

Mr Tyen Masten
Finnegan Associates Limited
Felgate Mews
Hammersmith
London
W6 0LY

Application Ref: **2015/5335/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

18 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
65 Compayne Gardens
London
NW6 3DB

Proposal: Approval of details Condition 6 (retained trees) of planning permission. 2014/4949/P dated 30/12/2014 ((Conversion of existing basement storage area into 2 flats (1 x 1 bed, 1 x 2 bed) including excavation to provide front light wells and rear courtyards, alterations and additions to openings on side and rear elevations, new cycle store, installation of gate to front boundary and associated landscaping).

Drawing Nos: 13-085-PF-G.

The Council has considered your application and decided to grant permission subject to approve the details.

Informative(s):

- 1 Reason for approving the details.

The works from permission 2014/4949/P dated 30/12/2014 (for conversion of existing basement storage area into 2 flats) has been completed, which therefore



does not accord with the wording of condition 6 (Details of retained trees required prior to commencement). Despite this, it is considered reasonable to consider the approval the details retrospectively.

The removal of the hedges in the front garden and hard paving to the left-hand side of the building in front of bedroom 1 is considered acceptable as the bushes are not considered significant in terms of their appearance. They were also screened by the retained privet bushes on the front boundary, which in addition would screen the proposed paving area.

The replacement Magnolia tree is considered as acceptable as the previous as it is of the same species and would be in the same location next to the new hard paving. The works have been assessed by the Council's landscape officer who considers it acceptable.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area, under 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, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

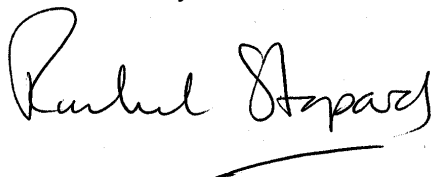
- 2 You are advised that all conditions from parent permission 2014/4949/P dated 30/12/14 have now all been discharged.

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



Rachel Stopard
Director of Culture & Environment