

Application ref: 2023/1251/T
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Date: 11 May 2023

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Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)

PART OBJECTION TO SECTION 211 NOTICE OF WORKS TO TREE/S IN A CONSERVATION AREA

Address:

**57 Nassington Road
London
NW3 2TY**

Proposal:

REAR GARDEN: 1 x Elder (T2) - Fell and treat stump with eco plugs.

1 x Horse Chestnut (T3) - Fell and treat stump with eco plugs.

Mixed species group (TG1)- Fell and treat stumps with eco plugs.

The Council has considered your notification of intended works to trees dated 24 March 2023 and decided to **OBJECT** to the following work:

1 x Horse Chestnut (T3) - Fell and treat stump with eco plugs.

Reasons for objection:

- 1 The s.211 notification is for the removal of an elder tree, a mixed species group of trees and a horse chestnut tree from the rear garden of a residential property that is situated within the South Hill Park Conservation Area. The submission alleges that the trees are contributing to property damage at the same address.

The horse chestnut tree appears to be in at least fair condition physiologically and has a broadly-spreading pleasing form, typical of this species in maturity.

The horse chestnut tree is highly visible from the public realm. It is visible from

Hampstead Heath, the footbridge that connects Savernake Road to Hampstead Heath, the footbridge approach and from Nassington Road. The tree is also visible from the allotment site to the south of Nassington Road, adjacent to the railway line and by train passengers. The tree forms part of a green corridor along the rear gardens of the south side of Nassington Road that runs parallel to the railway line north of the embankments of the railway line. The green corridor forms a significant landscape feature, of value both aesthetically and in terms of nature conservation.

Page 13 of the The South Hill Park Conservation Area Statement states:

“There are many incidental and panoramic views in to the Conservation Area, which include the rear elevations and rear gardens of properties that back on to the Heath and Parliament Hill. The rear garden of all the houses that adjoin the Heath and embankments of the railway line and the allotments to the south of the rear gardens on the railway side of Nassington Road are important green spaces within this conservation area.”

The documents submitted with the notification allege that the trees are contributing to property damage at the same address. No Aesculus (horse chestnut) roots were found and no level monitoring data to demonstrate seasonal movement has been submitted. As such, it is considered that it has not been demonstrated that the horse chestnut tree is contributing to the damage. A tree preservation order has been served to protect the amenity the tree provides and the character and appearance of the conservation area.

A Tree Preservation Order has been served on the tree/s and no work should be carried out without the prior consent of the Council.

However, the Council would not have any objection to the carrying out of the following works:

Mixed species group (TG1)- Fell and treat stumps with eco plugs.


1 x Elder (T2) - Fell and treat stump with eco plugs.

Informative(s):

- 1 1 This notice is valid for 2 years from the date of this letter or until the work is completed, whichever is the sooner.
- 2 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 3 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For

further information contact Natural England on 0300 060 4911 or
www.naturalengland.org.uk.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above a faint rectangular stamp.

Daniel Pope
Chief Planning Officer

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.