

Delegated Report

Officer

Liam Vincent

Application Number(s)

2023/1488/T

Application Address

Salcombe Lodge, 1 Lissenden Gardens, London
NW3 4EE

Proposal(s)

FRONT GARDEN:

1 x Hornbeam (sld.1) - Raise lower canopy to 3m over public footpath.

1 x Wild Cherry (sld.2) - Prune in accordance with annotated photo.

1 x Hornbeam (sld.5) - Raise lower canopy to 5m over road.

1 x Hornbeam (sld.6) - 2m canopy reduction. Raise lower canopy over footpath to 3m and over road to 5m. Cut back off streetlamp to provide 1m - 2m clearance.

1 x Laburnum (sld.7) - Fell to ground level.

Recommendation(s):

No Objection to Works to Tree(s) in CA

Application Type:

Notification of Intended Works to Tree(s) in a Conservation Area

Consultations

Adjoining Occupiers:

No. notified

46

No. of responses

1

No. of objections

0

Summary of consultation responses:

The Council received one consultation response which is summarised below:

- Why is this work proposed? When will you consult neighbours? Havent we felled enough trees already in Camden without destroying more for no apparant reason? It's nothing more than corporate vandalism.*

CAAC/Local groups* comments:

*Please Specify

None

Assessment

The S.211 notification is to carry out pruning works to three Hornbeam trees, a Cherry tree and to fell a small dead Laburnum tree in the front garden of a residential block situated within the Dartmouth Park Conservation Area.

The three semi/early mature Hornbeam trees form a group along the front of the block on Lissenden Gardens, returning at the junction with Gordon House Road towards the building, providing a cohesive amenity screen from the highway. They appear to be in good physiological and structural condition and with the Council owned/maintained street trees form part of the canopy cover that lines Lissenden Gardens. The trees are highly visible from the public realm and contribute somewhat to the character and appearance of the conservation area. Their canopies are beginning to encroach upon the highway, and one is engulfing a street lighting column.

The early/semi mature Cherry tree appears to be in good condition. It is of limited visibility from the public realm, situated behind the Hornbeam tree adjacent to the car park access for the building.

The small Laburnum tree is next to the footpath on the corner of the site (the junction with Gordon House Road) and is dead – if it were to collapse there is a strong chance it would land on the highway.

The proposed works are to provide clearance to the highway, mitigate risk and are considered minor in nature.

A consultation response was submitted asking why the work has been proposed, and when the neighbours would be consulted. Justification of proposed works is not a validation requirement for a conservation area tree works notification, though the application form does give reasons for the works: the three Hornbeam trees are to be pruned to provide a clear height clearance of the canopies over the highway and to clear the street lighting, the proposed maintenance work to the Cherry tree is of a minor nature and the Laburnum tree is dead. The consultation process consisted of 46 letters to the owners/occupiers of neighbouring properties which were sent 11/04/2023 and online e-alerts.

It is not expedient for the council to serve a TPO to protect the trees.

The council does not object to the proposed works.