

MWA Arboriculture Ltd
Bloxham Mill Business Centre
Barford Road
Bloxham
Banbury
Oxfordshire
OX15 4FF

Application Ref: **2015/3096/T**
Please ask for: **Gerry Oxford**
Telephone: 020 7974 **4983**

24 July 2015

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:
7 Rosslyn Hill
London
NW3 5UL

Proposal:
(TPO REF. C1135) REAR GARDEN:T1 1 x Sycamore, T2 1 x Birch and T3 1 x Lime -
Remove

The Council has considered your application dated 29 May 2015 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The trees provide a high level of visual amenity within the garden areas to the rear of 7 Rosslyn Hill and are visible from the public realm. They are considered to form an important part of a corridor of greenery along the rear boundary of these properties which is characteristic of the area. They provide screening between properties and provide valuable habitat for local wildlife.

The application alleges that the trees have been implicated in vegetation related



property damage at number 9 Rosslyn Hill. It is considered that the evidence supplied with the application is insufficient to justify the removal of the trees

There are various anomalies in the information submitted to the council, some of these are outlined below.

Investigations identify varying foundation levels below the building which could result in differential movement however nowhere in the report is this investigated.

Level monitoring generally identifies minimal movement which could be a result of natural evaporation processes.

The Arboricultural report (19 May 2015) states that no survey of the drains at the property was undertaken. This should to be undertaken to establish the condition of drains, as cracked drains could be the cause of the alleged damage.

The reports indicate that roots of an Ash, Lime and Acer tree where found as deep as 3m below ground level, the council considers it necessary that evidence of rooting activity at this depth is submitted to implicate the trees in the alleged damage. Most tree roots are found in the first 60cm below ground and in exceptional circumstances up to 1 metre below ground level.

The report shows that although the Ash tree is 15.8m from the garage that roots from this tree of up to 10mm diameter where discovered up to 3m below the surface. The council would like an explanation for this.

The evidence submitted is considered inconclusive, additional evidence is required to demonstrate that roots are present at the stated depths and locations

The report states that reduction works to the trees is not appropriate, however suitable reduction/maintenance works can reduce the leaf volume and water uptake of trees and limit any future potential for subsidence

The application states that the damage would cost up to £15,000 to repair if the trees were to be retained but no breakdown of costs has been supplied to justify this figure or give the council an opportunity to comment.

The council is of the opinion that there are some unusual findings in this case and requests further information and explanations.

The application has been refused to protect the visual amenity the tree provides and preserve the character of the conservation 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



Ed Watson
Director of Culture & Environment

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.