

Application ref: 2025/0257/T  
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Date: 12 March 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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London  
WC1H 9JE

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Artemis Tree Services Ltd  
West Hyde Nursery  
Old Uxbridge Road  
Maple Cross  
Hertfordshire  
WD3 9XY

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:  
**37 Rosendale Way**  
**London**  
**NW1 0XB**

Proposal:  
(TPO REF: C649-T7) AREA ADJACENT TO NUMBER 37: 1 x Norway Maple (*Acer platanoides*) (T1) - Section dismantle and leave stump in the ground.

The Council has considered your application dated 21 January 2025 and decided to refuse consent for the following reason(s):

#### Reason(s) for Refusal

- 1 The tree is highly visible within the street-scene of the estate, and adds considerable visual amenity value to the area, helping to soften the built structures around it. It greatly contributes to the natural habitat within the estate, which has only a handful of larger scale mature trees due to limited space available. It offers much in the way of amenity values to the wider community of the estate. There has been comment that mature trees removed across the estate in recent years is depleting the natural environment in this location, which is a densely populated and built area of the borough.

The reason given for the proposed removal is that the 'tree (is) growing in restricted small raised bed and is outgrowing it's place creating severe damage to the retaining wall with a very high chance of complete collapse causing damage to surrounding properties and/or injury to human health.'

However, an investigative report provided by an engineering consultancy gives conflicting opinion on this reasoning and states that the although the damage (vertical lean out of plumb) is demonstrably occurring, it is within acceptable tolerances and that the brick planter / wall is not at imminent risk of collapse. The report concludes that the tree is large and will 'continue to grow and exert significant force on the planter wall. It is not expected that this would be contained or withstood by the brick planter wall, although specialist design and reinforcement could potentially be considered' i.e., an engineering solution could be found.

The report also notes that the trees in the area (i.e., the estate) are larger than would be expected to be safe in relation to the proximity to the properties and hard landscaping, but that no arboricultural assessment of the health and stability of the tree has been undertaken.

On this basis, the reasons given are not robust enough to justify the tree's removal. Removal of the tree would have a significant and negative impact upon the local landscape. There is scope to reduce the tree's canopy in order to retain the tree and the values that the tree offers rather than total loss. The operational difficulties in removing the stump of the tree from its location should the tree be dismantled are acknowledged within the proposed work specification. This indicates that replacement planting is unlikely to occur in this location, despite the obligation to replant due to the tree's protected status.

It is recommended that the proposed works be 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

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.