

Application ref: 2020/2979/T  
Contact: Nick Bell  
Tel: 020 7974 5939  
Email: [nick.bell@camden.gov.uk](mailto:nick.bell@camden.gov.uk)  
Date: 12 August 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)

Microbee Tree Management Ltd  
Unit 7  
Saxon Business Centre  
41-59 Windsor Avenue  
London  
SW19 2RR

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:

**30 Downshire Hill  
London  
NW3 1NT**

Description:

FRONT GARDEN: 1 x Magnolia (T1) - Fell to ground level.

The Council has considered your notification of intended works to trees dated 06 July 2020 and decided to **OBJECT** for the following reasons:

Reasons for objection:

- 1 The s.211 notification is for the removal of a Magnolia tree from the front garden of a residential property that is situated within the Hampstead Conservation Area.

The tree is highly visible from the public realm and provides visual amenity to the public. The tree contributes to the streetscene, and the character and appearance of the conservation area. Downshire Hill has many small to medium sized trees in the front gardens of residential properties which is characteristic of this part of the conservation area. This links in with Hampstead Heath at the NE end of Downshire Hill. The amenity that the "spill over" of greenery from Hampstead Heath into front gardens should be protected.

The tree appears to be in at least fair condition and has a significant safe useful

life expectancy. The submission alleges that the tree is contributing to structural damage, however no details were included. The agent was contacted to provide details but a response was not received.

If the wall is to be rebuilt due to damage, it is likely there is a design and/or engineering solution that would allow for the wall to be rebuilt and the tree retained.

The application states that the tree will be replaced; however, a replacement tree cannot be secured by condition when determining a s.211 notice. As such the proposed replacement planting is unenforceable and therefore cannot be used as justification for the works.

The objections are considered to demonstrate that there is local support for the retention of the tree.

It is recommended that a TPO be served 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.**

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name of the signatory.

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.