

Application ref: 2023/1809/T
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Date: 1 June 2023

Development Management
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Sarita Mohapatra
Annesley Lodge
8 Platt's Lane
London
NW3 7NR

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)

NO OBJECTION TO SECTION 211 NOTICE OF WORKS TO TREE/S IN A CONSERVATION AREA

Address:

Annesley Lodge
8 Platt's Lane
London
NW3 7NR

Proposed Work:

FRONT GARDEN: 1 x Leyland Cypress (T1) - Fell to ground level.

1 x Leyland Cypress (T2) - Fell to ground level.

1 x Leyland Cypress (T3) - Reduce height of tree by 0.6m and width by 0.3m on each side.

The Council has considered your notification of intended works to trees dated 04 May 2023 and does not wish to object.

Informative(s):

- 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 3900 or www.naturalengland.org.uk.

- 4 Where the removal of tree(s) has taken place the owner has a duty under Section 211 of the Town and Country Planning Act 1990 (as amended) to plant a replacement. In this case the Council requires that a small tree of a suitable species be planted in a suitable spot in the front garden as a standard or heavy standard with a girth size of 10-12 or 12 – 14 cms. The ground should be prepared to the standards set out in BS5236:1975. The tree should be suitably staked and tied. The replacement should be planted by the end of the next planting season between the start of November 2023 and the end of March 2024.

Yours faithfully



Daniel Pope
Chief Planning Officer

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