

Application ref: 2024/4634/T
Contact: Nick Bell
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Date: 16 December 2024

Development Management
Regeneration and Planning
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Treehab
11 Lowfield Road
Kilburn
London
NW6 2PP

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:
10 Langland Gardens
London
NW3 6PR

Proposal:
(TPO REF: 6H-T90) FRONT GARDEN: 1 x Pine (T1) - Fell to ground level.
(TPO REF: 6H- T87) 1 x Pine (T2) - Fell to ground level.

The Council has considered your application dated 23 October 2024 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 two black pine trees from the communal front garden of a residential property that is situated within the Redington Frognal Conservation Area.

The two large, mature pine trees are highly visible from the public realm and significantly contribute to the character and appearance of the conservation area. The trees provide a high level of amenity to the public and contribute to the streetscene. The trees appear to be in at least fair physiological condition with a

significant life expectancy. The trees provide habitat potential, help to combat climate change and are drought tolerant so are well suited to future climate of inner London.

The two application trees form half of a group of four black pine trees. The trees have high value individually and as a group; the group forms a significant landscape feature.

In reference to Langland Gardens the Redington Froggnal Conservation Area Character Appraisal and Management Plan 2022, section 4.17 states:

"Mature trees are in a property at the corner with Lichfield Gardens (sic), with smaller trees in some other gardens."

10 Langland Gardens is a property at the corner with Lindfield Gardens.

The documents submitted with the application state that the removal of the tree are required to allow for the repair of the surface of the driveway which has fallen in to a state of disrepair. It is considered likely there is a design and/or engineering solution that allows for the repair of the surface without felling the trees. No other options appear to have been explored.

The loss of amenity the removal of the trees would result in would be harmful to the character and appearance of the conservation area. As such the application be refused.

Informative(s):

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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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