

Application ref: 2025/1355/T  
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Pehrsson Scott Ltd.  
Cell Barnes House  
Cell Barnes Lane  
St Albans  
AL1 5AS

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:

**16 Fawley Road**  
**London**  
**NW6 1SH**

Description:

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

The Council has considered your notification of intended works to trees dated 27 March 2025 and decided to **OBJECT** for the following reasons:

Reasons for objection:

- 1 The s.211 notification is to remove (fell to ground level) a *Magnolia grandiflora* (T1) from the front garden of a private residence on Fawley Road, which is within the West End Green conservation area.

T1 is a medium (c.8m tall) tree, situated on northeast boundary of the front garden at 16 Fawley Road, which is the front left if viewing from the road in front of the property. The tree is highly visible from the western aspects of Fawley Road and Honeybourne Road, and partially visible from Crediton Hill to the east. The tree appears to be in good health with no obvious defects or dysfunction, no obvious sign of previous significant pruning and adds a high level of visual amenity to the character of the conservation area.

The tree is specified within the s211 notice to be removed 'and reduction in the stump to 500mm below ground level. Wrong tree in the wrong location and it is non-native. To be replaced with *Amelanchier lamarckii*'.

- T1 is highly visible in the local landscape.
- T1 is not known to be of any cultural or historical importance.
- T1 not an unusual species in an urban setting such as this.
- T1 is a reasonable example of its species.
- The loss of T1 would greatly reduce the visual amenity of the character of the conservation area.
- T1 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, and being evergreen variety it offers a lush and vibrant canopy and habitat all year round.

Though no reason necessarily has to be given for tree removal in a s211 notification, the loss of the amenity that the tree provides is significant, and as such the reason given for removal is not considered robust.

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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