

Application ref: 2022/0247/T
Contact: Nick Bell
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Date: 16 March 2022

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Dr. Stella Khan
Mill House
Mill Lane
Newbold-on-Stour
CV37 8DR

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:
44 Denning Road
London
NW3 1SU

Proposal:
REAR GARDEN: 2 x Limes (T1 & T2) - Fell to ground level.

The Council has considered your application dated 21 January 2022 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The application is for the removal of two lime trees from the rear garden of a residential property that is situated within the Hampstead Conservation Area. Both trees are subject to a TPO ref. H13 1957 - G3.

The two mature lime trees are highly visible from the public realm and significantly contribute to the verdant character and appearance of the conservation area. The trees are situated within the rear garden but as the property is on a corner plot the trees are prominent in the streetscene on the Pilgrim's Lane frontage. The trees provide a high degree of amenity to the public.

The trees appear to be in at least fair condition and have a significant safe useful life expectancy. The trees have been maintained by crown reduction.

The trees are in contact with the boundary wall, which has been modified historically to allow for the retention of the trees. The boundary wall is considered subordinate to the trees. There is likely to be a design and/or engineering solution that would allow for the wall to be reconstructed and the trees retained. Input from a structural engineer has not been included with the submission, options that allow for the retention of the trees do not appear to have been explored.

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

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

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