

Red Carpet Estates
62 Grants Close
London
NW7 1DE

Application Ref: **2016/2525/T**
Please ask for: **Nick Bell**
Telephone: 020 7974 **5939**

08 August 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:
3 Greville Place
London
NW6 5JP

Proposal:
(TPO REF C398) WITHIN GROUNDS: 1 x Sycamore - Remove

The Council has considered your application dated 26 April 2016 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The application that has been submitted is for the removal of 2x sycamore trees that are both subject to tree preservation orders. However, one of the two trees identified by the plan included with the application, T3, is not subject to a tree preservation order and is therefore covered by the associated s.211 notification for tree works in a conservation area ref. 2016/2527/T. The Council did not object to this notification. As such, this application has been amended to cover 1x sycamore, which is T7 on the plan submitted with the application and T1 on TPO ref. C398 2003.



The sycamore tree the application relates to is situated within a nature reserve managed by the London Wildlife Trust. The tree is covered by TPO ref. C398 2003 which was confirmed in February 2004. The application is to fell the tree to ground level.

The tree is visible from the public realm and is considered to provide visual amenity and contribute to the character of this part of the conservation area. There are many trees of similar sizes and ages to the application tree along Greville Place in numerous front and side gardens. The tree this application relates to is considered to contribute to this feature.

The report states that it is based on an engineer's report written in 2007 and an arboricultural report written in 2008 amongst other sources. These sources are considered to be out of date. The report also states that:

"There is also very little monitoring of any kind available at present, so current conclusions are provisional"

As such, the report is not considered to demonstrate that T3 is the cause of property damage. If more recent, more detailed information is to become available implicating T3 or any other tree in the alleged property damage it is recommended that a new application should be submitted for The Council's consideration.

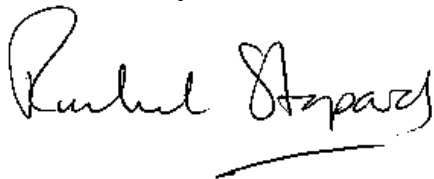
It is recommended that the application is refused to protect the visual amenity the tree provides and the character of this part of the conservation area

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



Rachel Stopard
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.