

# Delegated Report

**Officer**

Tom Little

**Application Number(s)**

2022/3761/T

**Application Address**52 Regent's Park Road  
London  
NW1 7SX**Proposal(s)**

REAR GARDEN: 1 x London Plane (T1) – Fell to ground level

**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

11

No. of responses

10

No. of objections

0

**Summary of consultation responses:**

The Council received 9 objections to the application and one support. All comments can be viewed online.

**CAAC/Local groups\* comments:**

\*Please Specify

None

## Assessment

The plane is highly visible from the rear of the properties on Regent's Park Road and the Auden Place estate. It provides a high level of visual amenity and makes a positive contribution to the character and appearance of the area. It is worthy of the protection of a TPO.

The application alleges that the tree is contributing to clay shrinkage subsidence in the adjacent property. The evidence submitted is sufficient, on the balance of probabilities, to demonstrate that the tree is a contributory factor in the subsidence.

It is recommended that the application is approved.

It is recommended that a Tulip tree (*Liriodendron tulipifera*) is required as a replacement, the species have lower water demand than plane but will grow to a similar stature and ultimately replace the lost visual amenity.