

All Aspects Tree Services
Manor Cottage
46 Church Street
Cogenhoe
Northampton
NN7 1LS

Application Ref: **2018/0401/T**
Please ask for: **Nick Bell**
Telephone: 020 7974 **5939**

15 March 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:
**Elm Village (comprising Barker Drive
Rossendale Way
St Pancras Way
Bergholt Mews & Blakeney Close)
London
NW1**

Proposal:
TPO REF (C649) VARIOUS WORKS TO VARIOUS TREES, including:
4 x Ash - Fell
2 x Sycamore - Fell
1 x Paulownia - Fell

The Council has considered your application dated 24 January 2018 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The application is for various works to various trees, including tree removals, from communal areas within a privately owned and managed housing estate.



The site has a high number of trees for a housing estate given its inner-London location. The trees are considered to significantly contribute to the character of the area and are much enjoyed by its residents.

While it is considered that some of the proposed works are appropriate, there are major failings in the application. The plan submitted with the application is incorrect, showing trees in the wrong locations. Many trees are misidentified.

No justification for the works was included with the application. When justification for the works was requested, the reasons given were not considered robust enough e.g. the presence of a fungal bracket with no reference to or quantification of associated decay should decay be present.

No details of replacement planting were included with the application. When details were requested the response given was that "replanting would not be an option due to the lack of space and the high density of trees in other areas. The council does not share this view.

It is considered likely that an application to carry out some tree works at the site would be approved, however the trees should be resurveyed and the application be revised and resubmitted with proportionate justification.

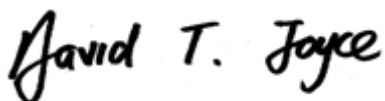
The application has been refused to protect the visual amenity the trees provide and the character of the area.

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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