

Mishcon de Reya

Our Ref: AR/43759.3/EVC

Your Ref:

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FOR THE ATTENTION OF JAMES REMMINGTON

Camden Council
Appeals & Enforcement Team
Pancras Square
5 Pancras Road
King's Cross London
NIC 4AG

19 April 2017

BY POST AND EMAIL (JAMES.REMMINGTON@CAMDEN.GOV.UK)

Dear Sirs

Application Ref: 2017/1471/T
10 Belsize Crescent London NW3 5QU (the Property)

This firm acts on behalf of the owner of 3 Belsize Place, Belsize Park, London NW3 5AL which directly abuts the rear of the Property.

The Application seeks to fell a single sycamore tree located in the rear garden of the Property which is stated to be 'due to severance and decay' of the tree. Despite our client's immediate proximity to the subject tree, notice of the Application was not given to our client nor was it included in the list of neighbours consulted (see attached). Our client has only just become aware of this Application and strongly objects to the proposal on the following grounds:

'Severance and decay'

Please see the attached report from Landmark Trees in relation to this tree. Two site monitoring visits were carried within the last 4 months to inspect this tree (16 December 2016 and January 2017). At both times there was no sign of any root severance having occurred. Furthermore, it was noted that there were no defects within the tree, and that its structural condition was good. The report concludes that "...even if there were some decay present within the tree that was not visible to me during my original survey or site monitoring visit...sycamores are renowned for dealing with decay well".

Residential amenity

As the Council is aware, this tree is located in the Belsize Conservation Area and as such it makes an important contribution to its character, which is the very reason it is given special protection.

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There are few trees in the rear gardens of this Conservation Area, and this tree in particular provides welcome screening between the Property and our client's property. Removal of this tree would cause harm to our client's amenity and is strongly resisted.

Based on the evidence enclosed with this letter, there is no valid justification to allow this tree to be felled. However, even if there was to be some decay, this should be managed, rather than permitting the tree to be destroyed. The benefits the tree provides to the conservation area and residential amenity warrant that all reasonable measures are taken to protect and maintain this tree.

The Council is respectfully requested to refuse this application and to keep this firm apprised of any decision the Council reaches on this matter.

Yours faithfully


Mishcon de Reya LLP

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E-mail: anita.rivera@mishcon.com

Encl. Report by Landmark Trees
List of Neighbours notified of Application

cc: Nick Bell, Senior Tree Officer (nick.bell@camden.gov.uk)
Planning@camden.gov.uk



Our ref: EAD/BLS/AIA /Ltr/01

18th April 2017

To whom it may concern

Re: Sycamore at 10 Belsize Crescent, London NW3 5QU

Further to the recent submission of a Section 211 notice of the proposed felling of the sycamore tree sycamore at 10 Belsize Crescent, London NW3 5QU, I write in support of your objection to these works.

During my last site monitoring visit on 16th December 2016 to the development works at 3 Belsize Place, the tree was not evidently diseased when viewed from that site and nor was there any sign of root severance having occurred.



Photograph 1: Area adjacent to T1 sycamore following ground works

Web: www.landmarktrees.co.uk
e-mail: info@landmarktrees.co.uk
Tel: 0207 851 4544

London Office: Holden House, 4th Floor, 57 Rathbone Place London W1T 1JU

Registered Office: 15 Abbey Road, Oxford OX2 0AD

Landmark Trees is the trading name of Landmark trees Ltd. Registered in Wales. Reg No. 3882076





Site: Belsize Place Garages
Date: 18/01/2016

Appendix 1
BS5837 Tree Constraints Survey Schedule

Landmark Trees Ltd
020 7851 4544
Surveyor(s): Adam Hollis
Ref: EAD_BLS_AIA

Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diameter	Age Class	Protection Radius	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
1	Sycamore	14	5655	3.0	300	Early Mature	3.6	Normal	Good	B	2	20+	Unsuitable species for position

Extract 1: Survey schedule detailing condition of T1 on 18/01/2016

As the above extract shows, when I surveyed the tree in January 2016, I noted no defects within the tree, recording its structural condition as good.

I would comment that even if there were some decay present within the tree that was not visible to me during my original survey or site monitoring visit, this is not to say that the tree need be removed, sycamores are renowned for dealing with decay well.

I trust that this information is of use to you and please do not hesitate to contact me if I can be of further assistance.

Yours sincerely



Adam Hollis
MSc Arb F Arbor A MIC For HND Hort
Chartered Forester
Fellow & Registered Consultant of Arboricultural Association



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Planning applications

Neighbour details for Planning Application - 2017/1471/T

Location 10 Belsize Crescent London NW3 5QU

Addresses

10 Belsize Crescent, London, NW3 5QU
12 Belsize Crescent, London, NW3 5QU
8 Belsize Crescent, London, NW3 5QU
Basement Flat, 8 Belsize Crescent, London, NW3 5QU
Flat 1st Floor, 8 Belsize Crescent, London, NW3 5QU
Flat 2, 10 Belsize Crescent, London, NW3 5QU
Flat 2nd Floor, 8 Belsize Crescent, London, NW3 5QU
Flat 3, 10 Belsize Crescent, London, NW3 5QU
Flat 3rd Floor, 8 Belsize Crescent, London, NW3 5QU
Flat 4, 10 Belsize Crescent, London, NW3 5QU
Flat 5, 10 Belsize Crescent, London, NW3 5QU
Flat Ground Floor, 8 Belsize Crescent, London, NW3 5QU
Garden Flat, 10 Belsize Crescent, London, NW3 5QU

Other Information Available for Planning Application - 2017/1471/T

[Main Details](#)