

Trecare
Oak Tree House
Rosebank Works
Rosebank Way
LONDON
W3 6TTApplication Ref: **2011/0789/T**
Please ask for: **Alex Hutson**
Telephone: 020 7974 **5939**

06 April 2011

Dear Sir/Madam

DECISIONTown and Country Planning Acts 1990 (as amended)
Town and Country Planning (Tree Preservation Order) Regulations 1999**PART APPROVAL / REFUSAL OF WORKS TO TREE/S UNDER A TREE PRESERVATION
ORDER**Address:
**The Roundhouse
Mount Tyndal
Spaniards Road
London
NW3 7JH**Proposal:
(TPO Ref: H2) FRONT GARDEN: 1 x Oak - [Option 1] Remove. [Option 2] Reduce crown by 10-15% all round. Remove stumped branches and balance.

The Council has considered your application dated 09 February 2011 and decided the following:

a) to REFUSE : Removal of the tree

Reasons for Refusal

- 1 The Oak is around 18-20 metres in height with an estimated dbh of 900mm. It is growing in the front garden of the property and provides a high level of visual amenity within the streetscape and makes a positive contribution to the character of this part of the conservation area. It also provides important habitat for birds and insects (Oaks can support over 400 species of insect). The tree (over 100 years old) was present before the property was built and the property has been located in such a position to enable the retention of the tree within the development. The site is located adjacent to Hampstead Heath along Spaniard's Road and the tree is characteristic of species growing on the Heath. The tree appears to be in good health with a significant safe, useful, life expectancy.



The applicant states the tree is damaging the front boundary wall and wishes to remove the tree, rebuild the wall and replant with another tree. It is considered that due to the tree's age, species and prominence, it is of high value in the area and should be retained. The front boundary wall can be rebuilt in such a way to allow for the retention of the tree and any future growth. This is common practice around the Borough.

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

b) to GRANT APPROVAL for: Reduce crown by 10-15% all round. Remove stumped branches and balance.

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.

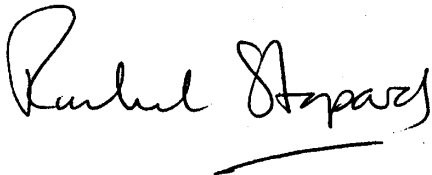
Reason: To allow the Council to monitor the completion and standards of the work.

Informative(s):

- 1 You are advised that the appropriate standards for tree work are set out in BS 3998: 1989. 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.
- 2 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.

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