

Simon Pryce Arboriculture
CP House
Otterspool Way
Watford
WD25 8HP

Application Ref: **2017/0404/T**
Please ask for: **Nick Bell**
Telephone: 020 7974 **5939**

28 April 2017

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:
Royal Free Hospital
Pond Street
London
NW3 2QG

Proposal:
(TPO REF T23) WITHIN GROUNDS: 1 x London Plane - Fell and replace

The Council has considered your application dated 23 January 2017 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The application is for the removal of a large, mature London plane tree situated within a raised area of land on the Fleet Road frontage of the Royal Free Hospital due to damage to a retaining wall in close proximity to the tree.

The tree is approx. 18m in height, is broadly spreading and is of pleasing form. The tree is highly visible from the public realm and is considered to provide a high level of visual amenity to the public. The tree is located close to the pavement on a long, straight section of Fleet Road which, combined with the broad form of the tree which



overhangs the highway, has resulted in the tree being highly prominent. The tree is visible from the Fleet Road junction with Cressey Road to the East and the Fleet Road junction with Pond Street to the West, giving public realm visibility of approx. 100m in both directions. The tree is not located within a conservation area but the tree is visible from the Mansfield Conservation Area and the Hampstead Conservation Area.

The tree is considered to have significant safe, useful, life expectancy and appears to be in good condition both structurally and physiologically with no significant defects visible from ground level.

The application has been submitted as the 1.3m high retaining wall close to the base of the tree has become damaged. It is likely that the damage is the result of direct pressure from rooting activity of the application tree.

The application includes details of different methods of rebuilding the wall from the applicant's structural engineer. The applicant's arboriculturalist has stated that all of the proposed construction methods would result in an unacceptable level of root severance therefore the tree should be felled to allow for the reconstruction of the wall.

The Council considers that the robustness of the justification submitted to remove the tree balanced with the high value of this prominent tree is disproportionate. No investigations have been undertaken to establish exactly where the roots of the tree are in relation to the wall. It is recommended that the applicant carries out further investigation to assess other methods of rebuilding the wall that involve the retention of the tree.

If The Council were to receive an application to reduce the crown of the tree by up to 3m with no final cut greater than 75mm it is likely it would be approved.

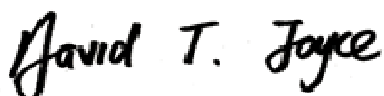
The application has been refused to protect the visual amenity the tree provides.

Informative(s):

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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



David Joyce
Director of Regeneration and Planning

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