

Application ref: 2024/2040/T
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Date: 3 July 2024

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Fadwa Ammari
26 John Street
London
WC1N 2BW

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:

**26 John Street
London
WC1N 2BW**

Description:

FRONT GARDEN: 1 x Magnolia grandiflora (T1) - Fell to ground level.

The Council has considered your notification of intended works to trees dated 21 May 2024 and decided to **OBJECT** for the following reasons:

Reasons for objection:

- 1 The s.211 notification is for the removal of an evergreen Magnolia tree from within the front lightwell of a Grade II listed building situated within the Bloomsbury Conservation Area.

The Magnolia 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 contributes to the streetscene and is visible from John Street, Northington Street, and Roger Street.

The tree appears to be in at least fair condition physiologically with an even and densely foliated crown, typical of this species.

The tree provides habitat potential and helps to combat climate change in an

area of Camden with poor air quality.

The tree could be pruned to manage its size. No justification has been included with the submission to explain why it should be removed.

A tree preservation order be served to protect the amenity the tree provides and the character and appearance of the conservation area.

The council objects to the proposed works.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer

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