

Application ref: 2024/0060/T
Contact: Liam Vincent
Tel: 020 7974 8677
Email: Liam.Vincent@camden.gov.uk
Date: 12 February 2024

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

Forbes Treecare Ltd.
6 Wentworth Gardens
London
N13 5SN

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:
47 Priory Road
London
NW6 4NS

Description:
FRONT GARDEN: 2 x Limes (T1 & T2) - Fell to ground level.

The Council has considered your notification of intended works to trees dated 08 January 2024 and decided to **OBJECT** for the following reasons:

Reasons for objection:

- 1 The s.211 notification is to remove two semi-mature Lime trees (*Tilia* sp.) in the front garden of a private residence in Priory Road, which is located within the Priory Road conservation area. The medium sized mature Lime trees are clearly visible from public places - from Abbey Road which intersects with Priory Road approximately 25m to the north of the trees, and from Priory Road itself, approximately 60m to the south and at least 100m to the north. The trees contribute to the verdant character and appearance of the conservation area, and their current management (regular reduction of the crown) is fitting with the trees found in the front gardens along Priory Road and surrounding streets in the conservation area.

The trees have not been inspected by the Council, and so no assessment of

their physiological condition can be made.

The justification for the removal of the Lime trees is due to their implication in damage to a brick built, rendered, and painted low front boundary wall. In a report provided as part of the notification of intended works, it is stated that 'The front boundary wall has subsided and distorted as a result of the presence of the lime trees. Growth of the lime trees and their roots appear to have applied some lateral pressure to the walls causing their distortion and it is likely that moisture extraction from the trees beneath the level of the foundations of the wall will have caused them to subside.'

Damage to a boundary wall is not considered to be a sufficient reason to justify the removal of trees that are worthy of protection under a TPO. It is considered likely there is a design and/or engineering solution that will allow for the reconstruction of the wall and the retention of the trees.

The council objects to the proposed removal of the Lime trees, as this would result in a significant reduction of the amenity that the trees provide in the street scene, and it is recommended that a tree preservation order be served to protect the amenity the trees provide and to help preserve 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. We will use the information you give us to help improve our services.