

Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Application Ref: **2018/4532/T**
Please ask for: **Nick Bell**
Telephone: 020 7974 **5939**

05 November 2018

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)

OBJECTION TO SECTION 211 NOTICE OF WORKS TO TREE/S IN A CONSERVATION AREA

Address:
1 Boscastle Road
London
NW5 1EE

Description:
REAR GARDEN: 1 x Common Yew (T1) - Fell and remove

The Council has considered your notification of intended works to trees dated 20 September 2018 and decided to **OBJECT** for the following reasons:

Reasons for objection:

- 1 The s.211 notification is for the removal of a yew tree from the rear garden of a residential property that is situated within the Dartmouth Park Conservation Area.
The tree is visible from the public realm at least two vantage points, from Boscastle Road and from Dartmouth Park Road.
The tree is considered a good example of its species with no significant defects visible from ground level. The tree appears to be in good condition both structurally and physiologically with a significant safe useful life expectancy.
The tree provides screening between properties, protecting the privacy of residents.
The tree is yet to reach its ultimate size and form and has the space to achieve



those as it is at the back of the rear garden away from buildings. The property has the largest rear garden in this part of the conservation area. The submission suggests that tree has outgrown its position, the council does not share that view.

The Dartmouth Park Conservation Area Statement states:

4.3 The semi-rural quality of this area on the fringes of the Heath, with the leafy feel of its tree canopy is an important aspect, and a correlative factor is the quality of darkness at night to which Parliament Hill Fields, the schools, the Greens, the back-lands of Mansfield Bowling Club and Kenlyn Tennis Club, and the large trees in streets and gardens, together with Highgate Cemetery contribute so significantly.

The removal of the tree in question, which provides screening from light pollution due to its dense evergreen crown, would be harmful to this character.

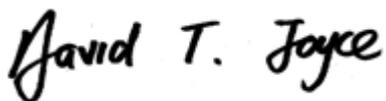
The rear gardens of Grove Terrace, the west side of Boscastle Road, the south side of part of Woodsome Road and the north side of part of Dartmouth Park Road collectively form a large green space which is compounded by the deeper than average gardens in this part of the conservation area.

There are at least five other yew trees of similar age and size as the tree in question within the rear gardens of the area listed above, many of which are visible from Grove Terrace Mews. The yew trees are considered characteristic of this part of the conservation area, the removal of one of these yew trees would be harmful to this character.

The council received a significant number of objections from local residents, a ward councillor, The Grove Terrace Association and the Dartmouth Park CAAC, which is considered to show that there is public support for the retention the tree.

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.

Yours faithfully



David Joyce
Director of Regeneration and Planning

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