

Mr David Moore  
33 Compayne Gardens  
London  
NW6 3DD

Application Ref: **2014/4262/P**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

1 August 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**33 Compayne Gardens**  
**London**  
**NW6 3DD**

Proposal:  
Retention of door and windows on the existing first floor rear extension to existing flat (Class C3)  
Drawing Nos: Site location plan and block plan (Ref: 33/02); plans showing as approved rear and side elevations and roof plan; and drawings showing existing roof plan and existing rear and side elevations

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 policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:- Site location plan and block plan (Ref: 33/02); plans showing as approved rear and side elevations and roof plan

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

#### Informative(s):

- 1 Reasons for granting permission.

The doors and windows located on the existing rear extension at rear first floor level are considered to be subordinate in scale and location to the host building and is of an appropriate design by virtue of the lightweight materials used (predominantly glass). Given that the extension has not been enlarged and is the same size as the previous extension at the site, it would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

Given the lightweight materials, the fact that the proposal is located on a minor façade, has limited views and is not visible from the wider public realm, the works to the rear extension in this location are not considered harmful to the character or appearance of the host building, street scene or the South Hampstead Conservation Area.

13 neighbours were consulted, a site notice displayed and a public notice published in the local press. No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core

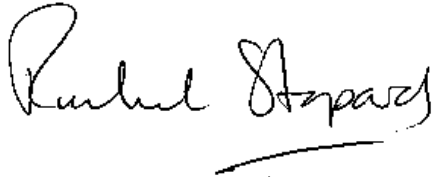
Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment