

Application ref: 2024/0297/P
Contact: Sophie Bowden
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Date: 23 May 2024

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Angus Milne
10 Ray Street
Maidenhead SL6 8PW
SL6 8PW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Basement Flat
35 Priory Terrace
London
NW6 4DG

Proposal: Erection of outbuilding in rear garden

Drawing Nos: 24-UT-GO-04 Plans and elevations, 24-UT-GO-02 Garden plan existing, 24-UT-GO-04 Garden plan proposed, 24-UT-GO-04 Site sections, Location plan, Block plan

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 virtue of its siting, size and scale would dominate the rear garden of the host property and would fail to appear as a subordinate garden addition and is considered to detract from the setting of the building and the character and appearance of Priory Road Conservation area, contrary to Policy D1 and D2 of the Camden Local Plan 2017.
- 2 The proposed development, in the absence of an adequate tree report would be likely to be detrimental to the existing trees on site and within the sites directly adjacent and therefore is contrary to policy A3 (Biodiversity) of the London Borough

of Camden Local Plan 2017.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that the reason for refusal no 2 could be overcome by providing an arboricultural report in line with Policy A3 and CPG 'Trees'.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer