

Application ref: 2021/0075/T
Contact: Tom Little
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Date: 28 April 2021

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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:
37 Lancaster Grove
London
NW3 4HB

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

The Council has considered your application dated 07 January 2021 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The beech is highly visible from the street and 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. The tree is visible from most of the length of Lancaster Grove, from the end of Crossfield Road 150m to the West and to the East it is visible for at least 100m, as far as the bend in the road. The tree is visible over the rooftops along Lancaster Drive, from the corner of Belsize Square around 100m away. The removal of this tree would have a significant impact on the street scene. The loss of front garden trees is stated to be a current issue in the Belsize Conservation Area Statement.

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 £370,735.

The application has been refused to protect the visual 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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