

# 9 Parsifal Road, London, NW6 1UG (2020/5554/P)



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**9 Parsifal Road 2020/5554/P**

**1. Aerial view**



**2. View from Parsifal Road**



3. Access to existing garage/ carports



4. Existing garage with carports.



<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>4/05/2020</b>
<b>Members Briefing</b>			<b>Consultation Expiry Date:</b>	<b>14/02/2021</b>
<b>Officer</b>			<b>Application Number</b>	
John Sheehy			2020/5554/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
9 Parsifal Road London NW6 1UG			See decision	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal</b>				
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.				
<b>Recommendation:</b>	<b>Grant conditional permission</b>			
<b>Application Type:</b>	<b>Full planning permission</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>N/A</b>	No. of responses	<b>7</b>	No. of objections	<b>7</b>
			No. electronic	<b>7</b>		

Press Notice published on 21<sup>st</sup> of January 2021 expired 14<sup>th</sup> of February 2021

Site Notice displayed 15<sup>th</sup> of January expired 8<sup>th</sup> of February 2021.

7 objections have been received from: 5 Ranulf Road; 13, 15 and 19 Lyncroft Gardens; 52 Narcissus Road; and 27 Leavesden Road, Stanmore. Two objections do not provide the address. The following concerns were raised:

Design / Visual appearance

- Proposals are counter to the character of the Conservation Area and the open amenity of the space between Parsifal Road and Lyncroft Gardens;
- It is important that a precedent is not set for permanent structures in the Parsifal Gardens;
- The houses on Parsifal are generously proportioned with adequate opportunities for sanitary facilities without the need for additional toilets on the boundary with adjacent gardens;
- The Conservation Area guidance calls for high-quality design, the drawings are evidence that the proposals are no more than pragmatic;
- The proposed development will go substantially above the fence line. This will be imposing given its proximity to us.

Officer response: See paragraphs 3.4 – 3.10 in Design/ Visual Appearance section

Loss of trees/ Garden setting

- Concerns about loss of trees;
- Council's efforts should be to try to preserve the character of residential areas and limit the loss of soft landscaping;

Officer response: See paragraph 5.1 in Ecology/ Landscaping section below.

Impact on Amenity

- Garden studio will result in increased occupation close to the fence line and our garden. It is not just a small shed for storage, but is fully plumbed, increasing occupation and in the worst case making it possible for it to be used as permanent accommodation. This would be disastrous for the peaceful enjoyment of the neighbouring properties;
- Proposal represents a fundamental change of use of the current garages/ carports to become self-contained/independent living accommodation;
- It will set a dangerous precedent given the premium for space in London and the demand for additional living/home working space.

Summary of consultation responses:

	<p><u>Officer response</u>: See paragraphs 4.1-4.3 in Residential Amenity section below.</p> <p><b><i>Revised drawings were received during the application period. See the main body of the report for the case officer's response.</i></b></p>
<p><b>CAAC/Local groups comments:</b></p>	<p>The Fortune Green and West Hampstead Neighbourhood Forum, objection:</p> <p>“The Forum has a significant reservation about the height of this building which is not in context with its surroundings, nor previous buildings on the site. (see Policy 3, Design and Character, page 16 of the NDP) and objects on that basis”.</p> <p><u>Officers response</u>: See paragraph 3.4-3.10 in Design/ Visual Appearance section below</p>

## **Site Description**

The site is located on the southern side of Parsifal Road and contains a three storey, red brick semi-detached period house. Although not listed, the building is identified as making a positive contribution to the character and appearance of the West End Green/ Parsifal Road Conservation Area. The site also falls within the area covered by the Fortune Green and West Hampstead Neighbourhood Plan.

The property is divided into two flats, with two adjoining garden spaces at the rear (one for each residence), and a communal area at the very rear of the site.

The rear garden contains a brick double garage which was granted permission in the late 1950s. Since then, two additional flat-roofed carport structures were also constructed alongside the garage, however there is no planning history relating to the carports.

## **Relevant History**

No relevant planning or enforcement history since permission was granted for the double garage in 1957.

