

Delegated Report

Officer

Tom Little

Application Number(s)

2023/4711/T

Application Address75 Aberdare Gardens
London
NW6 3AN**Proposal(s)**

FRONT GARDEN: 1 x Cypress (T3) - Fell to near ground level and treat stump to inhibit regrowth.

Recommendation(s):

No 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

32

No. of responses

n/a

No. of objections

2**Summary of consultation responses:**

None

CAAC/Local groups* comments:

*Please Specify

The Council received one response from CRASH as follows:

CRASH strongly objects to the felling of this tree which is highly visible from the public realm. This application is submitted by the arboriculturist/insurers acting for the neighbouring property at no. 73 Aberdare Gardens where "slight cracking" to the front of the property is being experienced seasonally and CRASH notes the separate current application to remove the TPO oak tree in the front garden at no.73 as part of the same insurance claim. CRASH also notes that another front garden tree (false acacia/robinia) was given permission previously and subsequently removed. Taken collectively, if permitted, this would represent the removal of three highly visible trees in the front gardens of the conservation area with a consequential detrimental effect on the environment and Camden's efforts with regard to the "climate change emergency". In the case of this cypress perhaps reduction of it would be a better solution to see if this reduces the seasonal clay shrinkage which has been monitored. The cumulative effect of all the insurance claims for subsidence being made in the South hampstead area will be the complete loss of any vegetation and particularly any mature trees if this trend of felling continues.

Assessment

The cypress is highly visible from the public realm and is considered to make a positive contribution to the character and appearance of the conservation area.

The notification alleges that the tree is causing subsidence in an adjacent property. The evidence submitted in support of this allegation includes: the presence of shrinkable clay soils below foundation level, the presence of cypress roots, level monitoring results showing cyclical movement. The evidence submitted is considered to demonstrate that, on the balance of probabilities, the tree is a causative agent of the damage occurring. It is therefore not expedient to bring the tree under the protection of a tree preservation order.

The Council does not wish to object to the removal of the cypress.