

Application ref: 2021/5100/T
Contact: Tom Little
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Date: 20 December 2021

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Stephan Pericleous
Basement
20 College Crescent
London
NW3 5LL

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 College Crescent
London
NW3 5LL

Proposal:
REAR GARDEN: 1 x Robinia (False acacia) (T1) - Fell to ground level.

The Council has considered your application dated 18 October 2021 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The Robinia is visible from the street on Belsize Park and Buckland Crescent as well as from the rear of the properties on these streets as well as College crescent. The tree is considered to provide visual amenity and to make a positive contribution to the character and appearance of the conservation area.

The application alleges that the tree is implicated in subsidence at an adjacent address. While roots likely to be emanating from the Robinia have been identified below foundation level, no crack or level monitoring demonstrating seasonal movement or data from soil analysis demonstrating desiccation have been submitted. It is considered that insufficient data has been submitted to demonstrate

that the tree is implicated in the damage and justify the removal of a tree that is protected by a tree preservation order.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer

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