

Delegated Report

Officer

Tom Little

Application Number(s)

2023/4983/T

Application Address10 Priory Road
London
NW6 4SG**Proposal(s)**

FRONT GARDEN: 1 x Lime (T1) - Fell to ground level.

Recommendation(s):

Objection to Works to Tree(s) in CA

Application Type:

Notification of Intended Works to Tree(s) in a Conservation Area

Consultations**Adjoining Occupiers:**

No. notified

9

No. of responses

0

No. of objections

0**Summary of consultation responses:**

None

CAAC/Local groups***comments:**
*Please Specify

None

Assessment

The lime is highly visible for a considerable distance along Priory Road, it is a reasonably large tree in the context of the area. The tree has been managed by reduction which has effected its form however this is characteristic of trees in the area. The lime is considered to provide visual amenity and to make a positive contribution to the character and appearance of the conservation area.

The section 211 notification alleges that the tree is causing damage to the adjacent building in the form of clay shrinkage subsidence. No evidence linking the tree to the damage or demonstrating clay shrinkage subsidence is occurring has been submitted with the notification and the submission is therefore not sufficient to justify the removal of a tree that is worthy of protection by a tree preservation order (TPO). Suitable evidence would include: crack and/or level monitoring demonstrating cyclical movement, evidence of lime roots beneath foundation level, results of laboratory analysis of soil from beneath foundation level showing the presence of desiccated clay soil.

It is recommended that a TPO is served to protect the visual amenity the tree provides and preserve the character and appearance of the conservation area.