

Application ref: 2024/5682/T  
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Mr. Simon Pearson  
26 Bartholomew Villas  
Kentish Town  
London  
NW5 2LL  
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:

**26 Bartholomew Villas  
London  
NW5 2LL**

Description:

FRONT GARDEN: 1 x Magnolia (T1) - Fell to ground level.

The Council has considered your notification of intended works to trees dated 18 December 2024 and decided to **OBJECT** for the following reasons:

Reasons for objection:

- 1 The s.211 notification is to remove one Magnolia tree (T1) in the front garden of a private residence on Bartholomew Villas, which is within the Bartholomew Estate conservation area.

The reason for the intended removal of T1 is that 'the tree has grown too large and is blocking light from our front rooms and hitting the windows. Leaf and petal fall is causing a slipping hazard for passers-by.'

This medium tree is of healthy appearance, with a largely balanced crown, is highly visible from Bartholomew Villas and Lawford Road.

- The tree makes a positive contribution to the leafy, verdant character of the conservation area, providing a rich natural habitat, softening the visible

appearance of the built structures surrounding it, with a vibrant canopy when in leaf of large green leaves and vivid pink flowers.

- The proposed removal will significantly reduce the amenity that the tree provides. The tree has well-established crown reduction points, and appears managed in this way for many years.
- Leaf and flower petals are a seasonal nuisance easily remedied.
- The deciduous canopy blocking light and contact with the building can be remedied through management of the retained tree, as has been the case historically.

The reasons for removal are not robust enough to justify the proposed removal of the tree.

The Council objects to the proposed removal of the Magnolia tree as this will have a significant and negative impact upon the local landscape. It is recommended that a Tree Preservation Order be 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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