

Application ref: 2025/0940/T
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Date: 6 May 2025

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Marcus Foster
Hole Farm
Friars Hill
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United Kingdom

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:
35 Gloucester Crescent
London
NW1 7DL

Proposal:
(TPO REF: S2-T16) FRONT GARDEN: 1 x London Plane (T1) - Reduce to 3m below existing and established pollard points. Re-pollard any remaining pollard points. Root prune selective roots 50mm - 100mm to facilitate trench and propping works.
(TPO REF: S2-T17) 1 x London Plane (T2) - Reduce to 3m below existing and established pollard points. Re-pollard any remaining pollard points. Root prune selective roots 50mm - 100mm to facilitate trench and propping works.

The Council has considered your application dated 05 March 2025 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The application is for works to two TPO London plane trees in the front garden of 35 Gloucester Crescent. The trees are well developed mature planes and would appear to be healthy and stable. They have previously been managed by reduction at a specific height. They are highly visible from the public realm and make a very high

contribution to amenity for local residents and passers by.

The current application is to reduce the trees up to 3 meters below the established point of reduction and carry out a degree of root pruning with consent to sever roots up to 100mm diameter. The works are applied for to facilitate storm and foul water utility repair works after irreparable damage in the existing services was discovered.

The route of the proposed replacement services would appear to run along the western border (lefthand side if facing the property) of the front garden which is within 1m of the Western tree (T1) and further away from the Eastern tree (T2). It would appear that root pruning upto 100mm on T1 may be damaging to the health and safety of the tree while not creating significant space for the repair works.

While an arboricultural method statement has been submitted with the application it is considered that more investigative works should be carried out such as digging an investigative trial pit, without root severance, in order to confirm that tree works to this extent is the only reasonable way forward and be more specific with which roots need to be pruned and the justification for said root pruning and crown reduction

The proposed reduction may impact on the crown formation of the trees and reduce the amenity the trees provide. The application has been refused until submitted with further justification.

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

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