

Application ref: 2024/4175/T
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Date: 6 November 2024

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oktrees
Marina View
Liverpool Lawn
Ramsgate
CT11 9HJ

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:
49 Belsize Park Gardens
London
NW3 4JL

Proposal:
(TPO REF: 25H-T22) FRONT GARDEN: 1 x Lime (T1) - Reduce all round by up to 3m - 4m past previous reduction points to reduce the weight from crown.

The Council has considered your application dated 27 September 2024 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 TPO application proposing to reduce the canopy of the Lime tree (T1) in the front garden beyond the previous points of reduction by 3-4m due to the tree leaning and cracking the low front boundary wall. The work is proposed to reduce the weight of the canopy.
 - The tree is leaning away from the property in a similar fashion to the other front garden trees nearby.
 - The damage to the wall appears to be the displacement of the capping stone only, which is being pushed laterally out towards the footpath due to being in contact with

the stem of the tree.

- There is no evidence presented that the lean is progressing at a pace that would suggest anything other than incremental growth of the stem.
- The tree is one of a small number in the front gardens of the street - there are no LB Camden highways trees.
- The level of pruning proposed is too severe and would significantly reduce the visual amenity that the tree provides, and the positive contribution it makes to the street-scene.
- An engineering solution could be found to repair the wall structure.

It is recommended that the proposed works are refused.

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

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