

Delegated Report		Analysis sheet	Expiry Date:	03/03/2025
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Nick Bell			2025/0226/T	
Application Address			Drawing Numbers	
Chester Terrace Gardens Chester Terrace London NW1 4ND				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>WITHIN GARDENS: 3 x Sycamores (T218, T223 & T486) - Crown clearance above the retaining wall within the lower site level of no more than 4m from the ground level at the base and crown lift from ground level of 2m.</p> <p>1 x Norway Maple (T221) - Crown clearance above the retaining wall within the lower site level of no more than 4m from the ground level at the base and crown lift from ground level of 2m.</p> <p>1 x Lime (T488) - Crown clearance above the retaining wall within the lower site level of no more than 4m from the ground level at the base and crown lift from ground level of 2m.</p> <p>1 x Cherry (T489) - Crown clearance above the retaining wall within the lower site level of no more than 4m from the ground level at the base and crown lift from ground level of 2m.</p> <p>2 x Hollies (T494 & T496) - Crown clearance above the retaining wall within the lower site level of no more than 4m from the ground level at the base and crown lift from ground level of 2m.</p>				
Recommendation(s):	No objection to notification of intended works to tree(s) in a conservation area.			
Application Type:	Notification of Intended Works to Tree(s) in a Conservation Area			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	See below.					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Chester Terrace Residents Association submitted the following objection:</p> <p>We wish to formally oppose the planning application reference 2025/0226/T:</p> <p>2. The proposed works on the trees in Chester Terrace Gardens are to enable the unnecessary use of a huge 21 tonne excavator (photo above) for the proposed minor works planned in Chester Terrace Gardens (the rebuilding of just 1/3 of the retaining wall).</p> <p>3. Attached is the October 18th 2024 letter from Price & Myers, which provides a detailed explanation as to why the proposed tree works are unnecessary.</p> <p>4. Attached also is a copy of the Price & Myers' May 24th 2024 letter.</p> <p>5. Price & Myers is a highly reputable, expert & experienced consulting & structural engineering practise established in London in 1978, with a staff of circa 170 people. In their first 45 years they completed over 30,000 projects & won over 850 design awards.</p> <p>6. The independent, tangible evidence shows that using a 21 Tonne excavator is totally unnecessary.</p> <p>7. Attached also is a copy of the report by TZG, another structural engineer, which further corroborates the Price & Myers' analysis.</p> <p>8. Price & Myers have confirmed that the foundation piles can readily be installed using hand-held equipment and in their letter of October 18th they set out, again, the detailed technical methodology & reasoning how it is possible to install the piles so as to avoid the use of a hugely damaging 21 tonne excavator.</p> <p>9. The ramifications and impact of Price & Myers' clear-cut conclusions are substantive & material because it means that there is no justification for the needless cutting down & destruction of mature trees & mature shrubs in Chester Terrace Gardens.</p> <p>10. Additionally Nick Bell's, Camden's own Tree & Landscape Officer, email on February 21st 2024, set out detailed reasons why the trees in Chester Terrace Gardens should be protected. Moreover, he cited Local Plan policy A3. point J. which states "the council will: resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of</p>					

such trees and vegetation”.

11. The Chester Terrace Residents Association & the Chester Terrace residents hope that, after careful consideration, Camden will now review the proposed tree destruction plans of the CEPC & put a stop to their actions which will irrevocably damage & destroy Chester Terrace Gardens.

Assessment

The s.211 notification is required to allow for access facilitation pruning in order to implement planning permission ref. 2023/0282/P dated 11/07/2024.

The localised crown lifting works are required to provide access for machinery that is required to implement the aforementioned planning permission. Regulation 15 of The Town and Country Planning (Tree Preservation) (England) Regulations 2012 listed exceptions to the requirement to notify the LPA prior to undertaking tree works in conservation area.

Regulation 15 (1)(a)(i) states that s.211 shall not apply to the circumstances mention in Regulation 14. Regulation 14 (1)(a) vii states:

(vii) so far as such work is necessary to implement a planning permission (other than an outline planning permission or, without prejudice to paragraph [\(iii\)\(cc\)](#), a permission granted by or under the Town and Country Planning (General Permitted Development) Order 1995) granted on an application under Part III of the Town and Country Planning Act 1990 (control over development), or deemed to have been granted (whether for the purposes of that Part or otherwise);

As such the works are considered exempt from the requirements of s.211.

The objection submitted relates more to the planning permission in place rather than the proposed tree works.

The council does not object to the proposed works.