

Application ref: 2022/4765/P  
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Date: 10 May 2024

**Development Management**  
Regeneration and Planning  
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Ariel Greis Design  
9 St Clair Drive  
London  
KT4 8UG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**Flat 1st And 2nd Floor**  
**34 Compayne Gardens**  
**London**  
**NW6 3DP**

Proposal:  
Conversion of 5 bed upper maisonette to create four 2 bed flats with roof extension.  
Drawing Nos: Site Location Plan APL-001, 002, 003, 004, 005, 006 Rev01, 007 Rev 01, 008, 009, 010, 011, 012, 013, 014. Design and Access Statement (Fair Planning Oct 2022).

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### **Reason(s) for Refusal**

- 1 The proposed roof extension by virtue of its siting, scale, bulk and design would appear as an incongruous addition to the host building, disrupting the harmony of the group of buildings of which it would form a part to the detriment of the character and appearance of the street scene and wider South Hampstead Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement for affordable

housing, would fail to reasonably contribute to maximising the supply of affordable housing in the borough contrary to policy H4 (Maximising the supply of affordable housing) of the Camden Local Plan 2017.

- 3 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area contrary to policy T2 (Parking and car free development) of the Camden Local Plan 2017.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer