

Delegated Report

Officer

Liam Vincent

Application Number(s)

2024/1544/T

Application Address

30 Elsworthy Road, London NW3 3DL

Proposal(s)

FRONT GARDEN:

1 x Himalayan Cotoneaster (T1) - Fell to ground level.

1 x Tree of Heaven (T2) - Fell to ground level.

Recommendation(s):

Approve application for works to tree covered by a TPO

Application Type:

Application for works to a tree covered by a TPO

Consultations

Adjoining Occupiers:

No.
notified

10

No. of responses

1

No. of
objections

1

Summary of consultation responses:

The Council did not receive any responses from adjoining occupiers to this notification.

CAAC/Local groups* comments:

*Please Specify

One response from Elsworthy Residents Association / Belsize CAAC was received, which can be summarised as follows:

- *Following the refusal of the previous application to fell two trees (2024/0758/T) the Camden officer reported they were to be protected by TPO's. It is hoped that the felling of the trees can be further resisted. The applicants have not suggested any compensating planting to mitigate the loss of these trees.*

Assessment

An application has been submitted to remove two trees (one Himalayan Cotoneaster, referred to as 'T1' and a Tree of Heaven, referred to as 'T2') that are covered by a Tree Preservation Order (TPO, ref C1325 2024) in the front garden of a private residence on Elsworthy Road, situated within the Elsworthy Conservation Area. An Arboricultural report submitted as part of the application alleges that the trees are the cause of subsidence damage to the steps from the street up to the front door of the property.

T2 is an early-mature deciduous species, approximately 12m tall, and being a large-canopied tree is plainly visible from:

- Elsworthy Road
- at the junction of Elsworthy Road and Lower Merton Rise approximately 70m to the west
- at the junction of Elsworthy Road and Elsworthy Rise approximately 40m to the east

T1 is evergreen and 3-3.5m tall, and somewhat visible from the same locations.

All of the vegetation makes a significant and positive contribution to the verdant character and appearance of the conservation area.

Evidence has been submitted with this application that indicates that on the balance of probabilities, the trees are contributing to the damage to the property. T1 is classed as a moderate water demand tree by the National House Building Council (NHBC) in their publication 'NHBC Standards 2024'.

Regretably the removal of T1 and T2 will result in a reduction of the amenity that the trees provide in the street scene. Due to this, replacement planting for the trees has been conditioned to help mitigate this loss. The replacements will be of a smaller mature size and lower water demand than the trees to be removed, and shall be planted in a similar position.