

# Delegated Report

**Officer**

Tom Little

**Application Number(s)**

2024/1384/T

**Application Address**32 Belsize Park  
London  
NW3 4DX**Proposal(s)**FRONT GARDEN: 1 x Maple (T1) - Fell to ground level.  
1 x Willow leaf pear (T2) - Fell to ground level.**Recommendation(s):**

Part Objection, part 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

No. of responses

No. of objections

**Summary of consultation responses:**

None

**CAAC/Local groups\* comments:**

\*Please Specify

The Belsize Society submitted the following comments:

The Maple tree (shown as both T1 and T3) is highly visible from the street and is an attractive, well-formed tree that makes a positive contribution to the streetscape. It is worthy of a TPO. As such, felling should be the last resort, whereas here it seems to be the first and only remedy considered. There is inconclusive evidence that this tree is causing subsidence, or that there is a serious degree of subsidence or that there is an ongoing problem with subsidence. The insurance company appears to be relying on the assumptions of a loss adjuster and an arboricultural report, rather than engaging a structural engineer to assess the situation and carrying out level monitoring over a period of time. It is possible that the exceptionally hot and dry conditions of summer 2022 were responsible for a one-off subsidence event. Alternative solutions such as a programme of regular pruning or the use of a root barrier have not been considered, but should be.

## Assessment

The maple is highly visible from the street and makes a positive contribution to the character and appearance of the conservation area, the tree would appear to be in good condition and has an attractive form. Although not formally identified it would appear that the maple may be of a somewhat unusual species or variety which would add to the interest the tree provides. It is considered that the tree is worthy of being brought under the protection of a tree preservation order.

An arboricultural report submitted with the section 211 notification alleges that the tree is contributing to subsidence in an adjacent property however no evidence has been submitted with the report demonstrating how this conclusion was reached. Evidence should include: the identification of roots below foundation level, crack/level monitoring over a sufficient period of time to demonstrate seasonal movement, trial pit/borehole logs, soil analysis demonstrating the presence of desiccated clay soil.

It is recommended that a tree preservation order is served to protect the visual amenity the tree provides and preserve the character and appearance of the conservation area.

The willow leafed pear is a poor specimen and is not worthy of being brought under the protection of a TPO.