

Application ref: 2024/1597/T  
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Date: 24 June 2024

**Development Management**  
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Tretec  
The White House  
Scorrier  
Redruth  
Cornwall  
TR16 5AT

Dear Sir/Madam

## DECISION

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (Tree Preservation Order) Regulations 1999

### REFUSAL OF CONSENT FOR WORKS TO TREE/S UNDER A TREE PRESERVATION ORDER

Address:  
**Gardnor House**  
**Gardnor Road**  
**London**  
**NW3 1HA**

Proposal:  
(TPO REF: H13-T100 1957) REAR GARDEN: 1 x Holm Oak (T1) - Reduce crown on south side by up to 2m.

The Council has considered your application dated 23 April 2024 and decided to refuse consent for the following reason(s):

#### Reason(s) for Refusal

- 1 The TPO tree works application is for crown reduction works to a holm oak tree. The tree is within the rear garden of a residential property that is situated within the Hampstead Conservation Area. The application has been submitted on behalf of a resident in a neighbouring property.

The application tree is a large, mature holm oak tree that is highly visible from the public realm. The tree provides a high level of amenity to the public and significantly contributes to the character and appearance of the conservation area. The tree

appears to in at least fair health physiologically with an even and densely foliated crown as is typical for this species. The high value of the tree is increased further by its strategic position at the junction of Flask Walk, Well Walk, Willow Road, Gayton Road and New End Square, at what is an important location the Hampstead Conservation Area.

The proposed works are to reduce the south side of the crown, the justification for which is to attempt to reduce the amount of bird droppings on a terrace at a neighbouring property of which the tree overhangs. However, the area of the crown proposed for reduction works is not directly over the terrace. It is not clear to the council how removing material from the tree which is not over the terrace is likely to result in a reduction of bird droppings landing on the terrace. Pruning one side of the crown is likely to result in a visually unbalanced crown which is considered harmful to the amenity this high value tree provides.

The owner of the tree has objected to the proposed works. Since this application was submitted, the owner of the tree has submitted a TPO tree works application for pruning works to the whole crown, app. ref. 2024/1630/T dated 25/04/2024 which has been approved. A holistic approach to crown management is considered preferable to high value trees rather than targeting only some areas of the crown for what are considered non-essential works.

For this reasons it is recommended that the application be refused to protect the amenity the tree provides and the character and appearance of the conservation area.

Informative(s):

1

If you are unhappy with the Council's decision you may appeal within 28 days of the date of this notice by writing to The Environment Team, Room 4/04, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

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.