

Application ref: 2020/2196/T
Contact: Tom Little
Tel: 020 7974 6266
Email:
Date: 13 January 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

MWA Arboriculture Ltd
Bloxham Mill Business Centre
Barford Road
Bloxham
Banbury
OX15 4FF

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:
20 Daleham Gardens
London
NW3 5DA

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

The Council has considered your application dated 20 May 2020 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The copper beech tree is highly visible for the entire length of Daleham Gardens, approximately 250m in each direction and is visible from Nutley Terrace, Akenside Road and Belsize Lane. It is considered to provide an extremely high level of visual amenity to the public and to make a positive contribution to the character and appearance of the conservation area. According to the Fitzjohn's Netherhall Conservation Area Statement, 'large mature trees have a presence in every view'. The beech is estimated to be around 100 years old has an approximate height and crown spread of 20m and 14m respectively, making it a very significant presence in such views. The tree is among the finest examples of the species in the borough and is something of a landmark tree due to its prominent position in the street.

Daleham Gardens is completely lacking street tree planting which further adds to the importance of front garden trees, particularly majestic specimens such as this. The annual mean NO2 levels for 2016 in Daleham Gardens was between 40 and 43 micrograms per cubic metre (ug/m3). This fails to meet the mean objective of the London Air Quality Network. According to data from Camden's i-Tree survey, trees of the same species and of a similar size and form as the tree in question were, on average, responsible for approx. 25kg of carbon sequestration per year and removing approx. 612g of air borne particulate pollution per year. As such, the tree in question is a valuable asset in response to pollution and climate change, particularly in this location.

The tree would appear to be in good health with a safe useful life expectancy in excess of 20 years. A CAVAT valuation of the tree has estimated the value of the tree and the amenity services it provides to the public at £195,666.

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

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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