

Application ref: 2020/4162/P  
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**Development Management**  
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Sedley Place Ltd  
68 Venn Street  
London  
SW40AX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**Garden Studio**  
**5 Parsifal Road**  
**London**  
**NW6 1UG**

Proposal:  
Replacement of roof, external cladding, windows and erection of external storage space, to dwellinghouse.

Drawing Nos: Site location plan, P-002 Rev B; P-003 Rev H; Design and Access Statement dated September 2020.

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 All new external work shall be carried out in materials that resemble, as closely

as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan, P-002 Rev B; P-003 Rev H; Design and Access Statement dated September 2020.

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

- 4 The proposed external cladding of the building shall be implemented in accordance with the specifications presented in the Design and Access Statement dated September 2020, para. 4.4, which include Iroko timber cladding, or other details which have been submitted to and approved in writing by the local planning authority which show the type, colour and cladding specifications.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

A certificate of lawful development has been granted under application ref no 2020/2827/P dated 01/07/2020 for the use of the building to the rear garden as a self-contained residential accommodation. As such, the status of the existing structure is now residential.

The proposed changes to the existing structure are driven by the need to make the property more energy efficient and include new wall cladding following installation of rigid insulation to internal cavities as well as new roof insulation. Due to the insulation materials depth, there would be minor discrepancies with the existing structure in terms of length of walls, however as confirmed in the Design and Access Statement (rev Feb 2021), the proposal would not increase the footprint of the dwelling, which is accepted.

The building is currently clad in timber boards, and the proposal would replace this with iroko timber cladding, as shown in the Design and Access statement para 4.4. The proposed replacement would preserve the character

of the structure as a garden building, and a compliance condition would be added for the proposed timber cladding.

The building now has single glazed windows and they are proposed to be replaced with metal framed double glazed, with frames of dark grey colour as existing, which is accepted. A new window is proposed on north-east elevation to serve a bedroom. This would be proportionate to this elevation and preserve the existing window pattern.

The proposal would include relocating the existing glass block which serves the basement from the west elevation to the north west one. Due to their location and position along the base of the structure, the proposed glass block would fit in with the existing domestic appearance of the structure.

The roof of the structure has elements of asbestos and steel which would be removed and replaced with single ply rubberised roof membrane system, of matte lead grey finish, which would preserve the subservient character of the building. Along with this change the existing rooflights which currently sit in a straight line are proposed to be repositioned to ensure better levels of daylight and sunlight into the habitable rooms. The number of rooflights would be reduced to four and not project beyond the roof slope more than 100mm which is accepted.

Overall, there are no changes proposed to the footprint of the building, other than new external storage space. This would sit adjacent to the front wall of the structure, facing the property at no. 5 Parsifall Road. This would have a modest projection and be cladded in timber to match the studio structure.

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.

In relation to the impact on neighbouring amenity, the proposed external changes to the residential building and new storage space, due to their nature, location and modest size are not considered to cause harm to the neighbouring amenity in terms of loss of light, outlook, nor privacy.

Two objections and one comment were received prior making this decision which are fully addressed in consultation summary. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2, CC1, CC2 of Camden Local Plan 2017, and policy 2 of Fortune Green and West Hampstead Neighbourhood Plan. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2021.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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.
- 5 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.

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



Daniel Pope  
Chief Planning Officer