

Delegated Report

Officer	Application Number(s)						
Liam Vincent	2024/0138/T						
Application Address							
49 Ornan Road, London NW3 4QD							
Proposal(s)							
FRONT GARDEN: 1 x Lime (T1) - Fell to ground level.							
Recommendation(s):		Approve works to Tree(s) covered by a Tree Preservation Order					
Application Type:		Application for works to Tree(s) covered by a TPO					
Consultations							
Adjoining Occupiers:		No. notified	13	No. of responses	1	No. of objections	0
Summary of consultation responses:		The Council received one response to the application, which is summarised as follows: <ul style="list-style-type: none"><i>If the tree in question is sufficiently unhealthy to warrant being felled, Is the proposal to replace it with a substantial silver birch feasible and enforceable?</i>					
CAAC/Local groups* comments: <small>*Please Specify</small>		• None received					

Assessment

The application is to carry out works to a Lime tree covered by a Tree Preservation Order (TPO) ref 23H-T82 in the front garden of a private residence on Ornan Road. The property is not situated within a conservation area but is on a single street between the Fitzjohns / Netherhall and Belsize Park conservation areas.

The proposed work is to fell the tree to ground level due to a significant area of decay in the stem.

The lime tree is highly visible from the street, and despite being routinely pollarded it is considered to provide a reasonable level of visual amenity and makes a positive contribution to the character and appearance of the street. Like many streets in Camden, trees have historically been maintained in this way to retain them.

The application has been made on the basis that the decay in the stem represents a structural issue. It also outlines the applicants requests to change the species of the tree that is replanted to that of a 'substantial Silver Birch'.

While the removal of the tree is considered necessary due to the structural defect within the stem, to replace it with a Silver Birch tree is not considered appropriate as this would be a significant change to the visual amenity that a Lime tree provides in comparison to a Birch. The suggestion that a 'substantial' tree would be planted is understandable – i.e., to provide an instant visual impact to replace the vigorous growing canopy of the removed Lime, but it is accepted within Arboriculture that planting larger sized trees is problematic as they are usually risky to establish, requiring a large amount of aftercare. Also, should a Birch be planted as a replacement it is highly unlikely in maturity that it would exhibit the same level of resilience required to endure the pruning operations that would take place in an effort to retain a larger specimen tree. Tilia sp., are excellent in this respect and their tolerance to pruning is one of the main reasons for their ubiquity in urban environments.

Therefore, the condition for replacement within the decision notice will stipulate that a Lime species is required to be planted in order to protect the continuity of visual amenity that the tree has historically provided.

The council does not object to the proposed works to remove the tree.