

Application ref: 2020/5554/P
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Date: 16 June 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Athe Design Ltd
41D Barnsbury Street
London
N1 1PW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**9 Parsifal Road
London
NW6 1UG**

Proposal:

Demolition of double garage and two carport structures at rear of garden and erection of single-storey structure comprising a double garage and garden studio room.

Drawing Nos: Site location plan; A.02, A.03, A.04, A.05, A.06, A.07, A.08 all drawings dated 15 of May 2021. Wallbarn Green Roof details ref. IMS.S.020.v3; Kemperol 2K-Pur roof waterproofing system dated 2 August 2019; Maintenance Schedule for Wallbarn M-Tray Green Roof System ref. IMS.S.244v1; Wallbarn Sedum Species ref. IMS.S.029.v1; Wallbarn Wildflower Species ref. IMS.S.030.v1.

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 The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan; A.02, A.03, A.04, A.05, A.06, A.07, A.08 all drawings dated 15 of May 2021. Wallbarn Green Roof details ref. IMS.S.020.v3; Kemperol 2K-Pur roof waterproofing system dated 2 August 2019; Maintenance Schedule for Wallbarn M-Tray Green Roof System ref. IMS.S.244v1; Wallbarn Sedum Species, ref. IMS.S.029.v1; Wallbarn Wildflower Species, ref. IMS.S.030.v1.

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

- 3 The ancillary accommodation hereby approved shall only be used for purposes incidental to the residential use of 9 Parsifal Road and shall not be used as a separate independent dwelling.

Reason: To ensure that the future occupation of the outbuilding does not adversely affect the amenity of immediate area by reason of noise, traffic congestion and excessive on-street parking, in accordance with policy A1, A4 and T2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 The living roof shall be fully provided in accordance with the details approved in drawing no. A.07; Wallbarn Green Roof details ref. IMS.S.020.v3; Kemperol 2K-Pur roof waterproofing system dated 2 August 2019; Maintenance Schedule for Wallbarn M-Tray Green Roof System ref. IMS.S.244v1; Wallbarn Sedum Species ref. IMS.S.029.v1; Wallbarn Wildflower Species ref. IMS.S.030.v1 prior to first occupation and thereafter retained and maintained in accordance with the approved details.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

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 be 'DRP', is written over a faint rectangular stamp.

Daniel Pope
Chief Planning Officer