

Application ref: 2020/4281/T
Contact: Nick Bell
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Date: 18 January 2021

Development Management
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MWA Arboriculture Ltd
Bloxham Mill Business Centre
Barford Road
Bloxham
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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:

**15 Maresfield Gardens
London
NW3 5SN**

Proposal:

REAR GARDEN: 1 x Oak (T2) - Fell to ground level.

The Council has considered your application dated 18 September 2020 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The application is for the removal of an oak tree from the rear garden of a residential block that is situated within the Fitzjohn's Netherhall Conservation Area. The application alleges that the oak tree is contributing to structural damage of an external staircase. The staircase begins at ground level and terminates at a first floor terrace at the rear of the property. The 17m mature oak tree is visible from the public realm between properties and contributes to the character and appearance of the conservation area. the tree provides amenity to the public. It is likely that the tree is older than the property where the damage has taken place. Oak trees perform a value function of removing airborne particulate pollution. The

tree is approx. 100m from Finchley Road, which had more than 58 microgrammes of Nitrogen Dioxide per cubic metre in 2016, the most recent year for which accurate data is available. This fails the annual mean objective for NO2 level and is the uppermost level on the scale.

Oak trees provide a high level of habitat potential and support more species than any other tree native to the UK.

The damage is recorded at cat. 5, "severe" in accordance with B.R.E. Digest 251. It is likely that major repairs will be required whether or not the oak tree is removed. The estimated cost of repairs is £20,000. The CAVAT value of the tree is approx. £39,400.

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

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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