

Application ref: 2020/1467/T
Contact: Nick Bell
Tel: 020 7974 5939
Date: 5 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Trevor Heaps Arboricultural Consultancy Ltd
12 Plover Drive
Milford on Sea
SO41 0XF

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:

**14 Prince Arthur Road
London
NW3 6AU**

Description:

REAR GARDEN: 3 x Limes (G1) - Fell to ground level.

The Council has considered your notification of intended works to trees dated 25 March 2020 and decided to **OBJECT** for the following reasons:

Reasons for objection:

- 1 The s.211 notification is for the removal of three mature lime trees from the rear garden of a residential property that is situated within the Fitzjohns/Netherhall Conservation Area.

The three lime trees are of a similar size and form, and form a cohesive group. The trees are lapsed pollards and have been managed by reduction. They are approx. 16m in height.

The group of trees is visible from the public realm when looking north from Prince Arthur Road as no. 14 is semi-detached, affording views in to the rear garden. The group of trees is considered to provide visual amenity to the public and to contribute to the character and appearance of this part of the conservation area. The group of trees provide privacy and help to combat

climate change.

The trees are to be retained as part of planning permission ref. 2018/4749/P dated 30th July 2019. An application to discharge the tree protection details condition associated with that permission has been submitted and is yet to be determined. The details include the retention of the three lime trees.

There have been at least three trees removed from the property under three separate s.211 notifications since 2018. The slow erosion of trees from this part of the conservation area is considered to be harmful to its character and appearance. The removal of other trees has subsequently increased the visibility of the trees in question from the public realm thus increasing their value to the public.

The arboricultural report submitted with the s.211 notification suggests that the trees should be removed as they are damaging a boundary wall. It is considered likely this simple structure could be rebuilt with a design and/or engineering solution that would allow for the retention of the trees.

The report also states that epicormic growth and honeydew are reasons to remove the trees. These are considered natural occurrences that do not justify the removal of the trees.

The reports goes on to state that there may be decay in the pollard points of the trees. This is not substantiated or quantified in any way. The arboricultural report submitted with the application to the discharge the tree protection details condition of the aforementioned planning permission, which was written by the same arboricultural consultant, states that the trees are of normal physiological condition and fair structural condition with a life expectancy of 40+ years. No reference to decay is made. In the same report the lime trees are categorised as category B in line with BS5837:2012.

Details of proposed replacement planting are included with the report submitted with the s.211 notification, however when determining a s.211 notification conditions cannot be used so replacement trees cannot be secured via this mechanism.

A tree preservation order has been served to protect the visual amenity the trees provide and the character and appearance 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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint circular stamp.

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.