

Mrs Walters
2 The Courtyards
Wyncolls Road
Colchester
C04 9PE

Application Ref: **2017/5843/T**
Please ask for: **Nick Bell**
Telephone: 020 7974 **5939**

20 November 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:
24 Rochester Square
London
NW1 9SA

Proposal:
FRONT GARDEN: 1 x Wisteria - Fell
1 x Cherry - Fell
1 x Bay - Fell
1 x Pyracantha - Fell

The Council has considered your notification of intended works to trees dated 18 October 2017 and decided to **OBJECT** to the following work:

1x cherry - Fell

Reasons for objection:

- 1 The trees in question are growing within the front garden of a residential property situated within the Camden Square Conservation Area. The s.211 notification has been submitted by an insurance company due to alleged tree root property damage at the rear of the property.

The cherry tree is highly visible from the public realm and is considered to



provide a high level of visual amenity to the public. Many of the front gardens on this side of Rochester Square have small trees within the front gardens. The cherry tree is considered to contribute to the character of this part of the conservation area. The tree is of pleasing form, is good example of its species and has a significant safe useful life expectancy. No significant defects were noted at the time of the site visit.

No level monitoring has been carried out. The engineering appraisal report submitted with the notification state that "It is likely that movement will be of a cyclical nature" but no evidence has been submitted in support this.

The damage that has occurred is at the rear of the property and the small cherry tree is located within the front garden. It is considered highly unlikely that a tree of this size would have roots and/or a zone of influence of sufficient size to extend under the entire property that would allow for the cherry tree to be implicated in the damage.

A tree preservation order has been served on the cherry tree to protect the visual amenity the tree provides and the character of this part of the conservation area.

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.

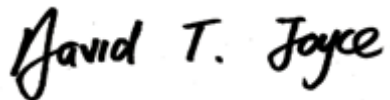
However, the Council would not have any objection to the carrying out of the following works:

1x bay, 1x Wisteria, 1x Pyracantha - Fell

Informative(s):

- 1 This notice is valid for 2 years from the date of this letter or until the work is completed, which ever 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.

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning

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.