

Innovation Group Environmental
Services
4 Linnet Court
Cawledge Business Park
Alnwick
NE66 2GD

Application Ref: **2017/6666/T**
Please ask for: **Nick Bell**
Telephone: 020 7974 **5939**

22 January 2018

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 Goldhurst Terrace
London
NW6 3HU

Proposal:
(TPO REF H5) FRONT GARDEN: 1 x Lime - Remove

The Council has considered your application dated 01 December 2017 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The application is for the removal of a mature lime tree (T1) growing within the front garden of a residential property that is situated within the South Hampstead Conservation Area. The application has been submitted because of alleged tree root damage.

T1 is a mature lime tree approx. 15m in height that has been maintained by reduction with previous pruning points at approx. 11m above ground level. The tree



appears to be in good/fair condition both structurally and physiological and to have a significant safe useful life expectancy.

The tree is highly visible from the public realm, is considered provide a high level of visual amenity to the public and to significantly contribute to the character of this part of the conservation area. There are numerous other lime trees in front gardens in this part of the South Hampstead Conservation Area that are maintained by reduction.

The structural engineer's report submitted with the application describes the damage as "Category 1 - Very Slight" in line with BRE Digest 251. Digest 251 describes this level of damage as "Fine cracks which can be treated easily using normal decoration."

The crack monitoring shows a minute amount movement of a maximum of approx. 0.75mm that is not considered to be conclusive.

The until 2012 T1 had been maintained by reduction. It appears that the tree has not been pruned since then. Pruning has been discounted as an effective method of managing the tree and therefore the damage although it is not clear why that is the case, particular when lime trees are able to tolerate regular pruning well. It is considered likely that if an application were to be submitted to prune the tree back to the previous points of reduction or by up to 2m beyond the existing points of reduction on a triennial basis it would be approved.

The level of harm caused to the character of this part of the conservation area if the tree were to be removed is considered disproportionate to the low level of damage.

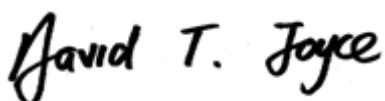
The application has been refused to protect the visual amenity the tree provides and the character of this part of the conservation area.

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



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.