

Ashmore Arboricultural Services Ltd
40 Poets Road
Highbury
LONDON
N5 2SE

Application Ref: **2012/1960/T**
Please ask for: **Alex Hutson**
Telephone: 020 7974 **5939**

21 May 2012

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:
1 Compayne Gardens
London
NW6 3DG

Proposal:
(TPO Ref: H3) FRONT GARDEN: 4 x Lime - Fell to ground level.

The Council has considered your application dated 26 March 2012 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The trees are considered to provide a high level of visual amenity within the streetscape and to make a positive contribution to the character of this part of the conservation area. The information submitted with the application is considered insufficient to demonstrate the trees involvement in building damage and fails to justify their removal for the following reasons:



- 1) Monitoring is inconclusive and identifies opposite directions of movement within the same period untypical of vegetation related movement. It is also unclear where the monitoring positions are located. Movement also appears to be relatively minor (1-3mm) which is classified as 'slight' according to BRE. This would suggest damage is largely cosmetic.
- 2) No soil analysis demonstrating desiccated soils below foundations has been submitted.
- 3) The 2010 structural report concludes underpinning would likely not be necessary, however the same company in 2011 have identified a proposed underpinning scheme on a plan. It is not clear why this has changed and whether the underpinning will be required regardless of any tree removal.
- 4) There is no detailed description of damage and how any damage and movement relates to the trees in question. It appears the main damage is to the front steps where any cracks could be filled and further monitored to check for progressive movement.

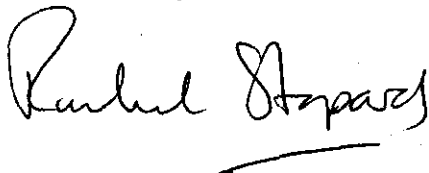
The application has been refused to protect the visual amenity the trees provide and to preserve the character of this part of the conservation area.

Informative(s):

- 1 The Council would recommend the trees are reduced to previous points of reduction in line with previous maintenance. This work should be carried out in line with recommendations set out in BS:3998 2010 and should be undertaken when the trees are dormant between November-February.

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



Rachel Stopard
Director of Culture & Environment

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.