

Delegated Report

Officer

Liam Vincent

Application Number(s)

2024/0060/T

Application Address

47 Priory Road, London NW6 4NS

Proposal(s)

FRONT GARDEN: 2 x Limes (T1 & T2) - Fell to ground level.

Recommendation(s):

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

20

No. of responses

1

No. of objections

1

Summary of consultation responses:

One objection to the proposed works was received, which is summarised as follows:

- *'The planning request follows a rejection from the address in question to create a parking space, on the front garden, which will be entirely inappropriate - at least on today's regulations and strategy planning from the council - to build.'*
- *'That 47 Priory Road has already felled 5 trees that were located in the back garden.'*

CAAC/Local groups* comments:

*Please Specify

None received.

Assessment

The s.211 notification is to remove two semi-mature Lime trees (*Tilia sp.*) in the front garden of a private residence in Priory Road, which is located within the Priory Road conservation area. The medium sized mature Lime trees are clearly visible from public places – from Abbey Road which intersects with Priory Road approximately 25m to the north of the trees, and from Priory Road itself, approximately 60m to the south and at least 100m to the north. The trees contribute to the verdant character and appearance of the conservation area, and their current management (regular reduction of the crown) is fitting with the trees found in the front gardens along Priory Road and surrounding streets in the conservation area.

The trees have not been inspected by the Council, and so no assessment of their physiological condition can be made.

The justification for the removal of the Lime trees is due to their implication in damage to a brick built, rendered, and painted low front boundary wall. In a report provided as part of the notification of intended works, it is stated that *‘The front boundary wall has subsided and distorted as a result of the presence of the lime trees. Growth of the lime trees and their roots appear to have applied some lateral pressure to the walls causing their distortion and it is likely that moisture extraction from the trees beneath the level of the foundations of the wall will have caused them to subside.’*

Damage to a boundary wall is not considered to be a sufficient reason to justify the removal of trees that are worthy of protection under a TPO. It is considered likely there is a design and/or engineering solution that will allow for the reconstruction of the wall and the retention of the trees.

The council objects to the proposed removal of the Lime trees, as this would result in a significant reduction of the amenity that the trees provide in the street scene, and it is recommended that a tree preservation order be served to protect the amenity the trees provide and to help preserve the character and appearance of the conservation area.