

Application ref: 2020/3837/T
Contact: Nick Bell
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Date: 23 November 2020

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UGL Ltd.
9a Thorny Hill
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LA9 7AL

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:
The Water House
Millfield Lane
London
N6 6HQ

Proposal:
FRONT GARDEN: 1 x Oak - Reduce crown by up to 2m.

The Council has considered your application dated 13 August 2020 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The application is for a 2m crown reduction of an oak tree in the rear garden of residential property that is situated within the Highgate Conservation Area.

The oak tree is mature with veteran features and is therefore of high ecological value. The proximity of the tree to Hampstead Heath further increases the value of the tree in terms of the high biodiversity of the surrounding area and the contribution the tree makes to the area.

The application is for a 2 metre crown reduction. The justification for the works is that

there is a cavity on the stem at crown break and the works will reduce the weight of limbs to lessen the likelihood of failure. The presence of a cavity is not considered to automatically justify a reduction of a mature tree with veteran features, particularly an oak tree given the high strength and density of the wood in this species.

No information regarding the size/depth of the cavity or quantification of the associated decay has been included with the application. Given the age and condition of the tree, a 2m reduction is considered not to be a detailed enough pruning specification. The proposed works could be harmful to the long-term health of the tree and its ecological value. Robust justification for the works has not been included with the application.

The property in which the tree is situated is under development. It is recommended that the condition of the tree is re-assessed once development works are completed to allow for a more detailed, less uniform pruning specification to be devised, if pruning works are justified.

The application has been refused to protect the long-term health and high biodiversity value of the tree and amenity it provides.

Informative(s):

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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. We will use the information you give us to help improve our services.