

Application ref: 2024/4892/P  
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Date: 28 May 2025

**Development Management**  
Regeneration and Planning  
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Your Architect Ltd  
Estoril  
181 Uxbridge Road  
Harrow  
HA36TP  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**Ground Floor Flat**  
**97 Priory Road**  
**London**  
**NW6 3NL**

Proposal: Erection of outbuilding in rear garden

Drawing Nos: 18\_044\_S0; 18\_044\_P04; 18\_044\_P1A; 18\_044\_P2A; 18\_044\_P3A

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, massing, bulk and scale would be an incongruous and insubordinate addition to the host property, dominating the rear garden space and causing harm to the character and appearance of South Hampstead Conservation area, contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and Policies 2 (Design and Character) and 3 (Safeguarding and enhancing Conservation Areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan.
- 2 In the absence of an adequate Tree Survey and Arboricultural Impact Assessment and submission of the Statutory Biodiversity Metric , the applicant has failed to demonstrate the development would not cause unacceptable harm to trees or on

site habitats, or that they are capable of complying with the statutory biodiversity gain condition, contrary to Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, policy A3 (Biodiversity) of the London Borough of Camden Local Plan 2017 and Policy 18 (Trees) of the Fortune Green and West Hampstead Neighbourhood Plan.

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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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