

Application ref: 2020/0732/T
Contact: Tom Little
Tel: 020 7974 6266
Date: 23 April 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

Mr. Richard Galbraith
Basement Flat
10 Chalcot Square
London
NW1 8YB

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (Tree Preservation Order) Regulations 1999

PART APPROVAL / REFUSAL OF WORKS TO TREE/S UNDER A TREE PRESERVATION ORDER

Address:
10 Chalcot Square
London
NW1 8YB

Proposal:
FRONT GARDEN: 1 x Hornbeam:
Option 1 - Fell to ground level.
Option 2 - Reduce by 30% approx. 1.5 - 2m.

The Council has considered your application dated 13 February 2020 and decided the following:

a) to REFUSE :

FRONT GARDEN: 1 x Hornbeam:
Option 1 - Fell to ground level.

Reasons for Refusal

- 1 The hornbeam is highly visible from the street and is considered to provide a high level of visual amenity and to make a positive contribution to the character

of the conservation area. The tree is visible for the full length of Chalcot Road and is one of the few trees present on the street. The removal of this tree would have a significant impact on the street scene.

The reasons given for removing the tree (option 1) relate to the lateral expansion of the main stem encroaching on the entranceway to the property. While it is understood that this may be an inconvenience it is not considered a sufficient reason for removing such a prominent tree, which is protected by a tree preservation order. No evidence demonstrating that the entrance is blocked to an unacceptable degree has been submitted with the application. Alternative solutions such as moving the entrance should be explored.

This part of the application has been refused to protect the visual amenity the tree provides and preserve the character of the conservation area.

b) to GRANT APPROVAL for:

FRONT GARDEN: 1 x Hornbeam:
Option 2 - Reduce by 30% approx. 1.5 - 2m.

Conditions and Reasons:

- 1 This decision is valid for 2 years from the date of this decision or until the work is completed, whichever is the sooner.

Reason: To allow the Local planning authority to monitor the completion and standards of the work.

- 2 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

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

A handwritten signature in black ink, appearing to read 'DPope', is centered below the closing text.

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.