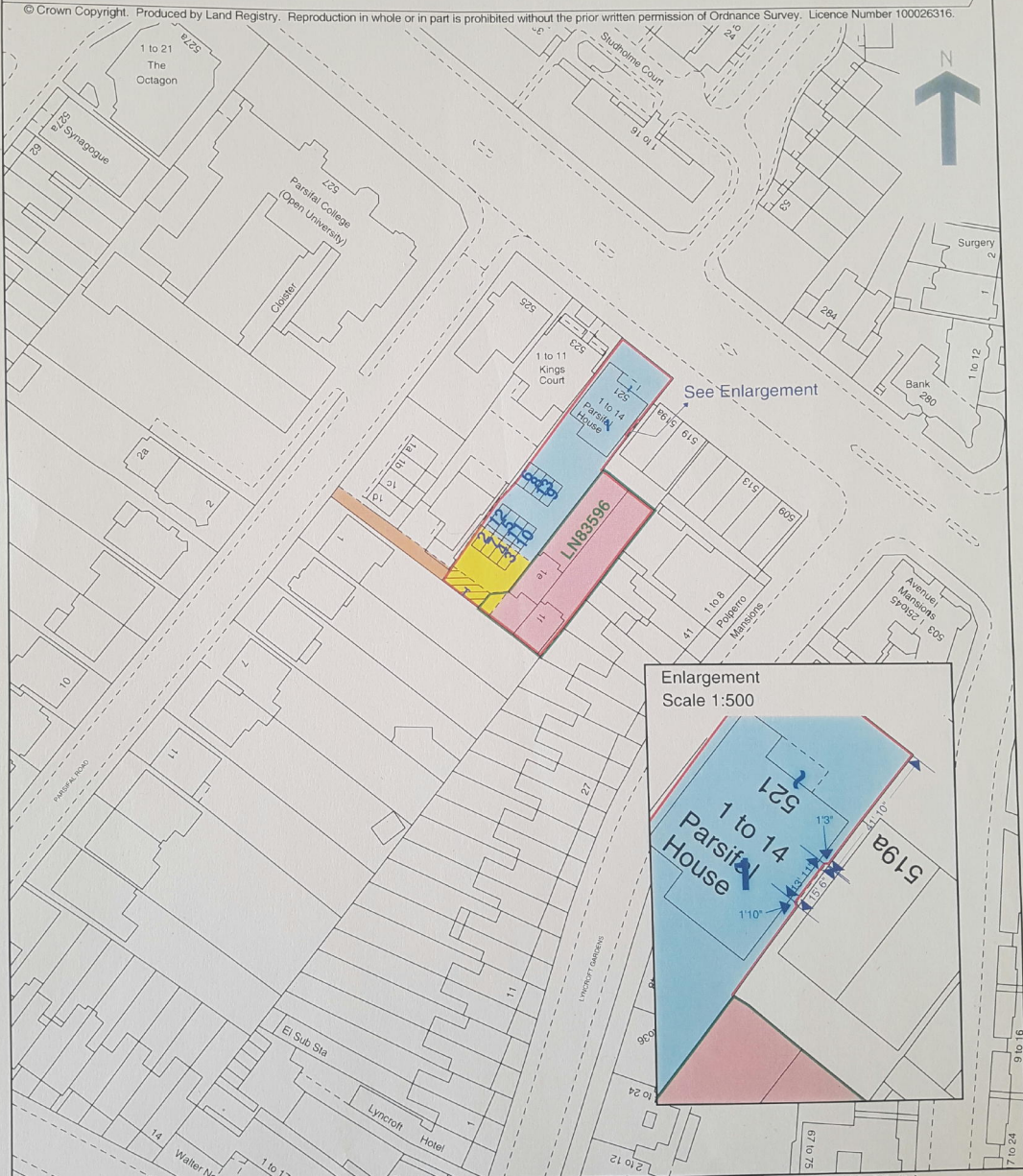
- 1 The following are details of the covenants contained in the Conveyance dated 4 November 1886 referred to in the Charges Register:-  
  
"The Purchaser doth hereby (to the intent and so that the covenants by him hereinafter contained shall be binding on the said piece of land and hereditaments hereby conveyed and the owner or owners thereof into whosoever hands the same may come but not so as to be personally liable in damages for any breach thereof after he shall have parted with the said premises) covenant with the Society their successors and assigns and also as a separate covenant with the Company their successors and assigns that he will at all times hereafter observe and perform the stipulations hereinbefore referred to so far as the same are set forth in the Second Schedule hereto.

Land Registry  
Official copy of  
title plan

Title number **LN61132**  
Ordnance Survey map reference **TQ2585SW**  
Scale **1:1250**  
Administrative area **Camden**



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This official copy issued on 10 March 2014 shows the state of this title plan on 10 March 2014 at 08:13:22. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.  
**This title is dealt with by Land Registry, Croydon Office.**