

Delegated Report

Officer

Liam Vincent

Application Number(s)

2024/0532/T

Application Address

Flat A, 15 Lady Margaret Road, London NW5 2NG

Proposal(s)

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

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	4	No. of responses	2	No. of objections	2
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Summary of consultation responses:	<p>The council received one response, which can be summarised as follows:</p> <ul style="list-style-type: none">No evidence given of actual damage or risk, please consider continuing maintenance of existing tree in a conversation area (new trees do not have the same ecological value).
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CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Council received one response from Bartholomew Estate and Kentish Town CAAC:</p> <p>Bartholomew Estate and Kentish Town CAAC do not agree that this tree should be felled to ground. There is no evidence that this does affect the wall. As it is the tree has benefits for the community in that it provides green coverage of the rather unsightly garages and therefor improves the view of the environment as well as increasing the amount of green in the CAAC. We therefor do not want the tree felled to ground.</p>
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Assessment

A s.211 notification has been received to carry out works to a tree in the rear garden of a residential property that is situated within the Kentish Town Conservation Area.

The proposed works are to remove a Lime tree. The reasons given for the tree's removal are:

'T1 has been pollarded for many years, its close proximity to the boundary wall, increases the potential of direct contact to the wall and to undermine the walls stability.'

In response to the objections received, although the tree is somewhat visible from a public place, it is considered that its contribution to the character and appearance of the conservation area realm is minimal. The Council cannot insist upon certain maintenance operations. The tree is not of a rare species, or of no known cultural or historical value.

There is no requirement to provide evidence in relation to alleged direct damage by a tree for a s.211 notification.

The form and position of the tree are not suitable for long term retention or reversion to a full crowned tree.

It is not expedient for the Council to serve a tree preservation order to protect the tree.

The Council does not object to the proposed works.