

JCAC Limited  
The Old School  
Tittley  
Kington  
HR5 3RN

Application Ref: **2016/5512/T**  
Please ask for: **Gerry Oxford**  
Telephone: 020 7974 4983

24 December 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:  
**20 Belsize Square**  
**London**  
**NW3 4HT**

Proposal:  
(TPO REF C958) FRONT GARDEN: 1 x Horse Chestnut - Fell

The Council has considered your application dated 10 October 2016 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 the conservation area. It is one of the key trees in the street.  
As the report acknowledges the tree is a typical example of its species and is of good form and vigour.  
It is considered the evidence submitted is insufficient to implicate the tree as causing damage to the building and boundary wall. Detailed evidence would need to include :eg crack/level monitoring over a sufficient period to demonstrate seasonal



and progressive movement in relation to the moisture usage of the tree; and soil analysis showing evidence of soil desiccation below the foundations of the building and boundary walls.

The council would consider a reduction to the crown should an application be submitted.

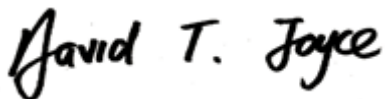
The application has been refused to protect the visual amenity the tree provides and to preserve the character of this part of the conservation area.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

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](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.