

Application ref: 2023/2822/T  
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Date: 4 December 2023

**Development Management**  
Regeneration and Planning  
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IG Environmental Services  
Unit 4  
Linnet Court  
Cawledge Business Park  
Alnwick  
NE66 2GD

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:

**29 Edis Street  
London  
NW1 8LE**

Description:

REAR GARDEN: 1 x Acer (T3) - Fell to ground level.

The Council has considered your notification of intended works to trees dated 10 July 2023 and decided to **OBJECT** for the following reasons:

Reasons for objection:

- 1 The tree has relatively low visibility from a public place being screened from the street by another tree however it may be glimpsed from Chalcot Road is highly visible from the rear of the properties along Edis Street and Princess Road. It provides screening between properties and forms part of a band of trees in rear gardens which is specifically mentioned in the Primmrose Hill conservation area appraisal. The tree is considered to make a positive contribution to the character and appearance of the conservation area.

The application alleges that the tree is causing subsidence in the nearby property. Data from soil samples taken during the site investigation indicates the presence of desiccated clay soil beneath foundation level, however the evidence submitted is not considered sufficient to attribute this to the Acer; no root samples taken from the trial pit and borehole were identified as Acer roots and

level monitoring is not considered to have been undertaken for a sufficient time period to demonstrate seasonal movement that might associated with vegetation. The evidence submitted is not considered sufficient to demonstrate that on the balance of probabilities the Acer is contributing to the damage.

A tree preservation order has been served to protect the visual amenity the tree provides and preserve the character 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer

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