

Environmental Services
Unit 4
Linnet Court
Hawfinch Drive
Cawledge Business Park
Alnwick
Northumberland
NE66 2GD

Application Ref: **2015/7273/T**Please ask for: **Gerry Oxford**
Telephone: 020 7974 **4983**

13 July 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:
96 Haverstock Hill
London
NW3 2BD

Proposal:
(TPO REF 35H) FRONT GARDEN: 1 x Elm - Fell

The Council has considered your application dated 23 December 2015 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The tree is considered to provide a high level of visual amenity within the streetscape and it makes a positive contribution to the character of this part of the conservation area. The tree appears to be in good health with a significant safe, useful, life expectancy.

The evidence which has been supplied with the application to remove the tree is considered to be inconclusive.



Various investigations have been carried out to the outside of the building alongside the front building façade. Desiccation and root activity was reported to have been found in the soil alongside the front building facade, however this was a significant distance from the internal passage area where the floor subsidence had occurred. It would have seemed more appropriate to carry out an investigation to the area of defect especially since previous investigations into movement at this property did not state any internal issues relating to floor subsidence.

It was also determined that significant structural works had been carried out to the property in or around 2011. A "goal post" type support was constructed to take loadings from the floors above where the internal supporting wall was removed to make way for a new bathroom. In order to construct the new support, a new concrete footing would have had to have been constructed and chasing/excavations carried out for the new plumbing. This is in close proximity to the area of the most severe subsidence.

It would have seemed appropriate to have carried out an investigation in this area to determine whether the point load introduced to the new foundation had caused subsidence or whether the excavations were suitably backfilled prior to reinstating the concrete slab.

In summary it would have been more definitive to have explored the conditions in the immediate area to determine any possible root activity and localised soil desiccation. It is considered that the evidence submitted is insufficient to demonstrate that the tree is the cause of damage.

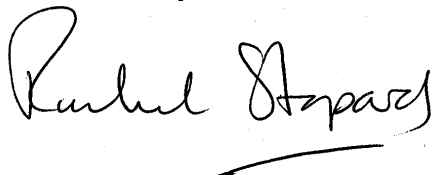
The application has been refused to protect the visual amenity the tree provides and to preserve the character of this part of the conservation area.

Informative(s):

1

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 Supporting Communities

Director of Supporting Communities

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.