

DVM Architects Ltd  
4A Murray Street  
London  
NW1 9RE

Application Ref: **2017/0089/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 3303

7 March 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Flat 1-2**  
**50 Compayne Gardens**  
**London**  
**NW6 3RY**

Proposal:

Erection of detached single storey garden room ancillary to the ground floor flat (Class C3).

Drawing Nos: 1897-GR01; 1897-GR02; 1897-GR03; 1897-GR05; 1897-GR06; 1897-GR07; 1897-GR12; 1897-GR13; 1897-GR14; 1897-GR15; 1897-GR16; 1897-GR17; 1897-GR18. Design and Access Statement prepared by DVM Architects Ltd dated the 10/01/2017.

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

#### Reason(s) for Refusal

- 1 The proposed outbuilding, by reason of its design, scale, bulk and position, represents an inappropriate form of development that would result in harm to the character and appearance of the undeveloped rear garden and the group of buildings which it forms part, Broadhurst Garden Meadows and this part of the South Hampstead Conservation Area, contrary to policy CS14 (Promoting high quality



places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) the London Borough of Camden Local Development Framework Core Strategy; policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies; and policies D1, D2, A1 and A3 of the emerging Camden draft local plan (2016).

- 2 In the absence of a Arboricultural report, the applicant has failed to demonstrate that the development would not have an unacceptable impact on existing trees on and adjacent to the site which would be detrimental to their health and the amenities of the area, contrary to policy CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy; and policy A3 of the emerging Camden Local Plan (2016).

Informative(s):

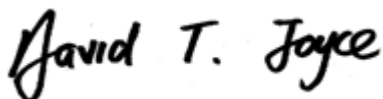
- 1 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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



David Joyce  
Executive Director Supporting Communities