

Application ref: 2020/2301/T  
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Date: 17 July 2020

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Sedgwick UK Ltd.  
Unit 4  
North Court  
South Park Business Village  
Armstrong Road  
Maidstone  
Kent

Dear Sir/Madam

## DECISION

Town and Country Planning Acts 1990 (as amended)

### **PART OBJECTION TO SECTION 211 NOTICE OF WORKS TO TREE/S IN A CONSERVATION AREA**

Address:

**89 Priory Road  
London  
NW6 3NL**

Proposal:

REAR GARDEN: 1 x Horse Chestnut (T1) - Fell to ground level.  
1 x Cypress (T2) - Fell to ground level.

The Council has considered your notification of intended works to trees dated 22 May 2020 and decided to **OBJECT** to the following work:

1 x horse chestnut (T1) - Fell to ground level.

Reasons for objection:

- 1 The s.211 notice is for the removal of a horse chestnut tree and a cypress tree from the rear garden of a residential property that is situated within the South Hampstead Conservation Area. The documents submitted with the notice allege that the tree is contributing to the property damage at a neighbouring property.

The horse chestnut tree is visible from the public realm from Cleve Road more than its rear garden position would suggest as 89 Priory Road is close to junction with Cleve Road. The tree is considered to provide amenity to the public and to contribute to the character and appearance of this part of the conservation area.

The horse chestnut tree largely shields the cypress tree from public view. As such, the cypress tree is considered less significant to the character and appearance of the conservation area than the horse chestnut tree.

Paragraph 5.25 of The South Hampstead Conservation Area statement states:

*Views along rear garden vistas and into areas of dense tree cover area characteristic of the conservation area and should be protected. Views of mature trees between buildings from the public highway provide a sense of space and openness and give the impression of properties with large rear gardens.*

The notice alleges that the trees are responsible for property damage a neighbouring property. No level or crack monitoring data has been included to demonstrate that the movement is likely to be vegetation related.

Drain investigations have found some drainage runs to be unserviceable and in need of repair. Leaking drains may be contributing to the damage.

A tree preservation order has been served on the horse chestnut tree to protect the amenity the tree provides 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.**

However, the Council would not have any objection to the carrying out of the following works:

1 x cypress (T2) - Fell to ground level.

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.