

Application ref: 2023/0345/P  
Contact: Edward Hodgson  
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Date: 17 May 2023

**Development Management**  
Regeneration and Planning  
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N7 9DP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**47 Priory Road**  
**London**  
**NW6 4NS**

#### **Proposal:**

Removal of front boundary wall and creation of new vehicular access and hardstanding in front garden for carparking

Drawing Nos: Site Location Plan Lo/Si-P-D-001, P/E-00/F-D-002, X-AA-D-003, P/E-00/F-D-012, X-AA-D-013, Design and Access Statement

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

#### **Reason(s) for Refusal**

- 1 The proposed development, by virtue of the loss of the front boundary wall and front garden soft landscaping and its replacement with a hardstanding for carparking, would result in the loss of a traditional front garden landscape and boundary treatment thus harming the character and appearance of the host property, streetscene and Priory Road Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Local Borough of Camden Local Plan 2017.
- 2 The development, by reason of the promotion of car use, loss of onstreet parking and impact on public highway safety, would encourage the use of unsustainable modes of transport, increase parking stress and harm local amenity, contrary to

policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and car-free development) and A1 (Managing the impact of development) of the Local Borough of Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer