

Property Risk Inspection Limited  
2 The Courtyards  
Wyncolls Road  
Colchester  
CO4 9PE  
Essex

Application Ref: **2019/5749/T**  
Please ask for: **Nick Bell**  
Telephone: 020 7974 **5939**

19 December 2019

Dear Sir/Madam

## DECISION

Town and Country Planning Acts 1990 (as amended)

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

Address:

**Manor Mansions  
Belsize Grove  
London  
NW3 4NB**

Proposal:

IN GROUNDS FRONT: Lime x5 (TG1) - Repollard to lowest historical pollard point.

Lime x3 (TG2) - Repollard to lowest historical pollard point.

Lime x4 (TG4) - Repollard to lowest historical pollard point. Cherry x1 (TG4) - 70% by vol crown reduction and biennial pruning to maintain 2019 reduced dimensions

The Council has considered your notification of intended works to trees dated 14 November 2019 and decided to **OBJECT** to the following work:

Lime x5 (TG1) - Repollard to lowest historical pollard point.

Lime x3 (TG2) - Repollard to lowest historical pollard point.

Lime x 4 (TG4) - Repollard to lowest historical pollard point.

Reasons for objection:

- 1 The trees are highly visible from the public realm; from Belsize Grove, Belsize Park Gardens and Lambolle Grove and are considered to provide a high level of visual amenity to the public.



The collective impact of the trees forms a major landscape feature and significantly contribute to the character of this part of the conservation area. Belsize Grove and Belsize Park Gardens both have many properties with pollarded lime trees in front gardens, which are considered to be integral to conservation area's character. In reference to Belsize Grove, page 13 of the Belsize Park Conservation Area Statement states that:

"The mature trees in front of most properties are important elements in the street."

The documents submitted with the notification allege that the trees are contributing to property damage. However, the root identification document shows that live lime roots were found in only TP1/BH3, one of the three trial pits/bore holes created. This is not considered robust enough justification to reduce the height of all of the tree limes to the lowest historical pollard point.

Reducing the height of the approx. 15m tall limes trees to the lowest historic pollard point (approx. 3m above ground level) would adversely affect the visual amenity the trees provide and permanently alter the form of the trees. This would cause an unacceptable level of harm to the character of this part of the conservation area.

**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.**

However, the Council would not have any objection to the carrying out of the following works:

Cherry x1 (TG4) - 70% by vol. crown reduction and biennial pruning to maintain 2019 reduced dimensions.

Informative(s):

- 1 This notice is valid for 2 years from the date of this letter or until the work is completed, whichever is the sooner.
- 2 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 3 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or [www.naturalengland.org.uk](http://www.naturalengland.org.uk).

Yours faithfully



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](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.