

Mrs Mararet Lipworth-Becker
2 Wychcombe Studios
London
NW3 4HY

Application Ref: **2011/4126/T**
Please ask for: **Tom Little**
Telephone: 020 7974 **5283**

07 October 2011

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:
2 Wychcombe Studios
London
NW3 4HY

Proposal:
Rear Side:
(TPO Ref: C917) Fell of 1x False Acacia

The Council has considered your application dated 11 August 2011 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 This tree is considered to provide a high level of visual amenity within the courtyard of Wychcombe Studios as well as a degree of visual amenity to the public realm as it is visible from both Haverstock Hill and England's Lane. It is considered to make a positive contribution to the character of the conservation area. The tree appears to be in good health and is considered to have a significant safe useful life expectancy. There is little evidence of the tree causing any damage to property or that it is likely



to damage nearby utilities. The tree is forms part of the urban canopy providing cover for wildlife as well as other environmental benefits to the inner city such as pollution scrubbing. The flowers are also attractive to insects such as bees.

The applicant claims to have planning permission dating back to 1986 of which only the foundation have been implemented. If this is the case then the planning permission overrides the tree preservation order and the tree can be removed without further correspondence with the Council. However having looked at aerial photography followed by a visit to the site it would appear that the planning permission dated 3rd July 1986 ref: 86000798 has been fully implemented. As yet no succeeding planning consent has been found in our records or supplied by the applicant.

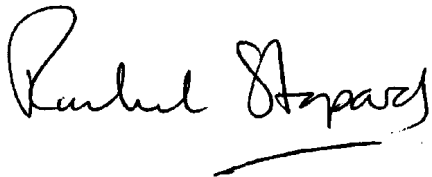
This application has been refused to protect the visual amenity the tree provides and to preserve the character of this part of the conservation area.

Informative(s):

- 1 Please be advised that any unauthorised building work resulting in the removal of the tree would be followed up with enforcement action which may result in prosecution and a fine.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment