

Application ref: 2020/1733/P  
Contact: Angela Ryan  
Tel: 020 7974 3236  
Date: 9 June 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Buckmaster Batcup Architects Ltd  
70 Walter Road  
Swansea  
SA1 4QA

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990, Section 191 and 192

### Certificate of Lawfulness (Existing) Refused

Address:

**34 Compayne Gardens**  
**London**  
**NW6 3DP**

Proposal:

Conversion of 5 bed maisonette into one 2 bed flat and one 3 bed maisonette, erection of rear dormer roof extension with inset roof terrace and installation of 2 front roof lights and 2 rear roof lights.

Drawing Nos: Site location plan; Demolition plan- Ref: 1-100; BBA 656 102 Rev G; BBA 656 103 Rev F; BBA 656 104 Rev D; Design and Build contract- agreed 25/05/2018 -signed 21/02/2015; Building Control Notification dated 20/06/2017- relating to dormer extension; Planning permission granted 21/05/2015 ref: 2014/5359/P; Interim progress payment issued 12/12/2018; HSE notification submitted 02/07/2018; Building Regulations Specification Rev C - last revision attic floor 31/03/2017; Contractors cost (undated); 13 undated photographs; Revised Amended Building Notices dated 11/05/2020, 20/02/2015, 28/01/2015; email dated 12/05/2020 from agent regarding description in building notice.

The Council has considered your application and decided to **refuse** a certificate of lawfulness for the following reason:

Reason(s) for Refusal

- 1 The applicant has provided insufficient evidence to demonstrate that, on the balance of probability, the development approved by planning permission ref

2014/5359/P commenced within 3 years of its decision date of 21/07/2015 and prior to the final implementation date of 21/07/2018.

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 2019.

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 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer