

Simon Pryce Arboriculture
CP House
Otterspool Way
Watford
WD25 8HP

Application Ref: **2017/3738/T**
Please ask for: **Nick Bell**
Telephone: 020 7974 **5939**

25 August 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:
16 Eton Villas
London
NW3 4SG

Proposal:
(TPO REF 31H) FRONT GARDEN: 2 x London Planes - Fell

The Council has considered your application dated 30 June 2017 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The application trees are two large, mature London plane trees located within the front garden of a residential property that situated within the Eton Conservation Area. The trees are of relative uniformity in age, form and size and have developed as pair forming asymmetrical crowns as a result of each other's influence. Both trees appear to be in good physiological and structural condition and are considered to have a significant safe, useful life expectancy. The trees have been managed through repeated crown reduction over many years. Both trees are highly visible from the public realm, provide a high level of visual amenity and are considered to



significantly contribute to the character of this part of the conservation area.

The property is Grade II listed which includes the low front boundary wall where the front garden abuts the highway. The arboricultural report that has been submitted with the application states that the wall is being damaged by the trees and, as the wall is listed, must be rebuilt to the same design and the trees must be removed to facilitate this.

The wall is included in the listing of the property but this is by default, the wall is considered to be of no significant design or historical merit. Council conservation officers agree that the trees are more significant and contribute more to the character of this part of the conservation area than the low wall.

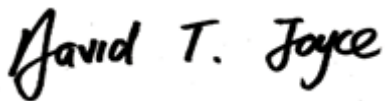
It is considered that it is likely that there is a design and/or engineering solution that would allow the wall to be rebuilt, albeit in an alternative form than the existing wall if the trees are prohibiting this, which would allow the trees to be retained.

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



David Joyce
Director of Regeneration and Planning

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