

Greentrees
73c Torrington Park
London
N12 9PN

Application Ref: **2016/1048/T**
Please ask for: **Nick Bell**
Telephone: 020 7974 **5939**

05 May 2016

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:
25 Nassington Road
London
NW3 2TX

Proposal:
(TPO REF. C753-T1 2008) REAR GARDEN: 1 x Ash T1 - thin all regrowth by 50% and remove 6 to 8 small limbs from the upper crown to thin and rebalance.

The Council has considered your application dated 24 February 2016 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The multi-stemmed ash tree is situated within the rear garden of the property. The property is situated within sub area 2 of the South Hill Park Conservation Area, the statement for which refers to the rear gardens along the south side of Nassington Road, the allotments and the railway embankment as a "significant open space" and that "the relationship between the built and natural environment is an essential part of the special character of the South Hill Park Conservation Area".



The tree provides visual amenity to residents of the property, of neighbouring properties and to some degree the users of the train line which runs from east to west to the south of the property. The tree also forms part of a green corridor running along the rear gardens of the south side of Nassington Road. The residents of the property are provided with visual screening of the railway and some degree of noise reduction from rail traffic by the tree.

An application to prune the ash tree back to the previous points of reduction was approved on 19/12/2014 under ref. 2014/7178/T. During a recent site visit it was apparent that when works were carried out following the approval the tree may have been pruned by a greater degree than what was approved. In addition, the regrowth since pruning works were last carried out has not had enough time to develop. Further pruning approximately 18 months after the tree was last pruned is considered to be too soon as the tree has not had enough time to allow for carbohydrate reserves to be restored. It is considered that reducing the tree now could be detrimental to the health of the tree and would achieve little.

The reasons given for reducing the tree are:

"To allow more light to surrounding garden plantings. Routine maintenance, I believe this is carried out every 2 to 3 years."

Pruning to allow for more light to reach other plantings is not considered to justify reducing the crown of a tree subject to a TPO. Routine maintenance could be justified in future but not at this point as reducing the tree will not help to maintain the tree.

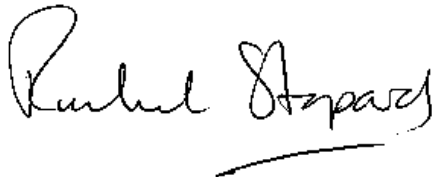
It is recommended that the application is refused to protect the visual amenity the tree provides and to protect the health of the tree.

Informative(s):

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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 Supporting Communities

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