

Delegated Report

Officer

Liam Vincent

Application Number(s)

2023/5045/T

Application Address

1 Dartmouth Park Avenue, London NW5 1JL

Proposal(s)

FRONT GARDEN: 4 x Lime (Tilia sp.) (T1-4) - 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

Consultations

Adjoining Occupiers:

No. notified

6

No. of responses

1

No. of objections

0

Summary of consultation responses:

None

CAAC/Local groups* comments:

*Please Specify

One response was received from the Dartmouth Park Conservation Area Advisory Committee:

The very low front wall needs to be rebuilt with new coping stones as at No 3 Dartmouth Park Avenue to the right of the photograph.

Suggest pollarding the 4 Lime trees (T1 - T4), rather than removing the trees to ground level as requested and possibly granting TPOs. However, I appreciate the insurer's problem created by the tree roots.

Assessment

The S.211 notification is to carry out works to four semi-mature Lime trees in the front garden of a private residence on Dartmouth Park Avenue, situated within the Dartmouth Park Conservation Area.

The proposed work is to remove the four Lime trees as they are '*damaging front wall...The reason for the proposed work is that the residents cannot get insurance at the moment as companies are not happy with tree foundation disturbance. We plan to plant a new tree in the centre of the front garden.*'

The trees are clearly visible from the Highway of Dartmouth Park Avenue and Laurier Road, however past management of the trees i.e., total crown removal leaving the straight portion of stem ~3m tall, which were then repeatedly pruned has significantly reduced their visual amenity and as a result they are considered to be of poor form. The trees cannot be pollarded any further as there is no crown and a cut to reduce the height of the remaining stems would result in very large diameter final cuts that the trees would be unlikely to recover from.

The applicant has stated that a replacement tree is planned for the front garden.

As the trees are not of unusual, rare species or any known cultural or historic value and are not exemplary specimens, it is not expedient for the Council to serve a TPO.

The council does not object to the proposed works.