

Application ref: 2020/0182/T  
Contact: Nick Bell  
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Date: 27 February 2020

**Development Management**  
Regeneration and Planning  
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MWA Arboriculture Ltd  
Bloxham Mill Business Centre  
Barford Road  
Bloxham  
Banbury  
OX15 4FF

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:

**28A Glenilla Road**  
**London**  
**NW3 4AN**

Description:

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

The Council has considered your notification of intended works to trees dated 15 January 2020 and decided to **OBJECT** for the following reasons:

Reasons for objection:

- 1 The s.211 notification is for the removal of large, mature London plane tree from the rear garden of a residential property that is situated within the Belsize Park Conservation Area. The notification has been submitted by a insurance company on behalf of a policy holder at a different address. The notification alleges that the tree is implicated in vegetation-related property damage. This 22m tall mature plane tree is a dominant tree and is likely the largest in the immediate vicinity. Despite its rear garden position, the scale of the tree is such that is highly visible above buildings from the public realm. The tree is visible from Glenoch Road, Haverstock Hill and Glenilla Road, both from outside 28 Glenilla Road and also when looking north west along the rear gardens of Glenilla Road and Belsize Park Gardens. The tree is part of a belt of trees along the rear gardens of Belsize Park Gardens

and Glenilla Road, which is considered to be a significant landscape feature. The tree is considered to significantly contribute to the character and appearance of this part of the conservation area and to provide a high level of visual amenity to the public.

No level monitoring data has been submitted with the notification to demonstrate that the property damage is vegetation related.

The evidence submitted is not considered sufficient to demonstrate that the tree in question is contributing to the damage.

A tree preservation order has been served to protect the visual amenity the tree provides and 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.**

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.