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Sharpleshall Street  
London  
NW1 8YW

Application Ref: **2011/4115/P**  
Please ask for: **David Glasgow**  
Telephone: 020 7974 **5562**

11 October 2011

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Householder Application Refused and Warning of Enforcement Action to be Taken**

Address:  
**5 Compayne Gardens  
LONDON  
NW6 3DG**

Proposal:  
Retention of new front access stairs to basement and provision of stone paving to front garden of single dwelling (Class C3).

Drawing Nos: site location plan; OS00; EX01; GA01; EX02; GA02; GA03; GA04; GA050

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

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

1

The replacement stairwell and associated entrance, due to its size, location and appearance would unbalance the historic front elevation of the host building resulting in harm to the character and appearance of the host building and the Compayne Gardens streetscene and fail to preserve and enhance the character and appearance of the South Hampstead conservation area contrary to policies CS1



(Distribution of growth), CS5 (Managing the impact of growth and development), and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policies, DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

2

The applicant has failed to demonstrate that the replacement stairs would not result in detrimental harm to the three TPO'd Lime trees located within the front garden (Ref: H30G7), contrary to policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

3

The proposed hardstanding to the front garden would be detrimental to the visual amenity of the street scene and to the character and appearance of the South Hampstead conservation area contrary to policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policies, DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

4

The proposed hardstanding to the front garden would not incorporate sustainable urban drainage systems contrary to policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies

5

The applicant has failed to demonstrate that the detailed design of the proposed new entrance door and window would not result in harm to the character and appearance of the host building, streetscene or the South Hampstead conservation area contrary to policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Any damage to the trees resulting from unauthorized works will be followed up with enforcement action which may result in prosecution and a fine.

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