

Application ref: 2020/2488/T
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Date: 14 July 2020

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MWA Arboriculture Ltd
Bloxham Mill Business Centre
Barford Road
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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:
38 Priory Road
London
NW6 4SJ

Description:

REAR GARDEN: 1 x Horse Chestnut (T1) - Pollard at approx. 6m to 7m high. (In keeping with T2, T3 and T4).

1 x Horse Chestnut (T2) - Re-pollard to previous points at approx. 7m.

1 x Lime (T3) - Re-pollard to previous points at approx. 6m.

The Council has considered your notification of intended works to trees dated 05 June 2020 and decided to **OBJECT** for the following reasons:

Reasons for objection:

- 1 The s.211 notice is for the pollarding of a lime tree and two horse chestnut trees to 6m above ground level. The trees are in the rear garden of a residential property situated within the Priory Road Conservation Area. The submission alleges that the influence of the trees is contributing to the property damage at a neighbouring property.

The trees form part of line of large mature trees long the rear gardens of Priory Road and Priory Terrace. The trees collectively form an important landscape feature which significantly contributes to the character and appearance of the

Priory Road Conservation Area.

The trees form part of a green corridor along the rear gardens and provide screening between properties. The trees help to combat to climate change and remove airborne particulate pollution

The trees are visible from the public realm when looking south from Abbey Road down the rear gardens of Priory Road and Priory Terrace and also between properties from both roads, which are largely semi-detached. The conservation area statement refers to these important views:

"Because of the number of semi-detached buildings there are many gaps providing views to back gardens, mature trees and the rear of properties."

The documents submitted with the notice allege that the trees are contributing to property damage at a neighbouring property, however no level or crack monitoring has been submitted. The property damage is classified as "slight" in line with table 1 of BRE 251. The same documents states in relation to this level of damage:

"Cracks easily filled. Recurrent cracks can be masked by suitable linings."

The proposed pollarding is extreme and would remove a large degree of the amenity the trees provide. It would disrupt the relative uniformity of the line of trees long these rear gardens. This would cause harm to the character and appearance of the conservation area and the landscape feature the trees collectively form.

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



Daniel Pope
Chief Planning Officer

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