

Mrs Andrea Taylor
The Garden Flat
31 Lyndhurst Road
London
NW3 5PB

Application Ref: **2012/3880/T**
Please ask for: **Tom Little**
Telephone: 020 7974 **5283**

03 September 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
**PART OBJECTION TO SECTION 211 NOTICE OF WORKS TO TREE/S IN A
CONSERVATION AREA**

Address:
**31 Lyndhurst Road
London
NW3 5PB**

Proposal:
FRONT GARDEN: 1 x Plane & 1 x Maple - Reduce by 15-20%. Thin by 30%.
REAR GARDEN: 1 x Lime & 1 x Acer - Reduce by 15-20%. Thin by 30%.

The Council has considered your notification of intended works to trees dated 24 July 2012 and decided to **OBJECT** to the following work:

FRONT GARDEN: 1 x Plane & 1 x Maple - Reduce by 15-20%. Thin by 30%.

Reasons for objection:

The Acer and the Plane in the front garden are considered to provide a high level of visual amenity within the street scene and to make a positive contribution to the character of this part of the conservation area. These trees have not been reduced in the past and have developed an attractive shape and crown spread. It is considered the proposed works would be harmful to the visual amenity the trees provide and to the character of this part of the conservation area.



A Tree Preservation Order has been served to protect the visual amenity the trees provide and to preserve the character of this part 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.

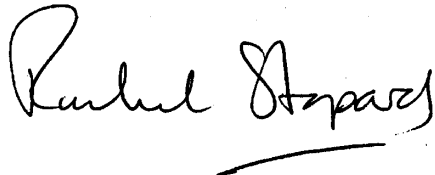
However, the Council would not have any objection to the carrying out of the following works:

REAR GARDEN: 1 x Lime & 1 x Acer - Reduce by 15-20%. Thin by 30%.

Informative(s):

- 1 This notice is valid for 2 years from the date of this letter or until the work is completed, whichever is the sooner.
- 2 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 3 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, whilst being built or in use. For further information contact Natural England on 0300 060 2634.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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