

Application ref: 2024/3063/T
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Date: 13 August 2024

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IG Environmental Services
Bembridge House
1300 Parkway
Solent Business Park
Whiteley
Hampshire
PO15 7AE

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:
29 Edis Street
London
NW1 8LE

Description:
REAR GARDEN: 1 x Acer (T3) - Fell to ground level.

The Council has considered your notification of intended works to trees dated 23 July 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 Acer tree in the rear garden of a private residence on Edis Street, which is located within the Primrose Hill conservation area.
The tree has relatively low visibility from a public place being screened from the street by another tree however it may be glimpsed from Chalcot Road is highly visible from the rear of the properties along Edis Street and Princess Road. It provides screening between properties and forms part of a band of trees in rear gardens which is specifically mentioned in the Primrose Hill conservation area appraisal. The tree is considered to make a positive contribution to the character and appearance of the conservation area.
The notification alleges that the tree is causing subsidence in the nearby property. Data from soil samples taken during the site investigation indicates the presence of desiccated clay soil beneath foundation level, and level monitoring

has been undertaken which indicates seasonal movement of the foundations that might be associated with vegetation. However, no root samples taken from the trial pit and borehole were identified as Acer roots, therefore the evidence submitted is not sufficient to attribute this to the Acer: it does not demonstrate that on the balance of probabilities the Acer is contributing to the damage. The reasons for the work are not robust enough to justify the proposed works.

The Council objects to the proposed removal of the tree and a tree preservation order will be served to protect the visual amenity the tree provides and preserve the character 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer

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