

Application ref: 2023/0750/T
Contact: Nick Bell
Tel: 020 7974 5939
Email: nick.bell@camden.gov.uk
Date: 5 April 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Mrs Varda Korczak
Flat 2
113 Canfield Gardens
London
NW6 3DY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (Tree Preservation Order) Regulations 1999

REFUSAL OF CONSENT FOR WORKS TO TREE/S UNDER A TREE PRESERVATION ORDER

Address:
113 Canfield Gardens
London
NW6 3DY

Proposal:
REAR GARDEN: 1 x Lime - Fell to ground level.

The Council has considered your application dated 21 February 2023 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The TPO tree works application is for the removal of a mature lime tree from the rear garden of a residential property that is situated within the South Hampstead Conservation Area.

The large, mature lime tree is in extreme close proximity to the boundary between properties and is pushing the boundary wall over by direct damage. The tree forms part of a green corridor that runs along the rear gardens of Canfield Gardens and Greencroft Gardens, a significant landscape feature of the South Hampstead Conservation Area. The tree is of greater significance than the wall. Photos of the tree and wall have been included with the submission but no other documents.

The application form states that the boundary wall is at risk of collapse and the tree has to be removed to facilitate reconstruction. If the wall requires rebuilding it is likely that there is an engineering and/or design solution that allows for the boundary treatment to be reconstructed and the tree retained. No investigations of this nature appear to have to undertaken.

If the wall is in a hazardous condition it can be taken down irrespective of the tree.

The application be refused to protect the amenity the tree provides and the character and appearance of the conservation area.

Informative(s):

1

If you are unhappy with the Council's decision you may appeal within 28 days of the date of this notice by writing to The Environment Team, Room 4/04, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

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

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