

Delegated Report		Analysis sheet	Expiry Date:	08/12/2023
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Nick Bell			2023/4340/T	
Application Address			Drawing Numbers	
136 Haverstock Hill London NW3 2AY				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
FRONT GARDEN: 1 x False Acacia (T4) - Fell to ground level.				
Recommendation(s):		No objection to notification of intended works to tree(s) in a Conservation Area.		
Application Type:		Notification of intended works to tree(s) in a Conservation Area.		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	03	No. of objections	03
			No. electronic	00		
Summary of consultation responses:	<p>The council received three consultation responses summarised as:</p> <ul style="list-style-type: none"> • The tree is important to the view up and down Haverstock Hill. • The application should be refused and the tree saved. • Is there an environmental fund in Camden that could be used to offset some of the cost for the property owners? • Removing the tree would set a precedent for tree felling. • No tree should be removed unless there are exceptional circumstances. • The structural damage is described as "slight foundation movement" • The damage was exacerbated by the hot dry summer of 2022. • Further monitoring with further crown reduction and root pruning should be carried out. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Belsize Society submitted the following objection:</p> <ul style="list-style-type: none"> • This False Acacia is a fine mature tree, highly visible from the street and for a considerable distance up and down Haverstock Hill. It makes a major contribution to the streetscape and has significant amenity value. Felling the tree should be the last resort after all other options have been explored. The structural damage is described as "slight foundation movement" (Pyle Engineering Report), "minor foundation movement of front entrance steps" and "the structural significance of the damage was found to fall within Category 2 (Slight) BRE Digest 251" (MWA Revised Arboricultural Appraisal Report." It is acknowledged by all parties that the damage was exacerbated by the exceptionally hot, dry summer of 2022. As such, it would appear that the situation does not require immediate drastic action. Rather than felling the tree, a programme of pruning should be undertaken over the next few years to see if this is effective in solving the problem. 					

Assessment

The TPO application is for the removal of a Robinia tree from the front garden of a residential property that is situated within the Parkhill Conservation Area. The application alleges that the tree is contributing to property damage.

The Robinia tree is highly visible from the public realm and contributes to the character and appearance of the conservation area. The tree provides a high level of amenity to the public.

A s.211 notification ref. 2023/3260/T to remove the tree was submitted in mid-2023 due to alleged tree related property damage. The evidence submitted was not considered robust enough to demonstrate that on balance of probability the tree was a causal factor in the damage. Level monitoring data was not submitted. The council objected to the removal of the tree on 18/09/2023 and a tree preservation order was served to protect the tree.

Since the tree preservation order was served the council has been sent level monitoring data which is considered to demonstrate seasonal movement, likely to be vegetation-related. As such the council has not confirmed the TPO and the tree's protection reverts to conservation area status only.

This species does not tolerate pruning well and the degree of pruning required to sufficiently control the level of moisture uptake to stop the movement would remove a vast proportion of the amenity the tree provides. This, in conjunction with the evidence previously submitted, is considered sufficient to justify the removal of the tree.

The council does not object to the proposed works.