## **Relevant policies**

### **National Planning Policy Framework 2019**

#### **The London Plan 2021**

#### **London Borough of Camden Local Plan 2017**

- A1 - Managing the impact of development
- A2 Open space
- A3 – Biodiversity
- A4 - Noise and vibration
- CC1 - Climate change mitigation
- CC2 - Adapting to climate change
- CC3 - Water and flooding
- D1 - Design
- D2 - Heritage
- T1 - Prioritising walking, cycling and public transport
- T2 - Parking and car-free development

#### **Fortune Green and West Hampstead Neighbourhood Plan 2015**

- Policy 2 Design and Character
- Policy 18 Trees

#### **Camden Planning Guidance 2021 (as amended)**

- CPG – Amenity
- CPG – Design
- CPG - Home Improvements
- CPG – Transport
- CPG – Trees (2019)

#### **Fortune Green Conservation Area Appraisal and Management Strategy 2011**



## Assessment

### 1.0 Proposal

1.1 The application seeks permission for demolition of the double garage and two carport structures at rear of the garden and erection of a single-storey structure comprising a double garage and garden studio.

1.2 The proposed outbuilding would be located at the end of the rear garden, shared by both properties; the rear garden measures 44.5m in length and 13.0m in width.

1.3 The outbuilding, for use as a studio/ workspace and replacement parking would measure 12.5m wide x 7.3m long x 4.0m in height at the highest point of the roof

1.4 The application has been submitted by both owners of no. 9 and the outbuilding which would be used by both owners.

#### Revisions

1.4 A pitched tiled roof was initially proposed, however the applicant revised this during the application period to a shallow pitched roof with a single plane at a gradient of 10°. The highest point of the roof would be 4.0m; the lowest, at the rear boundary, would be 2.5m in height.

1.5 As a further amendment, a green roof would be installed on the roof.

### 2.0 Assessment

2.1 The main issues for consideration are:

- Design / visual appearance
- Amenity
- Ecology and landscaping
- Transport

### 3.0 Design / Visual appearance

3.1 Local Plan Policy D1 (Design) states that to achieve high quality design that integrates into its surroundings, careful consideration needs to be given to a site's characteristics, features of local distinctiveness and the wider context.

3.2 Policy D2 (Heritage) sets out that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.3 Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan states that all development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. Policy 3 states that development should safeguard and enhance Conservation Areas and heritage assets and that; (i) Development that enhances or preserves Conservation Areas and heritage assets in the Area – as well as their distinct character, appearance, and setting – will be supported and (ii) Proposals which detract from the special character, architectural or historic significance and setting of Conservation Areas and heritage assets in the Area will not be supported.

3.4 The proposed footprint of the outbuilding at 12.5m x 7.3m is proportionate to the scale of the rear garden and similar to other outbuildings in the area such as at no. 5 Parsifal Road, which dates from the late 1960s/ early 70s. The footprint would be larger than the existing double-garage at the site but roughly similar to that of the combined garage with car ports. It was initially proposed for the outbuilding to have a pitched tiled roof but this has been amended to a shallow pitched single-plane roof which would include a green roof. This amendment was made in order to address the concerns raised by consultees and has significantly reduced the bulk of the proposed building. The height has been reduced from 4.95m to 4.0m. The highest point has been moved away from the boundary at the rear to the other side of the building. The green roof would be less visually imposing than the heavy-looking tiled finish initially proposed. These alterations have significantly reduced the height and bulk of the proposed outbuilding.

3.5 The proposed outbuilding would be set in from the rear boundary and north boundary by 500mm in both cases, to ensure the new structure is not overly dominant in the garden space. This would also allow for ease of access for maintenance of the building, and maintain a wildlife corridor to promote local biodiversity.

3.6 By virtue of its location at the end of a long garden the scale of the outbuilding is considered appropriate. The garden would retain adequate amenity space for the residents and the proposal would have minimal impact on the landscaped character of the surroundings. The proposed outbuilding with a footprint of 91.25sqm would occupy 15.7% of the entire rear garden and would be built on a area of hardstanding previously occupied by the garage, car ports and gravel turning area. The previous structures occupied 34.8sqm (garage) and 78sqm (carports) resulting in a total area of 112.8sqm which amount to 19.5% of the area of the rear garden. The integration of the structure into the rear garden setting would be facilitated by the design of the roof which has been altered to single plane sloping at an angle of 10 degrees. The green roof would also help its integration into the garden setting, particularly when viewed from the properties to the rear in Lyncroft Gardens.

