

Application ref: 2024/1538/P
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Date: 8 July 2024

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Dalcour Maclaren
4 Bredon Court
Brockridge Road
Twynning
Tewkesbury
GL20 6FF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
63 Compayne Gardens
London
NW6 3DB

Proposal:
Installation of new gas risers to side and front elevations (retrospective).
Drawing Nos: 24001481_PLN_LOC_2.1; 24001481_PLN_EL_1.1;
24001481_PLN_EL_1.2; 24001481_PLN_SI_3.1; 24001481_PLN_SI_4.1; Design,
Heritage and Access Statement prepared by Dalcour Maclaren, April 2024

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 shall be carried out in accordance with the following approved plans- 24001481_PLN_LOC_2.1; 24001481_PLN_EL_1.1; 24001481_PLN_EL_1.2; 24001481_PLN_SI_3.1; 24001481_PLN_SI_4.1;

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

Informative(s):

1 Reasons for granting permission

The proposal seeks retrospective planning permission for the installation of new gas risers and meter box, at the front elevation and side elevation of the existing dwelling house. The gas risers and meter box were installed as part of an emergency upgrade to the existing gas pipework, which required the removal of the existing internal route and installation of a new gas system external to the building, necessary to meet current government legislative requirements.

The applicant has advised that installing the pipework to the existing internal route was not possible as current legislation does not permit the installation of gas pipework in communal fire escapes

The gas risers are finished in a black recessive colour which complements the colour of the existing pipework on the building's elevations. The pipework does not cover any of the elevation's fenestration and are partly positioned near the base of the first floor terrace, where visibility is more limited from the public-realm, and partly along the side elevation, which is less prominent to the street. The meter box is modest in size and is positioned on the side elevation and setback from the front facade.

Overall, the gas risers and meter box are designed and located in a manner such that they would not be prominent when viewed from the street and results in minimal harm to the character of the host building and the wider South Hampstead Conservation Area.

In summary, the works do not harm the character and appearance of the host building, streetscene and conservation area. 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.

Given the nature and scale of the works, the proposal do not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. The Combined Residents Association of South Hampstead (CRASH), commented on the fact that the works were implemented without permission. No other responses were received.

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 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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).

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer