

Application ref: 2025/1248/T  
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Date: 12 May 2025

**Development Management**  
Regeneration and Planning  
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Mr. Nicholas Wright  
14 Downshire Hill  
London  
NW3 1NR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (Tree Preservation Order) Regulations 1999  
**GRANT CONSENT FOR WORKS TO TREE/S UNDER A TREE PRESERVATION ORDER**

Address:  
**14 Downshire Hill**  
**London**  
**NW3 1NR**

Proposal:  
(TPO REF: C839 2009) REAR GARDEN: 1 x Robinia (T1) - Crown reduction of 30%, 3.5m.  
(TPO REF: 13H-T12) FRONT GARDEN: 1 x Hawthorn (T2) - Fell to ground level.

The Council has considered your application dated 21 March 2025 and decided to grant consent subject to the following condition(s):

### **Conditions and Reasons:**

- 1 This decision is valid for 2 years from the date of this decision or until the work is completed, whichever is the sooner.

Reason: To allow the Local planning authority to monitor the completion and standards of the work.

- 2 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 3 Between November 2024 and March 2025, a hawthorn (*Crataegus monogyna*) shall be planted in the front garden of the property as a heavy standard with a girth size of 12-14cm at 1m above the root collar and no less than 2m from the location of the application tree and no less than 1m from structures unless otherwise agreed with the council in writing. The tree shall be planted and maintained in accordance with BS8545:2014.

Reason: In order to comply with s.206 of the Town and Council Planning Act 1990 (as amended).

Informative(s):

- 1 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 3900 or [www.naturalengland.org.uk](http://www.naturalengland.org.uk).

If you are unhappy with any conditions attached to this consent 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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