



**Regeneration and Planning
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Environmental Services
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Application Ref: **2019/5262/T**
Please ask for: **Nick Bell**
Telephone: 020 7974 **5939**

02 December 2019

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:

**10 Regent's Park Terrace
London
NW1 7EE**

Description:

REAR GARDEN: 1 x London Plane (T1) - Fell to ground level.
1 x London Plane (T2) - Fell to ground level.

The Council has considered your notification of intended works to trees dated 15 October 2019 and decided to **OBJECT** for the following reasons:

Reasons for objection:

- 1 **Public visibility**
Both trees are visible from the public realm from Inverness Street and Gloucester Terrace.

Contribution to the character of the Primrose Hill Conservation Area

Both trees are considered to significantly contribute to the character of this part of the conservation area and to enhance the setting of Grade 2* listed nos. 1-22 Regent's Park Terrace and Grade 2* listed nos. 52-70 Gloucester Crescent. Page 21 of the Primrose Hill Conservation Area Statement (PHCAS) refers to

the importance of views along Inverness Street towards Gloucester Crescent: *“This is a wide road that forms a transition from the lively urban character of Camden Town to the more sedate leafy character of the Conservation Area. Views along Inverness Street are therefore of significance, particularly the view west that is terminated by villas on Gloucester Crescent and the backs of properties on Regent’s Park Terrace.”* The trees in question contribute to these views and the sedate leafy character of the conservation area. Page 22 of the PHCAS states, in reference to Gloucester Crescent:

“Although there are no street trees, this road has a predominantly green character”. The trees in question contribute to the green character. Page 22 of the PHCAS goes on to state, in reference to 50, 51 and 51a Gloucester Crescent that:

“These houses are small in scale, being two storeys high, affording views from Gloucester Crescent of trees in rear gardens and taller properties on Regent’s Park Terrace and Oval Road.” Both trees are visible from this position and contribute to this important view.

The communal garden at the front of Regent’s Park Terrace is a London Square, designated under the London Squares Act. The mature trees in the communal garden are subject to a tree preservation order ref. S2-G1. The trees in question, and the other mature trees that form a line along the rear gardens of Regent’s Park Terrace, mirror those in the communal garden and form a significant landscape feature that should be protected. In reference to the rear gardens of Regent’s Park Terrace, the PHCAS states:

“These garden spaces make a significant cumulative contribution to the green character of the Conservation Area and are clearly visible from the Gloucester Crescent, where there are significant gaps between the properties on Oval Road and Nos. 50 & 70 Gloucester Crescent.”

Climate change and ecological services

The annual mean NO₂ levels for 2016 at Regent’s Park Terrace was between 40 and 43 microgrammes per metre cubed (ug/m³). This fails to meet the mean objective of the London Air Quality Network. This is likely to be a direct result of the road network surrounding Regent’s Park Terrace, with regular road traffic congestion at Camden High Street to the East, Parkway to the South and Prince Albert Road to the West contributing to these elevated levels.

A tree of the same species and of a similar size and form as the two trees in question is listed in Camden’s i-Tree survey as responsible for approx. 33kg of carbon sequestration per year and removing approx. 630g of air borne particulate pollution per year. As such, both of the trees in question are valuable assets in response to climate change, particularly in this location.

Consultation responses

The council received 12 objections from local residents, including objections from the owner of the trees and from the insurance policy holder. The objections received are considered to demonstrate that there is much support for the retention of the trees from local residents.

Alleged vegetation related property damage

No information has been submitted regarding what measures other than removing the trees could be used to address the damage. Information regarding the costs of repair works has not been submitted.

The council objects to the proposed works for the reasons stated above.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name.

Daniel Pope
Chief Planning Officer

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.