

GHG
Barclays House
20 - 24 Upper Market Street
Eastleigh
Hants
SO50 9FD

Application Ref: **2020/0040/T**
Please ask for: **Nick Bell**
Telephone: 020 7974 **5939**

06 February 2020

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:
13 Wilmot Place
London
NW1 9JP

Proposal:
REAR GARDEN: 1 x Eucalyptus (T3) - Fell to ground level.

The Council has considered your application dated 03 January 2020 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The tree provides a high level of amenity to the public and contributes to the character and appearance of this part of the conservation area. The tree is of pleasing form and is considered to be a good examples of its species. While the tree is situated within the rear garden of the property, it is visible from the public realm when looking north east along the rear gardens of Wilmot Place from Rochester Place.
The application alleges that the tree is contributing to property damage at the same address. No level or crack monitoring details have been submitted to demonstrate



that the movement is seasonal and therefore vegetation related. No evidence of roots were found during the trial pit investigations. No details of drainage inspections have been included. As such, the details submitted within the application are not considered sufficient to implicate the tree as the cause of the damage.

The application be refused to protect the visual amenity the tree provides and the character and appearance of the conservation area.

Informative(s):

- 1 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.

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



Daniel Pope
Chief Planning Officer

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