

Application ref: 2024/4783/T  
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Date: 16 December 2024

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Treehab  
11 Lowfield Road  
Kilburn  
London  
NW6 2PP

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:

**10 Langland Gardens  
London  
NW3 6PR**

Description:

FRONT GARDEN: 1 x Pine (T3) - Reduce height by no more than 2.5m & lateral spread by no more than 1.5m.

1 x Pine (T4) - Reduce height by no more than 2.5m & lateral spread by no more than 1.5m.

The Council has considered your notification of intended works to trees dated 23 October 2024 and decided to **OBJECT** for the following reasons:

Reasons for objection:

- 1 The s.211 notice is for the crown reduction of two black pine trees from the front garden of a residential property that is situated within the Redington Froggnal Conservation Area.

The two pine trees are highly visible from the public realm and significantly contribute to the character and appearance of the conservation area. The trees are two of four black pine trees in the front garden of the property, the other two pine trees are subject to a TPO ref. H6 1954. The four trees collectively form a

group and are visible from Langland Gardens and Lindfield Gardens.

The two trees are in at least fair condition physiologically and have a significant safe useful life expectancy. The trees form an important, uncommon landscape feature, provide habitat potential and help to combat climate change. This species is drought tolerant so is suited to the future climate of inner London.

Reducing the height of the trees by 2.5m and the spread of the trees would adversely affect the natural form of the trees. This would be harmful to the visual amenity the trees provide. The natural form of the trees would not grow back over time, the form would be permanently lost. Robust justification for the works has not been submitted.

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 trees provide a high level of public amenity, the proposed works would be harmful to 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

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: [www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.