

Application ref: 2023/5184/T  
Contact: Nick Bell  
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Date: 2 July 2024

**Development Management**  
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Crown Tree Consultancy  
The Calder Suite  
Warehouse 4  
The Wharf  
Sowerby Bridge  
HX6 2AG

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:  
**11 Park Village West**  
**London**  
**NW1 4AE**

Proposal:  
FRONT GARDEN: 1 x London Plane (T1) - Fell to ground level.

The Council has considered your application dated 06 December 2023 and decided to refuse consent for the following reason(s):

#### Reason(s) for Refusal

- 1 The TPO tree works application is for the removal of London plane tree from the front garden of a grade II\* listed building which is a residential property situated within the Regent's Park Conservation Area.

This large, mature 20m+ London plane tree is highly visible from the public realm and is considered to significantly contribute to the character and appearance of the conservation area. The tree also contributes to the setting of the listed building. The tree survey submitted with application states the tree is in good condition both structurally and physiologically, with a 40+ year life expectancy, which is longest that can be attributed in this format of tree survey.

The tree also provides habitat potential and helps to combat climate change in an area of Camden that has poor air quality.

The application alleges that the tree is contributing to property damage at the same address. A similar application to fell the tree was submitted in 2022 ref. 2022/0564/T which was refused due to a lack of evidence to implicate the tree as a cause of the damage. The reasons for refusal for the 2022 application contained the following:

"Damage to parts of the dwelling house possibly including front steps would require supporting evidence to include: Trial pit/bore hole logs and soil analysis demonstrating the presence of desiccated clay soil beneath foundation level, root identification by laboratory analysis, results of crack and/or level monitoring over a sufficient period to demonstrate seasonal movement. Sufficient supporting evidence to justify the proposed works has not been submitted to the Council at this time."

The additional element of the report submitted with this application states:

"Therefore, regarding the dwelling of 11 Park Village West, we reiterate our previous recommendations:

- 1) Install level monitoring to ascertain the extent of any foundation movements.
- 2) Regularly inspect the masonry of the building for signs of movement (cracking) in the vicinity of T1.
- 3) If level monitoring indicates movement of the foundations, and/or if any further cracks appear, we recommend T1 is removed."

The council shares the view that level monitoring should be undertaken, along with soil investigations and root analysis in order to establish whether or not the application tree is likely to be contributing to the damage.

No additional evidence has been submitted with this application.

As such 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.

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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.