

Application ref: 2019/6192/T  
Contact: Tom Little  
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Date: 13 February 2020

**Development Management**  
Regeneration and Planning  
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Wassells Arboricultural Services  
15 Norcombe House  
Wedmore Street  
Islington  
London  
N19 4RD

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:  
**o/s 37 - 80 Langbourne Mansions**  
**Langbourne Avenue**  
**Holly Lodge Estate**  
**London**  
**N6 6PR**

Proposal:  
OUTSIDE FRONT: 4 x Leyland Cypress (T1, T2, T3 & T4) - Fell to ground level.

The Council has considered your application dated 11 December 2019 and decided to refuse consent for the following reason(s):

#### Reason(s) for Refusal

- 1 The cypresses are highly visible from the public realm, they are considered to provide visual amenity and to make a positive contribution to the character of the conservation area. They provide habitat to wildlife and contribute to pollution reduction and the urban forest canopy and mitigation against the effects of climate change.

The application states shading of nearby flats and parking spaces, their overbearing presence as well as damage to local infrastructure including the road, footpaths,

verge embankments and collapsed drains as reasons for removal. Additionally that the trees are beginning to show signs of decline due to Phytophthora.

It is accepted that the trees are beginning to show signs of Phytophthora infection, however this is still relatively minor and not yet considered to have significantly impacted on the visual amenity the trees provide or to have caused the trees to become a health and safety issue.

The damage to the road and footpath is not considered to be a sufficient reason to justify the removal of trees that are protected by a TPO and could be repaired in such a way as to reduce the future impact the trees.

The damage to the drains requires repair, where drains are repaired with modern materials it is unlikely that such damage would reoccur.

The issues of shading or trees being overbearing are not considered to be sufficient justification for removing trees that are protected by a TPO. The issues of leaf litter and bird droppings are considered to be maintenance issues and are likewise not sufficient reasons to justify removal of protected trees.

On balance, it is considered that the trees are still worthy of retention at the present time and that the reasons given are not sufficient to justify their removal. The application has been refused to protect the visual amenity the trees provide, preserve the character of the conservation area and maintain their contribution to the urban forest canopy and local environment.

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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