

Subject:

34 Compayne Gardens (Flat A) 2022/4765/P

For the attention of Planning Officer Matthew Dempsey

This OBJECTION is submitted on behalf of CRASH (Combined Residents' Associations of South Hampstead).

The Applicant is requesting consent for the conversion of the property from a single 5-bed maisonette to four 2-bed flats through the addition of a roof extension and related alterations.

The Applicant's agent shows a lack of understanding of the South Hampstead Conservation Area. In the Design & Access Statement the agent states (In 1a) that 34a Compayne Gardens is in West Hampstead, whereas it is, of course, in South Hampstead - different areas, different wards, different conservation areas. The same document goes on to say (2b) that the South Hampstead Conservation Area - Character Appraisal & Management Strategy (SHCA - CAMS) states that "Compayne Gardens is within the 'Central Wedge'". The SHCA-CAMS makes no such statement. Compayne Gardens straddles three of the four areas listed in the SHCA-CAMS. The street begins in the west on the 'Colonel Cotton' estate, travels through the 'Central Wedge' and ends in the 'East of Fairhazel' section. The property that is the subject of the application is located in the East of Fairhazel section, not the Central Wedge - two areas with very different characters. This mis-reading of the SHCA-CAMS has resulted in the consequent misunderstanding of the neighbourhood's character.

The addition of the proposed roof extension will alter - and destroy - the design of the existing front elevation of the building. The SHCA_CAMS states (5.3) "The corners of the streets in the east of the area - notably Fairhazel Gardens - are characteristic late Victorian theatre - with turrets, cupolas and grand canted bays..." and (5.2) "Turrets and ogee-shaped domes - for example up and down Fairhazel Gardens - terminate the corners of the streets in grand Victorian style. All of these carefully-designed roofscapes play a very important role in maintaining the character of the conservation area.."

It is important to understand that 34 Compayne Gardens is an integral element of the design of this "late Victorian theatre" and its "grand Victorian style".

Number 34 is matched on the opposite side of the road by Number 21 Compayne Gardens. These two buildings act as 'buttresses' to the taller mansion blocks situated on the corners of Compayne and Fairhazel. They - Number 34 and Number 21 - provide a carefully-considered 'stepping down' from the tall mansion blocks to the lower terraced housing of the remainder of the street (terraced housing partly lost through WWII bombs).

The addition of an additional storey at roof level will destroy the symmetry of the original composition and create an ugly mis-match between Number 34 and its twin at Number 21.

Planning (Listed Building and Conservation Areas) Act 1990 : "...pay special attention to the preserving or enhancing the special character or appearance of those [conservation] areas."

The proposed alterations to 34 Compayne Gardens do not preserve - and CRASH would contend - do not enhance the special character or appearance of the area. Quite the opposite.

CRASH also has concerns regarding the loss of yet another family-sized larger property.

Camden is urged to refuse consent.

CRASH

c/o 11d Compayne Gardens
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