

Application ref: 2020/4640/T
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Date: 3 November 2020

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Barton Hyett Associates Ltd
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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:

**7 St John's Wood Park
London
NW8 6RE**

Proposal:

ON LAND ADJACENT TO FRONT GARDEN: 1 x London Plane - Fell to ground level.

The Council has considered your application dated 09 October 2020 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The TPO tree works application is for the felling of a London plane on the corner of St John's Wood Park and Boundary Road. The tree is not situated within a conservation area.

This large, mature tree is highly visible from the public realm and is considered to significantly contribute to the character of the area. The tree provide a high level of amenity to the public.

The tree is approx. 20m in height. The statement from the arboriculturalist states the that "No significant defects in the tree's structural condition or health were observed

at the time of the inspection and it was therefore considered to be a category A (high-quality) tree as per the recommended categorisation method of BS5837."

The documents submitted with the application state that the roots of the tree are damaging drainage runs. This can be addressed by severing the roots which have enter the pipes and then lining the pipes. The tree does not have to be felled to facilitate this.

The appendix document includes a letter from structural engineers but no supporting evidence has been included to demonstrate that the tree is contributing to movement. Level monitoring data reports, soil investigations, borehole results, root identification investigation results have not been submitted. In the absence of these documents the Council considers insufficient evidence has been submitted to support this claim.

The application has been refused to protect the amenity the tree provides and the character and appearance of the area.

Informative(s):

1

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

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