

Application ref: 2020/1610/T  
Contact: Nick Bell  
Tel: 020 7974 5939  
Email: [nick.bell@camden.gov.uk](mailto:nick.bell@camden.gov.uk)  
Date: 9 June 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Innovation Group Environmental Services  
4 Linnet Court  
Cawledge Business Park  
Alnwick  
NE66 2GD

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:  
**10 Regent's Park Terrace**  
**London**  
**NW1 7EE**

Proposal:  
REAR GARDEN: 2 x London plane trees (T1 & T2) - Fell to ground level.

The Council has considered your application dated 06 April 2020 and decided to refuse consent for the following reason(s):

#### Reason(s) for Refusal

- 1 The TPO was served in August 2019 in response to s.211 notice ref. 2019/5262/T, The Council objected to the works. The supporting evidence submitted with this TPO tree works application contains the same data and information as that submitted with s.211 notice ref. 2019/5262/T. A more recent addendum report has also been included with this application that summarises the information submitted.

#### Public visibility

Both trees are visible from the public realm from Inverness Street and Gloucester Terrace.

### Contribution to the character of the Primrose Hill Conservation Area

Both trees are considered to significantly contribute to the character of this part of the conservation area and to enhance the setting of Grade 2\* listed nos. 1-22 Regent's Park Terrace and Grade 2\* listed nos. 52-70 Gloucester Crescent. Page 21 of the Primrose Hill Conservation Area Statement (PHCAS) refers to the importance of views along Inverness Street towards Gloucester Crescent:

"This is a wide road that forms a transition from the lively urban character of Camden Town to the more sedate leafy character of the Conservation Area. Views along Inverness Street are therefore of significance, particularly the view west that is terminated by villas on Gloucester Crescent and the backs of properties on Regent's Park Terrace."

The trees in question contribute to these views and the sedate leafy character of the conservation area. Page 22 of the PHCAS states, in reference to Gloucester Crescent:

"Although there are no street trees, this road has a predominantly green character".

The trees in question contribute to the green character. Page 22 of the PHCAS goes on to state, in reference to 50, 51 and 51a Gloucester Crescent that:

"These houses are small in scale, being two storeys high, affording views from Gloucester Crescent of trees in rear gardens and taller properties on Regent's Park Terrace and Oval Road."

Both trees are visible from this position and contribute to this important view. The communal garden at the front of Regent's Park Terrace is a London Square, designated under the London Squares Act. The mature trees in the communal garden are subject to a tree preservation order ref. S2-G1. The trees in question, and the other mature trees that form a line along the rear gardens of Regent's Park Terrace, mirror those in the communal garden and form a significant landscape feature that should be protected. In reference to the rear gardens of Regent's Park Terrace, the PHCAS states:

"These garden spaces make a significant cumulative contribution to the green character of the Conservation Area and are clearly visible from the Gloucester Crescent, where there are significant gaps between the properties on Oval Road and Nos. 50 & 70 Gloucester Crescent."

### Climate change and ecological services

The annual mean NO<sub>2</sub> levels for 2016 at Regent's Park Terrace was between 40 and 43 microgrammes per metre cubed (ug/m<sup>3</sup>). This fails to meet the mean objective of the London Air Quality Network. This is likely to be a direct result of the highway network surrounding Regent's Park Terrace, with frequent road traffic congestion at Camden High Street to the East, Parkway to the South and Prince Albert Road to the West contributing to these elevated levels.

A tree of the same species and of a similar size and form as the two trees in question is listed in Camden's i-Tree survey as responsible for approx. 33kg of carbon sequestration per year and removing approx. 630g of air borne particulate pollution per year. As such, both of the trees in question are valuable assets in response to climate change, particularly in this location.

Consultation responses

The council received six objections from local residents, including objections from the insurance policy holder. The objections received are considered to demonstrate that there is much support for the retention of the trees from local residents

Informative(s):

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

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.