3.7 From within Parsifal Road the top of the outbuilding may be visible from the street in the distance, however it would be located at a distance of 55m from the pavement outside the site and at 4.0m in height it would not be a prominent feature. This elevation would be constructed from lightweight materials and would be broken up into different planes. In addition, there are shrubs and trees and a vehicular gate within in the rear garden of the application property which would provide screening.

3.8 The rear of the structure, which backs onto Lyncroft Gardens would be 2.5m in height, which is just above the height of the boundary fence. The green roof would soften views from the rear and would ensure the outbuilding integrates with the site.

3.9 The walls of the outbuilding would be finished in brick at the sides and rear, and in brick and timber for the elevation that faces the main building. On this elevation two timber-framed double doors would face the main house as well as two timber garage doors. A pergola would provide opportunities for hanging boxes and climbers. A range of clerestory windows would run above the doors and the pergola. In addition to the openings, timber would also be used on the eaves, ensuring that any upper parts of the building that may be visible in views across the gardens are made of lightweight materials ( views from the other side of the structure would be of the green roof). The proposed design and materials are in keeping with the garden setting. The outbuilding would not cause harm to the character and appearance of the host property, the rear garden or the wider conservation area in terms of its scale, design or materials.

3.10 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 2013.

#### **4.0 Residential amenity**

4.1 Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission for development or alterations that would not harm the amenity of communities, occupiers and neighbouring residents.

4.2 Given the siting, scale and design of the structure as well as existing boundary arrangements to the rear, the revisions to the height of the proposed outbuilding would not result in any loss of daylight, outlook or privacy to neighbouring occupiers - new windows looking towards neighbouring properties would be below the level of the boundary fence so would not result in a loss of privacy.

4.3 In order to prevent loss of amenity to neighbours a condition will be added to ensure that the outbuilding is used for purposes ancillary to the dwellings and not as a separate residential dwelling.

## **5.0 Ecology and Landscaping**

5.1 The applicant has submitted a landscaping report from Arbtech and a Tree Survey. Five trees along the rear boundary are proposed for removal in order to facilitate development. Four trees are cat. C (low quality) and one tree is cat. U (poor quality) in accordance with BS5837:2012. Camden's Tree officers have commented on the proposals and stated that none of the trees proposed for removal are significant to the character and appearance of the conservation area and all are of low visibility from the public realm. The loss of amenity and canopy cover can be mitigated through replacement planting. This will be secured via a landscaping condition.

5.2 The foundation type has not been specified. This will require further details to ensure the impact on the trees to be retained both on site and on neighbouring sites is of an acceptable level. These can be secured via condition.

5.3 A green roof is proposed which is welcomed. Details indicate that the Kemperol Waterproofing system will be used. The green roof system will be a Wallbarn M-Tray system which is a nursery grown portable modular tray system filled with a blend of mineral and organic substrate and pre-grown with either sedums or sedum and wildflowers.

5.4 A Spring and Autumn maintenance schedule has been submitted. This sets out that limited trimming will be needed and drain clearance will only be necessary twice per year. These details are sufficient to ensure the long term health and maintenance of the green roof and a condition requiring further details is not necessary. A compliance condition has been added to ensure the green roof is implemented as shown on drawings.

5.5 In addition to the green roof and replacement planting, a grass verge would be laid out around the outbuilding. As existing the surroundings of the garages/ carports are surfaced in gravel. The proposed scheme would enhance the site's soft landscaping and biodiversity and, subject to a replanting condition, the proposal is acceptable.

## **6.0 Transport**

6.1 Two parking spaces are proposed within the new structure. The provision of car parking is not encouraged by Camden's policies, however the proposal would not result in any additional parking over and above that which exists at the moment. In addition, the occupiers who currently use the parking spaces would continue to live at the address and it would not be reasonable to remove the off-street parking which they currently enjoy.

## **7.0 Recommendation**

7.1 It is recommended that conditional planning permission is granted

Application ref: 2020/5554/P  
Contact: John Sheehy  
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Date: 10 June 2021

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# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:

**9 Parsifal Road  
London  
NW6 1UG**

# DECISION

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 residential 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 this decision 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](http://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

Chief Planning Officer