

Application ref: 2025/1590/T
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Innovation Group Environmental Services
4 Linnet Court
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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:

**Garden Flat
7 Camden Terrace
London
NW1 9BP**

Description:

FRONT GARDEN: 1 x False Acacia (T2) - Fell to ground level.

The Council has considered your notification of intended works to trees dated 11 April 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 False acacia tree (labelled as 'T2' in the notification of intended works) from the front garden of a private residence on Camden Terrace, which is within the Camden Terrace conservation area.

The tree is a medium (c.12m tall) tree, situated in the southern corner of the front garden boundary at 7 Camden Terrace, which is the front right hand side if viewing from the road in front of the property, on the junction with South Villas. The tree is highly visible from Camden Terrace, Camden Square, South Villas and Canteloves Road. 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 with its attractive golden canopy contrasting with that of other trees nearby.

The reason for the intended removal of the tree is given as 'the tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability to Garden Flat/Flat B.' A site investigation has been completed which has found tree roots from the same family of tree as the False acacia and that the modified plasticity index of the soil samples taken showed the capacity for high volumetric change potential.

However, there is no assessment of damage to the building itself, either a location or level of the damage, the level monitoring provided does not show conclusive proof of cyclical movement within the building, and that there are significant issues with the drainage beneath the property with 'structural damage' being given against all four drainage run investigations.

- The tree is highly visible in the local landscape.
- The tree is not known to be of any cultural or historical importance.
- The tree is not an unusual species in an urban setting such as this.
- The tree is a good example of its species.
- The loss of the tree would greatly reduce the visual amenity of the character of the conservation area.
- 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, and offering a lush and vibrant canopy.

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 enough to remove the tree.

The Council objects to the proposed removal of the False acacia tree as this will have a significant and negative impact upon the local landscape.

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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