

Application ref: 2024/2654/T
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Dr. Simon Hochhauser
Combe Edge
4 Oak Hill Way
London
NW3 7LR
United Kingdom

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:

Combe Edge
4 Oak Hill Way
London
NW3 7LR

Description:

REAR GARDEN; 1 x Yew (Taxus Baccata) (T1) - Fell to ground level.

The Council has considered your notification of intended works to trees dated 27 June 2024 and decided to **OBJECT** for the following reasons:

Reasons for objection:

- 1 A S.211 notification has been received proposing the removal of a mature Yew tree in the rear garden of a private residence on Oak Hill Way, which is located within the Hampstead conservation area. The tree is not visible from Oak Hill Way, as the property obscures any view of it from a public place, though visibility is not a requirement for serving a Tree Preservation Order. It is growing on the edge of the woodland that separates the site address and Spedan Close estate to the north-west. The photographs submitted as supporting evidence show a well-developed and sizeable stem structure. The tree appears to be of a medium size, and what is visible from the photographic images show that the crown is exhibiting at least good health with no obvious signs of dysfunction. The tree makes a positive contribution to the leafy, verdant character of the conservation area, providing natural habitat in the form of shelter and food, and

helping to combat climate change.

The reason for the proposed removal is that the tree is that 'The roots of this tree are seriously undermining the foundation of the main house. Furthermore, we are concerned about the very precarious position of the yew tree on the edge of a path overlooking a drop'

Whilst there is visible disruption to the paving shown in the photographs submitted as supporting evidence for the notification, it is likely that an engineering solution is available to remediate this, the tree accommodated and the benefits it provides preserved. No evidence has been submitted to show any damage to the foundations of the building.

The reasons for the work are not robust enough to justify the proposed works.

The Council objects to the proposed works, and it is recommended that a Tree Preservation Order is served to protect the amenity the tree provides and 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

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