

Application ref: 2023/1933/T  
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Date: 27 June 2023

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LS12 6NY

Dear Sir/Madam

## DECISION

Town and Country Planning Acts 1990 (as amended)

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

Address:

**60 Aberdare Gardens  
London  
NW6 3QD**

Description:

REAR GARDEN: 1 x London Plane (T2) - Fell and treat stump with eco plugs.  
1 x London Plane (T3) - Fell and treat stump with eco plugs.

The Council has considered your notification of intended works to trees dated 15 May 2023 and decided to **OBJECT** for the following reasons:

Reasons for objection:

- 1 The s.211 notification is for the removal of two London plane trees from the rear garden of a residential property that is situated within the South Hampstead Conservation Area. The documents submitted with the notification allege that the trees are contributing to property damage at a neighbouring property.

The two large, mature London plane trees are in excess of 20m in height. The trees are visible from the public realm, between properties on Aberdare Gardens and Goldhurst Terrace. The trees are considered to significantly contribute to the character and appearance of the conservation area and to provide amenity to the public.

The trees form part of a green corridor which runs along the rear gardens of Aberdare Gardens and Goldhurst Terrace which forms a significant landscape feature. The two trees and the green corridor collectively provides habitat potential and helps to combat climate change.

Section 5.22 of the South Hampstead Conservation Area Character Appraisal and Management Strategy states:

“Green views into verdant back gardens and into the four private open spaces also play an important part in establishing the serene suburban character of the conservation area”

Section 5.23 of the same document states:

“The conservation area generally has a decent level of tree cover which should be protected and enhanced where possible”

Section 5.25 states:

“Views along rear garden vistas and into areas of dense tree cover are characteristic of the conservation area and should be protected. Views of mature trees between buildings from the public highway provide a sense of space and openness and give the impression of properties with large rear gardens.”

The documents submitted with the notification allege that the trees are contributing to property damage at a neighbouring property. Level and/or crack monitoring data has not been included with the submission. As such, the council considered the evidence to be inconclusive as it has not been demonstrated that there is seasonal movement which is likely to be vegetation related.

The objections submitted demonstrate there is local support for the retention of the trees.

A tree preservation order has been served to protect the amenity the trees provide 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.**

Yours faithfully



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](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.