

Delegated Report

Officer

Tom Little

Application Number(s)

2023/0582/T

Application Address

11 Park Village West
London
NW1 4AE

Proposal(s)

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

Recommendation(s):

Refuse 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

3

No. of responses

0

No. of objections

0

Summary of consultation responses:

None

CAAC/Local groups* comments:

*Please Specify

None

Assessment

The plane is highly visible within Park Village West and also visible from Albany Street. The tree is considered to provide a very high level of visual amenity and to make a positive contribution to the character and appearance of Park Village West and the Regents Park conservation area. It would appear that the tree is in good condition and has a significant safe useful life expectancy likely to be in excess of 40 years as stated in the Crown Consultancy Arboricultural Report submitted in support of the application.

The application alleges that the tree is causing damage to the property in the form of cracking and displacement of the asphalt driveway, paving slabs, front steps and the walls of the planter the tree is growing within. Damage to driveways, paving slabs and planters would not normally be considered sufficient to justify works which would have such a significant impact on a tree that is worthy of protection with a tree preservation order. Alternative engineering solutions should be sought to remedy such issues. Alternatively evidence should be submitted demonstrating that alternative solutions have been researched and indicating why these are not appropriate in the circumstances.

Damage to parts of the dwelling house possibly including front steps would require supporting evidence to include: Trial pit/bore hole logs and soil analysis demonstrating the presence of desiccated clay soil beneath foundation level, root identification by laboratory analysis, results of crack and/or level monitoring over a sufficient period to demonstrate seasonal movement.

Sufficient supporting evidence to justify the proposed works has not been submitted to the Council at this time. The application includes historical damage to the building to strengthen the argument for carrying out tree works, however no evidence demonstrating the trees involvement in this damage was submitted with the application.

It is recommended that the application is refused to protect the visual amenity the tree provides and preserve the character and appearance of the conservation area