

Stiff + Trevillion
16 Woodfield Road
London
W9 2BE

Application Ref: **2016/6961/T**
Please ask for: **Gerry Oxford**
Telephone: 020 7974 4983

27 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)

PART OBJECTION TO SECTION 211 NOTICE OF WORKS TO TREE/S IN A CONSERVATION AREA

Address:
**26 Lyndhurst Road
LONDON
NW3 5PB**

Proposal:
FRONT GARDEN: 2 x Yew - Fell to ground.
REAR GARDEN: 2 x Apple - Fell to ground.

The Council has considered your notification of intended works to trees dated 19 December 2016 and decided to **OBJECT** to the following work:

2 x Yew remove (front garden)

Reasons for objection:

- 1 The Yew trees are highly visible from the public realm, it is considered they provide a high level of visual amenity and make a positive contribution to the character of the conservation area. The application states that the Yew trees are implicated in vegetation related damage on the property and should be removed. The evidence submitted with the application is not considered to conclusively prove that the trees are the cause of the damage. It is considered that the removal of the trees would be detrimental to the character of the area. It is recommended that a Tree Preservation Order is served to preserve the



visual amenity the trees provide and protect the character of the conservation area.

The remaining two Apple trees are not considered to be worthy of being brought under the protection of a TPO.

A Tree Preservation Order has been served on the tree/s and no work should be carried out without the prior consent of the Council.

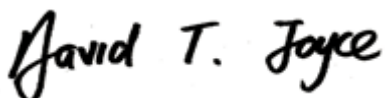
However, the Council would not have any objection to the carrying out of the following works:

2 x Apple remove (rear garden)

Informative(s):

- 1 This notice is valid for two years from the date of this letter or until the work is completed, whichever is the sooner.
- 2 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. 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.
- 3 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 from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.
- 4 You are advised that if you remove T1 and T2 (Apples) you will be in breach of condition 7 of planning permission ref. 2015/2548/P (18/05/16) in which the trees were included to be retained. As such, this may result in enforcement action. You will need to submit a variation of condition.

Yours faithfully



David Joyce
Executive Director 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.