

Application ref: 2019/5709/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 13 October 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

Granit chartered architects ltd
Studios 18-19
16 Porteus Place
Clapham
London
SW4 0AS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Parsifal House
521 Finchley Road
London
NW3 7BT

Proposal:

Demolition of two existing garage blocks (12 car spaces) and erection of two storey plus basement building with green roofs, to provide 2 x 3 bed units (Class C3) with front and rear light wells, re-provision of 5 garages to rear of new building (all accessed from private street off Parsifal Road).

Drawing Nos: 19312/102-A, 19313 Load Take Down, Cantilever RC 3250-A (calculations for retaining wall), Letter 231020 dated 23/10/2020, Letter 231020 dated 25/9/2020, Method Statement for Construction of Retaining Wall ref. 19313, 19313/101, Utility Search UTL/11384, Factual Report FACT/11384, Chemical Interpretive Report CHEM/11384, Basement Impact Assessment Report BIA/11384, Daylight and Sunlight Report dated 01/02/2019, CMP Statement, Planning Statement, Transport Statement, D&A_REV_A, Cyclehoop Semi-Vertical Bike Rack specification, BAUDER Technical system summary, Wildflower Blanket XF118 Species List, D0901/03-00W_0-4Deg_200-ExtInt-S-DB_001, Green Rood maintenance information 1850/EX/001, 1850/EX/002, 1850/P/100/1-A, 1850/P/100/2-B, 1850/P/100/3-B, 1850/P/100/4-B, 1850/P/100/5-B, 1850/P/100/6-A, 1850/P/100/7-A, 1850/P/100/8-A, 1850/P/100/9-A, 1850/P/100/10-A, 1850/P/100/11-A, 1850/P/100/12-B, 1850/P/100/13-A, 1850/P/100/16

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 and documents:

Basement works: 19312/102-A, 19313 Load Take Down, Cantilever RC 3250-A (calculations for retaining wall), Letter 231020 dated 23/10/2020, Letter 231020 dated 25/9/2020, Method Statement for Construction of Retaining Wall ref. 19313, 19313/101, Utility Search UTL/11384, Factual Report FACT/11384, Chemical Interpretive Report CHEM/11384, Basement Impact Assessment Report BIA/11384

Supporting documents: Daylight and Sunlight Report dated 01/02/2019, CMP Statement, Planning Statement, Transport Statement, D&A_REV_A, Cyclehoop Semi-Vertical Bike Rack specification, BAUDER Technical system summary, Wildflower Blanket XF118 Species List, D0901/03-00W_0-4Deg_200-ExtInt-S-DB_001, Green Rood maintenance information

Existing and proposed drawings: 1850/EX/001, 1850/EX/002-B, 1850/P/100/1-A, 1850/P/100/2-B, 1850/P/100/3-B, 1850/P/100/4-B, 1850/P/100/5-B, 1850/P/100/6-A, 1850/P/100/7-A, 1850/P/100/8-A, 1850/P/100/9-A, 1850/P/100/10-A, 1850/P/100/11-A, 1850/P/100/12-B, 1850/P/100/13-A, 1850/P/100/16

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

- 3 The living roof shall be fully provided in accordance with the details hereby approved (BAUDER Technical system summary, Wildflower Blanket XF118 Species List, D0901/03-00W_0-4Deg_200-ExtInt-S-DB_001, Green Rood maintenance information) prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015

- 4 The critical elements of both permanent and temporary basement construction works shall be inspected, approved and monitored throughout their duration by

the appointed Chartered Structural Engineer, to ensure compliance with the design which has been checked and approved by a building control body. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The cycle stores shall be fully provided in accordance with the details hereby approved (1850/P/100/5, 1850/P/100/16, Cyclehoop Semi-Vertical Bike Rack specification) prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017 and policy 8 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 6 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 7 Before the brickwork is commenced, photos of a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 8 All residential units hereby permitted shall be constructed to comply with Part M4(2) of the Building Regulations.

Reason: To secure appropriate access for disabled people, older people and others with mobility constraints in accordance with policies H6 and C6 of the Camden Local Plan 2017.

- 9 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the building unless shown on the drawings hereby approved..

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the

10 Details of motion sensor lighting strategy:

Prior to the occupation of the development details of a motion sensor lighting strategy for the south-western side of the house and between the garages to the rear shall be submitted to and approved by the local planning authority in writing. The lighting strategy should be installed in accordance with the approved details and permanently retained as such.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies D1 and C5 of the London Borough of Camden Local Plan 2017.

11 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment produced by Chelmer Global Ltd Report with relevant documents dated November 2020 and audited by Campell Reith dated November 2020

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area, in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

12 Prior to works taking place on site, details shall be submitted and approved by the local planning authority demonstrating that the development achieves a minimum carbon reduction of 19% through the application of the energy hierarchy.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with the requirements of policies C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

13 No development shall take place until full details of hard and soft landscaping and any means of enclosure or structures to the forecourt have been submitted to and approved by the local planning authority in writing. 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 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, A3, A5 and D1 of the London Borough of Camden Local Plan 2017.

14 The Electric Vehicle Charging Points (EVCPs) shown on the approved drawings shall be provided for the replacement garages hereby approved.

Reason: To encourage more sustainable methods of transport in accordance with policy T1 of the Camden Local Plan (2017) and Policy T6.1 (Residential

parking) of the London Plan 2021.

15 Obscure glass windows:

The windows (serving bathrooms) on the side elevation of the units hereby approved shall be obscure glazed and shall be permanently retained and maintained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

16 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development Order) 2015 and any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policy D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

1

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).

2 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

3 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 London Borough of Camden 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.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 Thames Water (Water)

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- 7 Thames Water (Waste)

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing a positive pumped device (or equivalent reflecting technological advances) to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Fitting only a non-return valve could result in flooding to the property should there be prolonged surcharge in the public sewer. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality

As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Applyand-pay-for-services/Wastewater-services>

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 2021.

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 read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer