

Delegated Report

Officer

Liam Vincent

Application Number(s)

2023/1563/T

Application Address

12A Lancaster Grove
London
NW3 4NX

Proposal(s)

Original proposal: T1 - Chestnut Tree - Reduce all round by 2-3m

Amended proposal: FRONT GARDEN: 1 x Chestnut (T1) - Lift lower canopy to 5.2m AGL (from ground level) over the highway, 4m AGL over the driveway, 3m AGL over the footpath; Prune branches back (PBB) from the lighting column to leave 1.5m clearance minimum; PBB from building to give 2m clearance maximum. All final pruning cuts should be no more than 50mm diameter, and no more than 2m from current edge of crown.

Recommendation(s):

Approve application for works to tree covered by a TPO

Application Type:

Application for works to a tree covered by a TPO

Consultations

Adjoining Occupiers:

No. notified

0

No. of responses

1

No. of objections

1

Summary of consultation responses:

The Council received an objection to the original tree work specification proposed:

*I object strongly to the proposal to drastically cut back this healthy, magnificent horse chestnut tree. There is no reason given and the proposed action is completely unwarranted.
Also, the lime tree (T2) is not located within the premises.*

CAAC/Local groups* comments:

*Please Specify

None

Assessment

The TPO application is to prune a large mature Horse Chestnut tree in the front garden area 'all round by 2-3m' of a residential property that is also within the Belsize Park conservation area.

The tree is highly visible in the street environment and provides a high level of visual amenity and screening / softening of the building behind. It contributes highly to the character and appearance of the conservation area.

This species of tree is naturally of a broad, spreading domed form, which becomes more so with maturity. The tree is now very close to touching the building it is growing next to, is starting to encroach upon the street lighting, the necessary highway clearances, and clearance that will prevent the reasonable use and enjoyment / occupation of the property it is growing on. It is considered a reasonable response to carry out some regular, sympathetic pruning work so that the tree can be retained within this residential environment.

With this in mind an amended specification for works has been submitted and accepted by the Council.

The Lime tree mentioned in the response is being addressed under a separate s.211 notification.